AUGUST 17, 2026 REGULAR MEETING

PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.

1. Meeting Agenda

   Documents:

   PC260817_AGENDA.PDF

2. Item 3B1

   Administrative Coastal Development Permit No. 26-016 / 6728 Zumirez Drive

   Documents:

   PC260817_ITEM 3B1.PDF

3. Item 4A

   Coastal Development Permit No. 21-036 / 27357 Pacific Coast Highway

   Documents:

   PC260817_ITEM 4A.PDF

4. Item 5A

   Formula Retail Clearance No. 26-008 and Formula Retail Waiver No. 26-001 / 23401 Civic Center Way, Unit 2B (Go Greek Yogurt)

   Documents:

   PC260817_ITEM 5A.PDF

5. Item 5B

   Coastal Development Permit-Palisades Fire No. 25-001 / 21844 Pacific Coast Highway

   Documents:

   PC260817_ITEM 5B.PDF

6. Item 5C

   Coastal Development Permit No. 25-034 / 33650 Pacific Coast Highway

   Documents:

PC260817_ITEM 5C.PDF

7. Item 5D

   Coastal Development Permit No. 26-020 / 31656 Sea Level Drive

   Documents:

   PC260817_ITEM 5D.PDF

8. Item 5E

   Coastal Development Permit No. 26-023 / 23826 Malibu Road

   Documents:

   PC260817_ITEM 5E_COMPRESSED.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation, if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case, only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting, you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Monday, August 17, 2026

6:30 P.M. – REGULAR PLANNING COMMISSION MEETING

City Hall – Multi-Purpose Room
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – August 7, 2026

1. **Ceremonial/Presentations**

None.

2. **Written and Oral Communications from the Public**

A. Communications from the public concerning matters which are not on the agenda but for which the Planning Commission has subject matter jurisdiction. The Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda. Subject to the rules of the Brown Act and the Planning Commission's Rules of Procedure and Decorum, the time allotted per Planning Commissioner to respond to public comment and ask staff to follow-up is three (3) minutes.

B. Community Development Director Report

3. **Consent Calendar**

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 26-016 – An application for a replacement onsite wastewater treatment system as a follow up to Emergency Coastal Development Permit No. 25-008

Location: 6728 Zumirez Drive, within the appealable coastal zone
APN: 4466-002-002
Owners: John Patrick McNicholas IV and Melinda McNicholas
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-016.

4. **Continued Public Hearings**

A. Coastal Development Permit No. 21-036 and Site Plan Review No. 25-016 – An application to construct a single-family residence, install a new onsite wastewater treatment system and associated development (Continued from June 1, 2026)

Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owners: Zad Ranch, LLC
Case Planner: Contract Planner Casswell, 619-483-3950

Recommended Action: Continue the item to a date uncertain.

5. **New Public Hearings**

A. Formula Retail Clearance No. 26-008 and Formula Retail Waiver No. 26-001 – An application for Go Greek Yogurt at The Park at Cross Creek Shopping Center

Location: 23401 Civic Center Way, Unit 2B
APN: 4458-022-030
Owners: Market Park Center, LLC and Oak Market Oak Center LLC
Tenant: Go Greek Yogurt
Case Planner: Assistant Planner Turner, 456-2489, ext. 295

Recommended Action: Either 1) Adopt Planning Commission Resolution No. 26-40 determining the project is exempt from the California Environmental Quality Act, and approving Formula Retail Clearance No. 26-008 for Go Greek Yogurt, a 650 square foot retail establishment within the Park at Cross Creek Shopping Center; including Planning Commission Formula Retail Waiver No. 26-001 pursuant to Malibu Municipal Code 17.61.030(D) from the shopping center's maximum allowable formula retail floor area, allowing 409 square feet of additional formula retail space within the Commercial Visitor Serving-One zoning district located at 23401 Civic Center Way, Unit 2B (Market Park Center LLC and Oak Market Oak Center LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

B. Coastal Development Permit-Palisades Fire No. 25-001 and Stringline Modification Review No. 26-002 – An application to construct a new single-family residence and associated development

Location: 21844 Pacific Coast Highway, within the appealable coastal zone
APN: 4451-004-017
Owner: Epic Sunsets LLC
Case Planner: Contract Planner Casswell, 619-483-3950

Recommended Action: Adopt Planning Commission Resolution No. 26-35 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit-Palisades Fire No. 25-001 to construct a new 3,198 square foot, two-story single-family residence with attached two-car garage, new onsite wastewater treatment system with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and associated development; including Stringline Modification Review No. 26-002 for modification to the building stringline, located in the Single-Family Medium zoning district at 21844 Pacific Coast Highway (PCH) (Epic Sunsets LLC).

C. Coastal Development Permit No. 25-034 and Demolition Permit No. 26-002 – An application to construct a new single-family residence and associated development

Location: 33650 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-021-006
Owner: 33650 Pacific Coast Highway LLC
Case Planner: Contract Planner Pisarkiewicz, AICP, 949-489- 1442

Recommended Action: Adopt Planning Commission Resolution No. 26-36 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system; including Demolition Permit No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre zoning district at 33650 Pacific Coast Highway (33650 Pacific Coast Highway LLC).

D. Coastal Development Permit No. 26-020 – An application for a new seawall repair as a follow up to Emergency Coastal Development Permit No. 25-011

Location: 31656 Sea Level Drive, within the appealable coastal zone
APN: 4470-001-010
Owners: Drew Family Trust
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Adopt Planning Commission Resolution No. 26-37 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit No. 25-011, located in the Single-Family Medium zoning district at 31656 Sea Level Drive (Drew Family Trust).

E. Coastal Development Permit No. 26-023 and Demolition Permit No. 26-014 – An application to remodel an existing single-family residence and associated development

Location: 23826 Malibu Road, within the appealable coastal zone
APN: 4458-007-025
Owner: Beach Tree Malibu, LLC
Case Planner: Senior Planner Brown, 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 26-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Tuesday, September 8, 2026 6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Tuesday, September 22, 2026 6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, October 5, 2026 6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers

Guide to the 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 minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. In order to participate in-person, 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. In person participants may surrender their time by donating one minute to another speaker, not to exceed a total of eight minutes. The speaker wishing to donate time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are donating time to. Speakers are taken in the order slips are submitted. In-person speakers will be called prior to Zoom speakers.

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.

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 majority vote of the Planning Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing planningcommission@malibucity.org.

The City Hall phone 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 Community Development Director Yolanda Bundy, (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 to show an audio or video presentation during a Commission meeting should be directed to the Media Team at media@malibucity.org. **Material must be submitted by 12:00 p.m. on the meeting day**.*

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 7th day of August 2026 at 2:30 p.m.



Rebecca Evans, Senior Management Analyst

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, PE, MS, CBO, CBFO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Administrative Coastal Development Permit No. 26-016 – An application for a replacement onsite wastewater treatment system (OWTS) as a follow up to Emergency Coastal Development Permit No. 25-008

Location: 6728 Zumirez Drive, within the appealable coastal zone
APN: 4466-002-002
Owners: John Patrick McNicholas IV and Melinda McNicholas

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit (ACDP) No. 26-016.

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 Community Development Director shall report in writing to the Planning Commission any ACDP that were approved by the City. If the majority of the Planning Commissioners present so request, the issuance of an ACDP 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.

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure;

(2) any single-family dwelling; (3) lot mergers; (4) 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; (5) water wells; and (6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling units. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Appeal Periods

On August 11, 2026, the Community Development Director will issue the ACDP thus beginning the local appeal period to the City Council. The local appeal period will begin on August 12, 2026 and end on August 21, 2026. A decision on the ACDP is appealable to the California Coastal Commission (CCC) as the subject parcel is located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1 as the proposed development is located between the sea and the first public road paralleling the sea.

The project is more specifically described in the Community Development 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 parcel.

ATTACHMENT: ACDP No. 26-016

City of Malibu

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

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 26-016
Categorical Exemption No. 26-022
6728 Zumirez Drive
APN 4466-002-002

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application submitted by Santos Planning, Inc., on behalf of John Patrick McNicholas IV and Melinda McNicholas, for an Administrative Coastal Development Permit (ACDP) to install a new advanced onsite wastewater treatment system (AOWTS) to replace an existing failed onsite wastewater treatment system (OWTS) serving an existing single-family residence. The subject parcel is zoned Rural Residential, One-Acre (RR-1). The subject parcel is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LCP Local Implementation Plan (LIP) Section 2.1 as the proposed development is located between the sea and the first public road paralleling the sea. In accordance with LIP Section 13.29, the Community Development Director may process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs, even when appealable to the CCC.

Proposed Project

- Installation of an AOWTS including a 3,634-gallon MicroSepTec Enviro Server (ES) 12 treatment tank system with ultraviolet (UV) disinfection unit (Attachment 1 – AOWTS Plot Plan).

The project is for the replacement of an existing OWTS with a new AOWTS serving the existing single-family residence. The replacement of the failed OWTS was previously authorized by Emergency CDP (ECDP) No. 25-008 and all development was completed. In compliance with the ECDP conditions and pursuant to LIP Section 13.14, the subject ACDP application constitutes the required follow-up CDP for this project. No other development is requested that was not previously authorized in the ECDP.

Project Overview

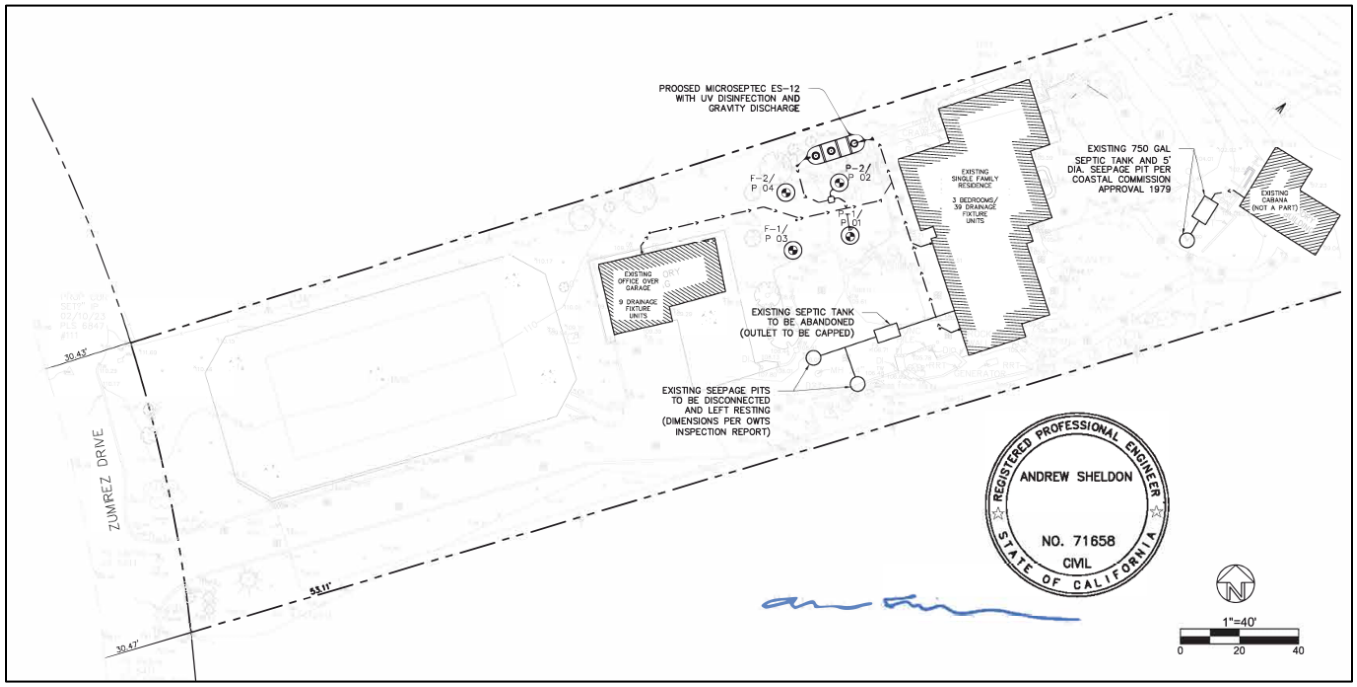
The subject parcel is a rectangular shaped residential lot located on the east side of Zumirez Drive, and approximately one-quarter mile south of Pacific Coast Highway, at 6728 Zumirez Drive (see Figure 1). The approximately 1.3-acre parcel is located within the RR-1 zoning district and is characterized as a relatively flat parcel with sloping terrain towards the rear yard. The parcel is developed with an existing single-story single-family residence, detached garage with an office over the garage, detached cabana, tennis court, swimming pool, landscaping, and driveway improvements.

Figure 1: Project Area Aerial



Source: Malibu GIS 2026

Figure 2: OWTS Plan



Source: Project Plans

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	Approx. 565 feet (ft.)
Lot Width	Approx. 106 ft.
Gross Lot Area	60,075 sf. (1.3 acres)
Street Easements	0 sf.
1:1 Slopes	0 sf.
Net Lot Area*	60,075 sf. (1.3 acres)

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is located on a public road within the Point Dume residential neighborhood. The surrounding area is characterized by a mix of single- and two-story single-family residences and associated accessory improvements. The subject parcel is currently developed with an existing single-story single-family residence, and accessory uses built in 1956.

Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Size**	**Zone**	**Land Use**
Subject Parcel	6728 Zumirez Drive	1.3 acres	RR-1	Single-family Residential
North	6716 Zumirez Drive	1.4 acres	RR-1	Single-family Residential
East	28158 Pacific Coast Highway	29.8 acres	MH	Single-family Residential
South	6728 Zumirez Drive	1.3 acres	RR-1	Single-family Residential
West	6725 Zumirez Drive	1.04 acres	RR-1	Single-family Residential

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) 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; (5) water wells; and (6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling units. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of the replacement and upgrade of an existing failed OWTS with a new AOWTS on a parcel that is located within the CCC Appeal Jurisdiction. Pursuant to LIP Section 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: February 10, 2026
- Posting of Property: June 30, 2026
- Completeness Determination: June 30, 2026
- Notice of Application Mailer (Attachment 2): July 23, 2026
- Notice of Decision Mailer (Attachment 2): August 6, 2026
- Issuance of ACDP: August 11, 2026
- Planning Commission Reporting: August 17, 2026
- Local Appeal Period to City Council: August 12, 2026 through August 21, 2026

California Environmental Quality Act

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

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 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 conditionally approved for LCP conformance review by the Planning Division, City Biologist, City Environmental Health Administrator, and City geotechnical consultant reviewers (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 13.29, the Community Development Director hereby makes the following findings of fact.

Onsite Wastewater Treatment System Coastal Development Permit (LIP Section 13.29.2)

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

The City Biologist, City Environmental Health Administrator, and City geotechnical consultant reviewers have reviewed the proposed project and found it to meet the requirements of the Malibu Municipal Code (MMC) and LCP. The proposed project consists of a AOWTS consisting of a 3,634-gallon MicroSepTec ES 12 treatment tank system with UV disinfection unit. As previously mentioned the replacement of the failed OWTS was authorized by ECDP No. 25-008 and all development was completed. In compliance with the ECDP conditions and pursuant to LIP Section 13.14, the subject ACDP application constitutes the required follow-up CDP for this project. No other development is requested that was not previously authorized in the ECDP. As a condition of approval, the applicant shall record a covenant identifying the proper operation and maintenance requirements of the AOWTS. Conditions

of approval have also been incorporated to ensure the continued operation, maintenance, monitoring, and long-term performance of the system.

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

The subject parcel is not located along the shoreline and does not propose a shoreline protective device. Thus, this finding is not applicable to this project.

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 and has been designed to meet all applicable design standards as determined by the City Environmental Health Administrator. Therefore, replacement of the existing OWTS with a new AOWTS in conformance with current design standards promotes public health and protects water quality by improving wastewater treatment and minimizing the potential for impacts to groundwater and downstream coastal resources.

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

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

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 26-016

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 26-016 subject to the conditions of approval.

Conditions of Approval

Standard Conditions

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

2. This approval is for a new AOWTS consisting of a 3,634-gallon MicroSepTec ES 12 treatment tank system with UV disinfection unit. The replacement of the failed OWTS took place under ECDP No. 25-008 and all development was completed. In compliance with the ECDP conditions and pursuant to LIP Section 13.14, the subject ACDP application constitutes the required follow-up CDP for this project. No other development is requested that was not previously authorized in the ECDP.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped February 26, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review

Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The ACDP shall 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. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

8. All development shall conform to requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, and City geotechnical consultant reviewers, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. This permit shall not become effective until the project is reported to the Planning Commission, pursuant to LIP Section 13.13.6.

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

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

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

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

Construction

15. 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.

16. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers, not within the public right of way.

17. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

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

Biology

19. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 sf. or more of landscaping for a new residence, or 2,500 sf. or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

20. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. 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 two business days of completion of surveys.

21. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

22. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

Environmental Health

23. Final OWTS Plot Plan: A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all 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 plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

24. Final OWTS Design Report, Plans, and System Specifications: A final OWTS design report and large set of 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 a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. 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 drainage fixture units, 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.] Note: The conveyance lines and distribution box must be included into the final plan set.

25. 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 MMC.

26. 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."

27. Proof of Ownership: Proof of ownership of subject property shall be submitted.

28. Operations & Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed AOWTS.

29. 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 advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. Note, only original "wet signature" documents are acceptable.

30. AOWTS Covenant: Prior to final Environmental Health approval, 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 Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the Environmental Health Administrator.

31. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

32. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

33. City of Malibu Geologist/Geotechnical Approval: City of Malibu geotechnical consultant reviewers final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

34. City of Malibu Public Works Approval: City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

35. City of Malibu Planning Approval: City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

36. 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.

37. Operating Permit Application and Fee: In accordance with MMC, 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.

38. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

39. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42-inches tall.

Geology

40. A review fee in accordance with the adopted fee schedule shall be provided for the City's geotechnical consultants final building plan check review of the OWTS plans.

41. Two sets of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be reviewed and e-stamped and e-signed by the Project Engineering Geologist. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

42. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved ACDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Deed Restrictions

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

Prior to Final Inspection

44. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

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, and if applicable, the issuance of the certificate of occupancy.

46. The applicant shall request a final Planning Division inspection prior to final inspection by the Building and Safety Division.

Fixed Conditions

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

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

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **August 17, 2026 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 246.

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

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **August 17, 2026** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter 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 and 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 ACDP approved by the City is void.

Please contact Didier Murillo in the Planning Division at dmurillo@malibucity.org and 310-456-2489, extension 342, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.

Date: August 11, 2026

Prepared by:

Didier Murillo
Principal Planner

Approved by:

Tyler Eaton for
Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. AOWTS Plot Plan
2. Department Review Sheets
3. Notice of Application Mailer/Notice of Decision Mailer

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

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. 26-016, dated August 11, 2026, for the project located at 6728 Zumirez Drive, 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 Division 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

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

STATE OF CALIFORNIA
County of _____

On _____ before me _____,
(insert name and title of the officer)

personally appeared _____

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

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

WITNESS my hand and official seal.

_____

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

6728 ZUMIREZ DRIVE (CDP 26-016)
MALIBU, CA 90265 (ECDP 25-008)

S.F.D.:	3 Bedroom/39 Fixture Units (E)
GARAGE/OFFICE:	1 Bedroom/9 Fixture Units (E)
TREATMENT TANK:	*Existing Septic Tank to be replaced with 3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 - 6' x 43' BI w/5' Cap (N) (projected; P-1, P-2)
FUTURE:	1 - 6' x 43' BI w/5' Cap (F) (projected; P-3)
PERC RATE:	7,079 gpd/9.1 gpsf (proj; P-1)
	9,653 gpd/13.5 gpsf (proj; P-2)
	17,520 gpd/24.2 gpsf (proj; P-3)
DESIGNER:	Andrew Sheldon, C 71658
REFERENCE:	Sheldon Engineering: OWTS design and percolation test report dated 12-2-2024
	Subsurface Design Inc.: Supporting geology report dated 12-20-2023

CABANA:	1 Bedroom/ 9 Fixture Units (E)
SPETIC TANK:	750 Gallons (E)
ACTIVE:	1 - Seepage Pit (E) Unknown Dimension
FUTURE:	None
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve a single-family dwelling and garage/office. The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This review relates only to the minimum requirements of the MMC, 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 MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

4. The existing septic tank and seepage pits serving the pre-existing development of the single-family dwelling and garage/office shall be abandoned.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 2/26/26

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

SCOPE OF WORK

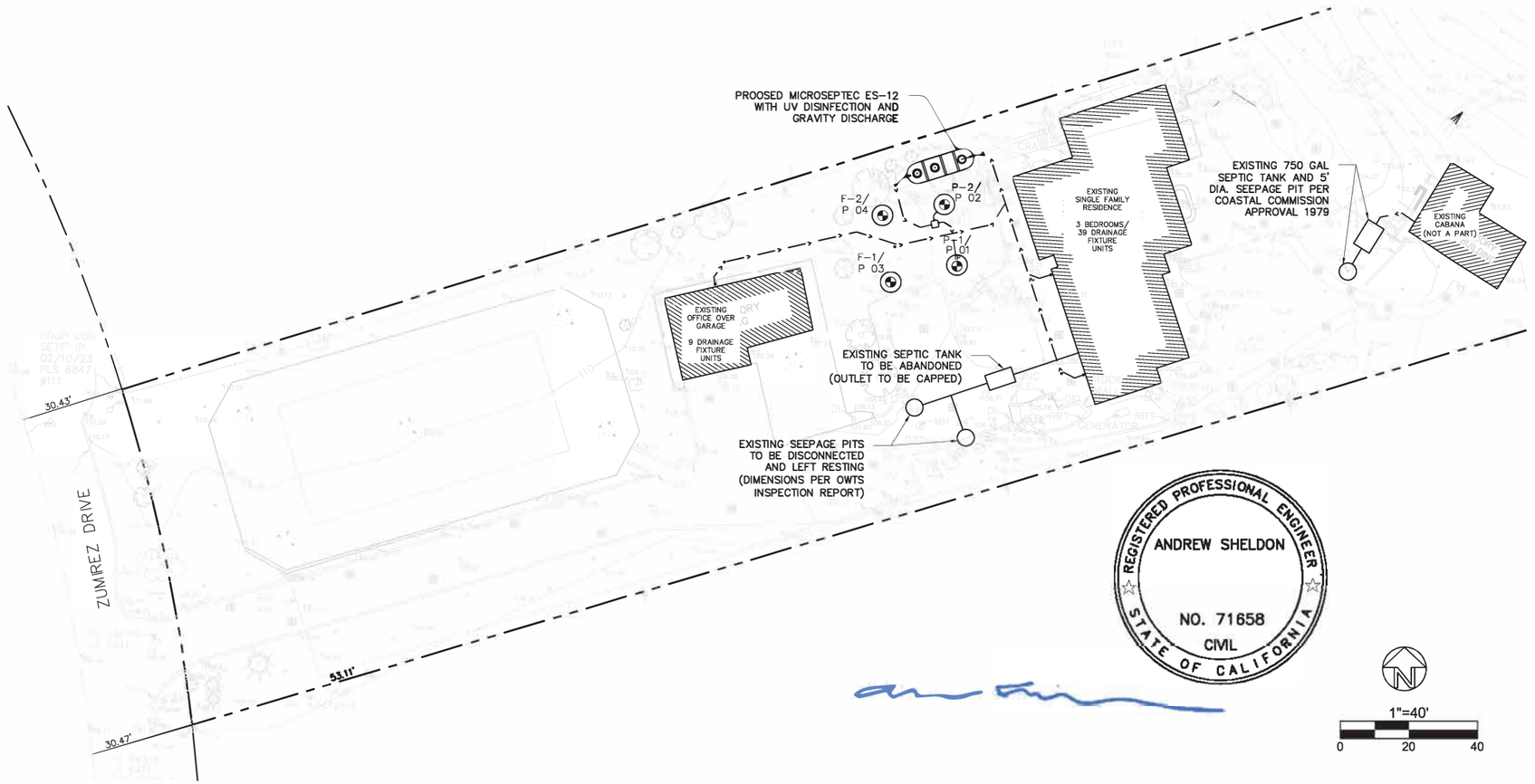
1. NEW ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM TO REPLACE EXISTING CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM (NO NEW WASTEWATER DISPOSAL).
2. ABANDON EXISTING 1,000 GALLON SEPTIC TANK UNDER PERMIT.
3. REMOVE ALL TREES WITHIN 10-FT OF NEW WASTEWATER TANK AND SEEPAGE PITS.

REFERENCES AND TRACINGS

1. LAND & AIR SURVEYING. PARTIAL ARCHITECTURAL SURVEY. ISSUED 2-16-2022 TO 2-20-2022.
2. SUBSURFACE DESIGNS. OWTS SUPPORTING GEOLOGY REPORT, ISSUED 9-12-2024.
3. CITY OF MALIBU. OWTS APPROVAL. ISSUED 2-7-2001.

LEGEND

- GROUNDWATER/PERCOLATION TEST BORING
- PERCOLATION TEST BORHOLE
- GRAVITY BUILDING SEWER
- PROPERTY LINE



1. ONSITE WASTEWATER TREATMENT SYSTEM SITE PLAN

PRELIMINARY

FOR PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

OWTS DESIGN NOTES

SEEPAGE PITS DISPOSAL AREA

1. DESIGN FLOW FOR SINGLE FAMILY RESIDENCE (SFR) + OFFICE EFFLUENT DISPOSAL CALCULATED AS FOLLOWS:
   - 4 BEDROOMS @ 1,200 GALLON SEPTIC TANK CAPACITY (STC|br) or 48 DRAINAGE FIXTURE UNITS (DFU) @ 2,250 GALLON STC (STC|dfu)
   - DAILY DISPOSAL CAPACITY REQUIRED (REQD. GPD) = 3X STC|dfu = 6,750 GALLONS (GAL) > 5x STC|br = 6,000 GAL

3. PRESENT EFFLUENT DISPERSAL CAPACITY PROVIDED FOR SFR + OFFICE IS ESTABLISHED BY PERCOLATION TEST:
   PRESENT: TWO (2) 6' X 43' BI WITH 5' CAP
   - P-1 @ P 01: 7,079 GPD
   - P-2 @ P 02: 9,653 GPD
   - P-1 + P-2 = 16,732 GPD > 6,750 REQD. GPD => OK

4. FUTURE EFFLUENT DISPERSAL CAPACITY PROVIDED FOR SFR + OFFICE IS ESTABLISHED BY PERCOLATION TEST:
   FUTURE: TWO (2) 6' X 43' BI WITH 5' CAP:
   - F-1 @ P 03: 17,520 GPD
   - F-1 = 17,520 GPD > 6,750 REQD. GPD => OK

DESIGN WASTEWATER GENERATION RATE FOR ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM TO SERVE 3-BEDROOM SINGLE FAMILY RESIDENCE WITH 1-BEDROOM (EQUIVALENT) DETACHED OFFICE:

4 BEDROOMS

1 MASTER BEDROOMS @ 300 GAL PER DAY (GPD)..... 300 GPD
3 ADDITIONAL BEDROOMS @ 150 GPD..... 450 GPD

PEAK DAILY FLOW..... 750 GPD
AVG DAILY FLOW (65% OF PEAK)..... 500 GPD

ATTACHMENT !

Received
2/26/26
Planning Division

Notes

First Issued	Oct-28 2024
Revision 1	Dec-2 2024

6728 Zumirez Drive
Malibu, California 90265

Advanced Onsite Wastewater Treatment System Plot Plan for Repacement of an Existing Conventional OWTS

Sheldon Engineering, Inc.
21070 Summit Rd
Topanga, CA
(310) 570-7549

October 2024

Sheet 1 of 1

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 Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 04/06/2026

PROJECT NUMBER: CDP 26-016

JOB ADDRESS: 6728 ZUMIREZ DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PLANNER: Didier Murillo

PROJECT DESCRIPTION: Follow up CDP to install AOWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **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.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **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).**

Courtney McCammon 4/14/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (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) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Charles Santos, Santos Planning Inc charles@santosplanning.com		
Project Address:	**6728 ZUMIREZ DR** Malibu, CA 90265		
Planning Case No.:	CDP 26-016		
Project Description:	Follow up CDP to install AOWTS		
Date of Review:	April 14, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	4/6/26
Site Survey:	4/6/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	4/6/26
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

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. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

   B. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to 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 nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

-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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 02/10/2026

PROJECT NUMBER: CDP 26-016

JOB ADDRESS: 6728 ZUMIREZ DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP to install AOWTS

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). 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.

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. 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)**

Matthew Thomas
Signature

February 26, 2026
Date

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos charles@santosplanning.com		
Project Address:	**6728 Zumirez Drive** Malibu, California 90265		
Planning Case No.:	CDP 26-016		
Project Description:	New AOWTS follow up to ECDP 25-008		
Date of Review:	February 26, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	n/a
Grading Plans:	n/a
OWTS Plan:	Sheldon Engineering: Plan dated 12-2-2024
OWTS Report:	Sheldon Engineering: Report dated 12-2-2024
Geology Report:	Subsurface Designs Inc.: Report dated 12-20-2023
Miscellaneous:	Ely Jr Pumping Inc.: Emergency request letter dated 2-28-2025
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). 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 LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
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 advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/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.

Conditions of Planning Conformance Review for Administrative Coastal Development and Building Plan Check Approval:

1) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all 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 plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

   Note: *The existing seepage pits labeled "to be disconnect" serving the pre-existing development of the existing single-family residence and garage/office structures shall be labeled "to be abandoned.*" This is required prior to Environmental Health approval.

2) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report (*dated within the last year*) and large set of 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 a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. 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 drainage fixture units, 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.]

f. **Certified Fixture Unit Worksheet**: The fixture unit worksheet must be updated to match the OWTS Design criteria pertaining to the total number of bedrooms and drainage fixtures to serve the proposed OWTS.

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 Malibu Municipal Code.

- The OWTS plot plan shows the existing septic tank serving the existing building/structures to be capped and abandoned. The existing seepage pits must also be abandoned and disconnected as they will not be utilized as part of the proposed OWTS.

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 OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

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

7) Operations & Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

8) Maintenance Contract: A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

9) **Advanced Onsite Wastewater Treatment System (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 City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. 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**.

10) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A S.W.P.P. Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

11) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

12) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

13) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

14) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS 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 OWTS design and system specifications.

16) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System 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

6728 ZUMIREZ DRIVE (CDP 26-016)
MALIBU, CA 90265 (ECDP 25-008)

S.F.D.:	3 Bedroom/39 Fixture Units (E)
GARAGE/OFFICE:	1 Bedroom/9 Fixture Units (E)
TREATMENT TANK:	*Existing Septic Tank to be replaced with 3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 - 6' x 43' BI w/5' Cap (N) (projected; P-1, P-2)
FUTURE:	1 - 6' x 43' BI w/5' Cap (F) (projected; P-3)
PERC RATE:	7,079 gpd/9.1 gpsf (proj; P-1)
	9,653 gpd/13.5 gpsf (proj; P-2)
	17,520 gpd/24.2 gpsf (proj; P-3)
DESIGNER:	Andrew Sheldon, C 71658
REFERENCE:	Sheldon Engineering: OWTS design and percolation test report dated 12-2-2024
	Subsurface Design Inc.: Supporting geology report dated 12-20-2023

CABANA:	1 Bedroom/ 9 Fixture Units (E)
SPETIC TANK:	750 Gallons (E)
ACTIVE:	1 - Seepage Pit (E) Unknown Dimension
FUTURE:	None
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve a single-family dwelling and garage/office. The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This review relates only to the minimum requirements of the MMC, 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 MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

4. The existing septic tank and seepage pits serving the pre-existing development of the single-family dwelling and garage/office shall be abandoned.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 2/26/26

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

SCOPE OF WORK

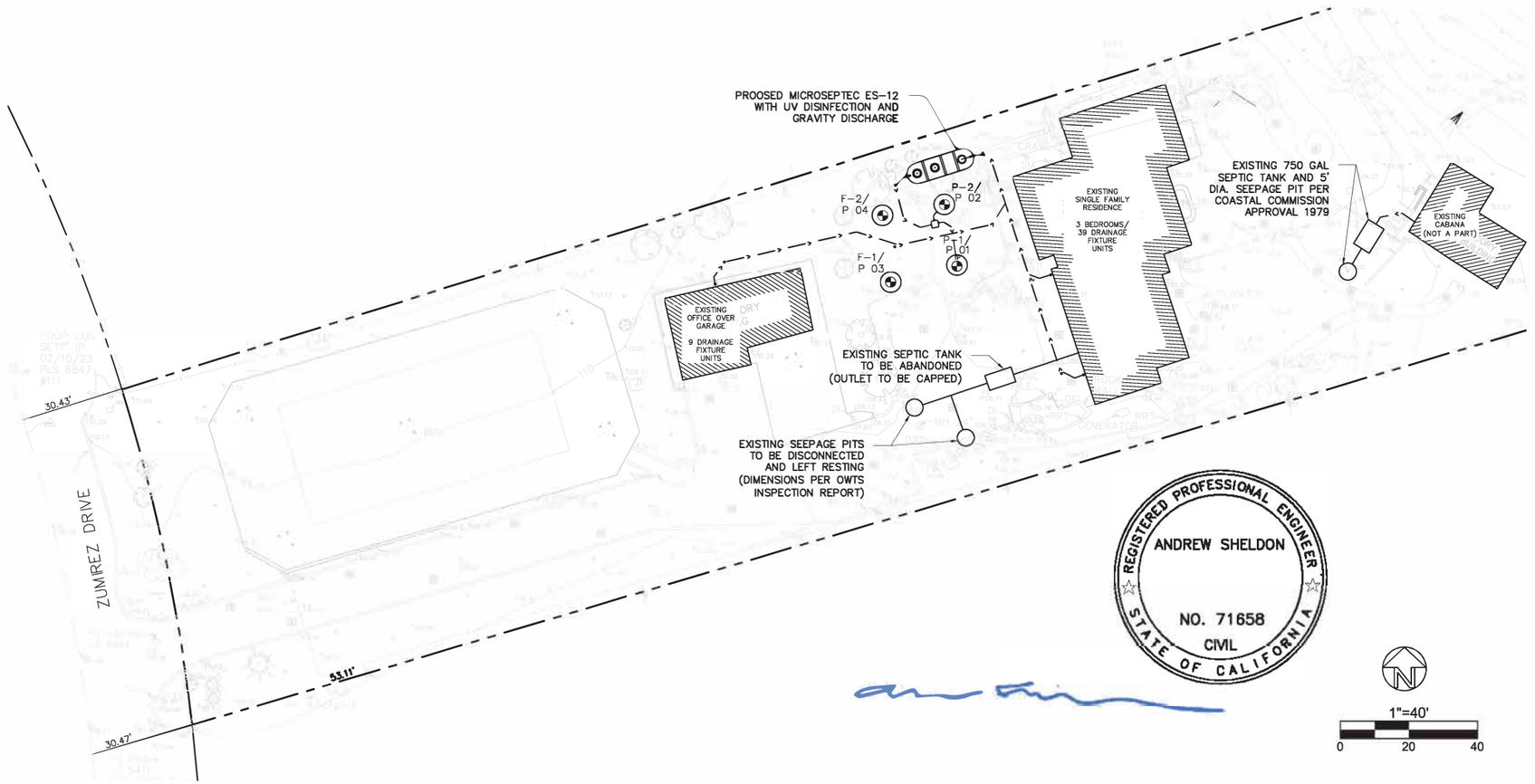
1. NEW ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM TO REPLACE EXISTING CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM (NO NEW WASTEWATER DISPOSAL).
2. ABANDON EXISTING 1,000 GALLON SEPTIC TANK UNDER PERMIT.
3. REMOVE ALL TREES WITHIN 10-FT OF NEW WASTEWATER TANK AND SEEPAGE PITS.

REFERENCES AND TRACINGS

1. LAND & AIR SURVEYING. PARTIAL ARCHITECTURAL SURVEY. ISSUED 2-16-2022 TO 2-20-2022.
2. SUBSURFACE DESIGNS. OWTS SUPPORTING GEOLOGY REPORT, ISSUED 9-12-2024.
3. CITY OF MALIBU. OWTS APPROVAL. ISSUED 2-7-2001.

LEGEND

- GROUNDWATER/PERCOLATION TEST BORING
- PERCOLATION TEST BORHOLE
- GRAVITY BUILDING SEWER
- PROPERTY LINE



1. ONSITE WASTEWATER TREATMENT SYSTEM SITE PLAN

PRELIMINARY

FOR PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

OWTS DESIGN NOTES

SEEPAGE PITS DISPOSAL AREA

1. DESIGN FLOW FOR SINGLE FAMILY RESIDENCE (SFR) + OFFICE EFFLUENT DISPOSAL CALCULATED AS FOLLOWS:
   - 4 BEDROOMS @ 1,200 GALLON SEPTIC TANK CAPACITY (STC|br) or 48 DRAINAGE FIXTURE UNITS (DFU) @ 2,250 GALLON STC (STC|dfu)
   - DAILY DISPOSAL CAPACITY REQUIRED (REQD. GPD) = 3X STC|dfu = 6,750 GALLONS (GAL) > 5x STC|br = 6,000 GAL

3. PRESENT EFFLUENT DISPERSAL CAPACITY PROVIDED FOR SFR + OFFICE IS ESTABLISHED BY PERCOLATION TEST:
   PRESENT: TWO (2) 6' X 43' BI WITH 5' CAP
   - P-1 @ P 01: 7,079 GPD
   - P-2 @ P 02: 9,653 GPD
   - P-1 + P-2 = 16,732 GPD > 6,750 REQD. GPD => OK

4. FUTURE EFFLUENT DISPERSAL CAPACITY PROVIDED FOR SFR + OFFICE IS ESTABLISHED BY PERCOLATION TEST:
   FUTURE: TWO (2) 6' X 43' BI WITH 5' CAP:
   - F-1 @ P 03: 17,520 GPD
   - F-1 = 17,520 GPD > 6,750 REQD. GPD => OK

DESIGN WASTEWATER GENERATION RATE FOR ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM TO SERVE 3-BEDROOM SINGLE FAMILY RESIDENCE WITH 1-BEDROOM (EQUIVALENT) DETACHED OFFICE:

4 BEDROOMS

1 MASTER BEDROOMS @ 300 GAL PER DAY (GPD)..... 300 GPD
3 ADDITIONAL BEDROOMS @ 150 GPD..... 450 GPD

PEAK DAILY FLOW..... 750 GPD
AVG DAILY FLOW (65% OF PEAK)..... 500 GPD

Notes

First Issued	Oct-28 2024
Revision 1	Dec-2 2024

6728 Zumirez Drive
Malibu, California 90265

Advanced Onsite Wastewater Treatment System Plot Plan for Replacement of an Existing Conventional OWTS

Sheldon Engineering, Inc.
21070 Summit Rd
Topanga, CA
(310) 570-7549

October 2024

Sheet 1 of 1

City of Malibu

23825 Stuart Ranch Road · Malibu, California 90265-4861
(310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	February 23, 2026	**Review Log #:**	**5410**
Site Address:	6728 Zumirez Drive		
Lot/Tract/PM #:		**Planning #:**	**CDP 26-016**
Applicant/Contact:	Charles Santos, charles@santosplanning.com	**BPC/GPC #:**	**P1**
Contact Phone #:	818-643-5950	**Planner:**	**Didier Murillo**
Project Type:	New Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Subsurface Designs, Inc. (Triebold, CEG 1796): **12-20-2023** Sheldon Engineering, Inc. (Sheldon, RCE 71658; REHS # 7111): **10-29-2024 (revised 12-2-2024)** **1st Coastal Development Permit Submittal** **OWTS Plot Plan prepared by Sheldon Engineering, Inc. dated December 2, 2024.** **Permit No. 25-5026 for Abandonment of existing OWTS and the installation of a New OWTS, dated April 8, 2025.** **Emergency CDP Permit prepared by the Planning Department dated April 25, 2025.**
Previous Reviews:	None; Ref: 4-7-2025, Environmental Health Review Sheet dated 3-6-2025 (for ECDP 25-008)

Review Findings

Coastal Development Permit Review

☒ The new OWTS project is **ACCEPTABLE** from a geotechnical perspective.

☐ The new OWTS project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The OWTS plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The OWTS plans are **NOT COMPLETE** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage completion.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- 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
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline

Note to the Project Geotechnical Consultant: Please provide a written response to this review letter that addresses each of the numbered comments presented below. Each response needs to clearly explain how the comment has been addressed, including reference to any revised report of plans, or other supporting response documents. This review letter may be annotated directly with responses, provided the responses remain clear, complete, and appropriately referenced.

Note to the Applicant: It should be noted that the City cannot close out or final the permits for the new OWTS until the CDP is issued.

Remarks

The referenced supporting geologic report, OWTS design and percolation report, and OWTS plot plan, as well as the files for the ECDP and permits issued for the project, were reviewed by the City's consultants from a geotechnical perspective. The project includes installing a new onsite wastewater treatment system to serve the residence consisting of a new 3,634-gallon MicroSepTec EnviroServer ES12 treatment tank system with UV disinfection and two active 6' diameter x 43' BI seepage pits with 5' caps (borings P-1 and P-2) and one future 6' diameter x 43'BI seepage pit with a 5' cap (boring P-3). The existing conventional 1000-gallon septic tank will be capped and properly abandoned. The existing seepage pits will be disconnected and left resting.

Review Comments:

None.

Building Plan Check Review Comments:

1. Two sets of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Engineering Geology Review by: _____ 2-23-2026

Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Reviewed by: _____ 2-23-2026

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, 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

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION

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. 26-016 - An application to install a new advanced onsite wastewater treatment system to replace an existing failed onsite wastewater treatment system as a follow up to Emergency Coastal Development Permit No. 25-008

LOCATION / APN:	**6728 Zumirez Dr** / 4466-002-002
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNER(S):	Santos Planning Inc / John Patrick McNicholas IV & Melinda McNicholas
APPEALABLE TO:	Planning Commission and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(d)
APPLICATION FILED:	February 10, 2026
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org / (310) 456-2489, ext. 342

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after August 11, 2026, the Community Development 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.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on August 17, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on August 11, 2026, the appeal period would expire on Friday, August 21, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Community Development Director's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

YOLANDA BUNDY, Community Development Director Date: July 23, 2026

ATTACHMENT 3

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION

NOTICE OF DECISION

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

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APPLICANT / OWNERS:	Santos Planning Inc / John Patrick McNicholas IV & Melinda McNicholas
APPEALABLE TO:	Planning Commission and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(d)
APPLICATION FILED:	February 10, 2026
ISSUE DATE:	August 11, 2026
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org (310) 456-2489, ext. 342

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YOLANDA BUNDY, Community Development Director Date: August 6, 2026

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 4.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Approved by: Joseph Smith, AICP, Contract Principal Planner

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit No. 21-036 and Site Plan Review No. 25-016 – An application to construct a single-family residence, install a new onsite wastewater treatment system and associated development (Continued from June 1, 2026)

Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owners: Zad Ranch, LLC

RECOMMENDED ACTION: Continue the item to a date uncertain.

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Coli Turner, MUP, Assistant Planner

Reviewed by: Didier Murillo, Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Formula Retail Clearance No. 26-008 and Formula Retail Waiver No. 26-001 – An application for Go Greek Yogurt at The Park at Cross Creek Shopping Center

Location: 23401 Civic Center Way, Unit 2B
APN: 4458-022-030
Owners: Market Park Center, LLC and Oak Market Oak Center LLC
Tenant: Go Greek Yogurt

RECOMMENDED ACTION: Either 1) Adopt Planning Commission Resolution No. 26-40 (Attachment 1) determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Formula Retail Clearance (FRC) No. 26-008 for Go Greek Yogurt, a 650 square foot retail establishment within the Park at Cross Creek Shopping Center; including Planning Commission Formula Retail Waiver (FRW) No. 26-001 pursuant to Malibu Municipal Code 17.61.030(D) from the shopping center's maximum allowable formula retail floor area, allowing 409 square feet (sf.) of additional formula retail space within the Commercial Visitor Serving-One zoning district located at 23401 Civic Center Way, Unit 2B (Market Park Center LLC and Oak Market Oak Center LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

DISCUSSION: This agenda item is before the Planning Commission for consideration and decision on FRC No. 26-008 and FRW No. 26-001 for Go Greek Yogurt, a proposed 650 square foot (sf.) formula retail establishment at The Park at Cross Creek Shopping Center.

In March 2018, the City Council adopted Ordinance No. 431(a) regulating formula retail in commercial shopping centers. The ordinance went into effect on April 12, 2018, establishing Malibu Municipal Code (MMC) Chapter 17.61 (Formula Retail Clearance).

The ordinance sets forth a ministerial[1] process by which a tenant with a non-exempt formula retail business receives approval from the Community Development Director to locate within a shopping center. However, the applicant is proposing a waiver to exceed the shopping center's allowable formula retail floor area. A waiver request must be approved by the Planning Commission (MMC Section 17.61.030 (D)).

The proposed use would cause the shopping center to exceed the 30 percent maximum formula retail floor area allowance established under the city's regulations. The Park at Cross Creek shopping center only has 241 sf. remaining in their allocation due to Gold Union having grown into FRC in recent months. The last remaining tenant space in the shopping center is 650 sf., 409 sf. over the maximum allowable. Go Greek Yogurt states that 241 sf. is not enough to operate their business due to the amount of space needed for their kitchen appliances and food service operations. Staff attempted to work with the applicant to fit within the allowable space, but the applicant determined it was infeasible to operate within such a limited area and chose to move forward with a waiver application.

The Planning Commission may grant a waiver to the Formula Retail Ordinance where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the standards for a FRC creates an undue hardship. The Planning Commission may impose conditions on any waiver as required so that the formula retail use is compatible with existing surrounding uses and preserves the community's character and ambiance.

MMC Section 17.61.020 – Applicability

An FRC is required for new formula retail establishments or existing formula retail establishments that relocate to a new tenant space or expand by 200 square feet or more of gross floor area[2] (GFA), except for the following which are exempt:

1. Grocery
2. Drug stores/pharmacies
3. Gas stations
4. Banks and financial services
5. Real estate offices
6. Movie theaters
7. Postal services offices
8. Medical offices

[1] A ministerial process is one in which there is no discretion on the part of the decision-maker in the application of the standards.

[2] Gross floor area (GFA) means the sum of the gross horizontal areas of the several floors of a building measured from the interior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, vehicular maneuvering areas, or any space where the floor-to-ceiling height is less than six feet.

The subject FRC is for Go Greek Yogurt, a retail food service business specializing in Greek-style frozen yogurt, yogurt, yogurt products, and related retail food items; a non-exempt use. Furthermore, Go Greek Yogurt has over 30 locations worldwide.

MMC Section 17.61.030(B-D) - FRC Criteria for Issuance

The Community Development Director shall issue an FRC if the formula retail use complies with the following requirements:

1. *The location does not exceed 4,000 square feet of gross floor area.* The proposed tenant space is 650 sf. of gross floor area, which complies.

2. *Issuing the FRC will not result in (a) non-exempt formula retail establishments occupying more than 30 percent of the total gross floor area of a shopping center excluding the floor area occupied by exempt formula retail defined in Section 17.61.020(A)(1)-(8) only; or (b) where the shopping center is more than one floor, non-exempt formula retail establishments occupying more than 40 percent of the total gross floor area of the ground floor of the shopping center, excluding the floor area occupied by exempt formula retail defined in Section 17.61.020(A)(1)-(8).*

   The ordinance provides the following formula:

(Gross floor area - floor area of exempt formula retail)	X 0.30 =	Allowable non-exempt formula retail
	X 0.70 =	Required non-formula retail

- The Park at Cross Creek Shopping Center contains five one-story buildings, totaling 38,188 square feet of total GFA. The shopping center[3] also has common areas, including walkways, parking, and public restrooms. The calculations below evaluate the FRC request inclusive of the waiver.

[3] Pursuant to MMC Section 17.02.060 a shopping center is defined as a group of retail, retail service, and other commercial establishments operating under common management or having common areas such as walkways, parking, public restrooms, or similar shared amenities, and having at least 10,000 square feet of gross floor area, whether on one parcel or multiple parcels. This definition is for purposes of Chapter 17.61 (FRC) only.

Table 1 The Park at Cross Creek Shopping Center – Compliance Table Proposed 650 sf. Non-Exempt Tenant (Unit 2B)		
Overall Shopping Center		
Total GFA of existing shopping center	38,188 sf..	
Total exempt formula retail	24,549 sf. (Whole Foods)	
30% Calculation	Total: 38,188 sf. Exempt: - 24,549 sf. 13,639 sf. Allowable: 13, 639 sq. ft. x .30 = **4091.7 sq. ft.**	
Non-exempt formula retail GFA	9,337 sf.	
Proposed Formula Retail		
Tenant (Suite No.)	Square Footage	Comments
Go Greek Yogurt (2B)	**650**	***Proposed August 17,2026***
Existing Formula Retail		
Prince Street Pizza/Irv's Burgers (1A & B)[4]	1,011	*Grown into FRC*
Blue Bottle Coffee (2A)	645	*Proposed on 11/5/2018*
Tesla (2D)	1,068	*Proposed on 2/1/2021*
Just For Dogs (4E)	467	*Proposed on 6/21/21*
Gold Union (2C)	660	*Grown into FRC*
TOTAL Existing FR	3,851	
TOTAL (Existing FR + Proposed FR)	4,501	*Does not comply without a waiver (Over 409 sf.)*

The requested 650 square feet of floor area for Go Greek Yogurt exceeds the allowable formula retail [5] limit by 409 square feet for the shopping center. The applicant's justification for the waiver request is provided in Attachment 3. Note the applicant's justification references a lower sf. for the waiver request. Staff conducted another survey of retail uses within the shopping center just before publication of the staff report and found that Gold

[4] Prince Street Pizza, Irv's Burgers, and Sparky's Sports Bar occupy units 1A & B within the Park at Cross Creek shopping center. Of these businesses Only Prince Street Pizza is classified as a Formula Retail establishment pursuant to MMC Section 17.02.060

[5] Pursuant to MMC Section 17.02.060, a Formula Retail establishment is a retail sales and/or retail service establishment that, together with 10 or more existing operational retail establishments worldwide, maintains standardized features such as a common name, trademarks, signage, décor, uniforms, merchandise, or business methods. Accordingly, the establishment of an eleventh operational location, including one within the City or Malibu, would meet the definition of a Formula Retail establishment under the MMC.

Union had recently grown into FRC. The allowable floor areas for formula retailers in The Park at Cross Creek Shopping Center are restricted by the Whole Foods grocery store. Whole Foods utilizes more than half the shopping center's commercial space, and reduces the allowable formula retail allowance to 4,092 sf. This is in comparison to their neighboring shopping centers at Malibu Village and Cross Creek Ranch, who have 51,331 square feet and 111,489 sf. respectively of formula retail allowances based on the size of their shopping centers and the lack of exempt retail space. Attached is Resolution No. 26-40 for the Planning Commission's consideration with findings for approval. The Planning Commission may also deny the application in which case staff will return at a future date with a resolution reflecting the findings of the Planning Commission.

CORRESPONDENCE: Correspondence was received from the manager of Market Park Center, LLC (Attachment 7).

PUBLIC NOTICE: On July 23, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 8).

ATTACHMENTS:

1. PC Resolution No. 26-40
2. FRC No. 26-008 Application
3. Applicant's Justification
4. Tenant Lists
5. Department Reviews
6. Site Plan
7. Correspondence
8. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-40

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 FORMULA RETAIL CLEARANCE NO. 26-008 FOR GO GREEK YOGURT, A 650 SQUARE FOOT RETAIL ESTABLISHMENT WITHIN THE PARK AT CROSS CREEK SHOPPING CENTER; INCLUDING PLANNING COMMISSION FORMULA RETAIL WAIVER NO. 26-001 PURSUANT TO MALIBU MUNICIPAL CODE 17.61.030(D) FROM THE SHOPPING CENTER'S MAXIMUM ALLOWABLE FORMULA RETAIL FLOOR AREA, ALLOWING 409 SQUARE FEET OF ADDITIONAL FORMULA RETAIL SPACE WITHIN THE COMMERCIAL VISITOR SERVING-ONE ZONING DISTRICT LOCATED AT 23401 CIVIC CENTER WAY, UNIT 2B (MARKET PARK CENTER LLC AND OAK MARKET OAK CENTER LLC)

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

SECTION 1. Recitals.

A. On March 18, 2026, an application for Planning Clearance (PC) No. 26-013 was submitted to the Planning Division by the applicant Robinson Hill Architecture on behalf of property owners Market Park Center LLC and Oak Market Oak Center LLC). The application was routed to the Building and Safety Division and Malibu City Public Works for review.

B. On June 2, 2026, Planning Division staff determined that the subject application must be converted to a Formula Retail application, as the proposed use meets the definition of Formula Retail pursuant to Malibu Municipal Code (MMC) Section 17.02.060, which applies to businesses maintaining more than ten other operational stores worldwide. Go Greek Yogurt is a qualifying formula retail business with more than forty stores worldwide.

C. On July 16, 2026, staff reviewed the subject application and determined that the proposed use would cause the Park at Cross Creek shopping center to exceed the 30 percent formula retail threshold established under MMC Section 17.61.030 (B)(2). Accordingly, the applicant requested a waiver under MMC Section 17.61.030 (D) to allow 409 square feet of additional retail floor area within the shopping center.

D. On August 6, 2026, 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 parcel and to all interested parties.

E. On August 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Waiver Findings.

Formula Retail Waiver No. 26-001 from MMC Section 17.61.030(D) to allow approximately 300 square feet or retail floor area

MMC Section 17.61.030(B)(2) authorizes issuance of a Formula Retail Clearance where a proposed formula retail use meets the applicable criteria. The proposed Go Greek establishment is approximately 650square feet in gross floor area and therefore does not exceed the 4,000-square-foot maximum for a single-business. However, approval of the FRC would cause the cumulative total of non-exempt formula retail establishments within the shopping center to exceed the 30 percent allowable limit requiring consideration of a waiver pursuant to MMC Section 17.61.030(D). The shopping center has a total of 38,188 gross square footage, the Whole Foods market contains 24,549 sf. of exempt formula retail space, leaving only 4,092 square feet of formula retail space for the remaining shopping center. Go Greek requested to put the shopping center over their limit by 409 square feet. The Planning Commission made the required findings for FRW No. 26-001 as follows.

1. The planning commission may waive the requirements of subsection B (shopping center's formula retail allocation) where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the standards for an FRC creates an undue hardship. The planning commission may impose conditions on any waiver as required so that the formula retail use is compatible with existing surrounding uses and preserves the community's character and ambiance.

The Planning Commission finds that special circumstances and exceptional characteristics are applicable to The Park at Cross Creek Shopping Center and support the requested FRW. The shopping center is a commercial development consisting of 18 tenant spaces and approximately 38,188 square feet of commercial floor area, with a tenant mix that includes both formula and non-formula retail establishments. The proposed 650 sf. Go Greek Yogurt establishment represents a relatively small portion of the shopping center's overall commercial floor area and would cause the applicable formula retail percentage to exceed the 30 percent limitation by 409 square feet. The applicant's request is therefore limited to a relatively minor amount of additional formula retail floor area and would not substantially alter the overall character or tenant mix of the shopping center. Based on these circumstances, strict application of the 30 percent limitation would deprive the shopping center of the opportunity to accommodate the proposed use, a privilege available to similarly situated commercial properties that remain within the applicable formula retail allowance.

The Planning Commission finds that granting the FRW to allow 409 square feet of additional formula retail floor area 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 zoning district. The proposed Go Greek Yogurt establishment will occupy an existing 650 sf. commercial tenant space within The Park at Cross Creek Shopping Center and will not result in external alterations to the shopping center. The proposed use is consistent with the commercial nature of the shopping center and will operate within an existing commercial development with established code compliant access, parking, circulation, and public services. The relatively limited amount of additional formula retail floor area will not result in a substantial change to the character or intensity of the shopping center as the use is compatible with the commercial zoning district which has similar retail food services within. Additionally, the proposed use is subject to compliance with all applicable requirements of the MMC and other applicable laws and regulations including the Los Angeles County Building Code and LA County Health Codes. Therefore, the granting of the waiver will not result in adverse impacts to the public or surrounding properties

The Planning Commission finds that granting the FRW will not constitute a special privilege to the applicant or property owner. The waiver is limited to 409 square feet of additional formula retail floor area and is based on the specific circumstances of The Park at Cross Creek Shopping Center and the applicable formula retail calculations. The waiver does not exempt the applicant from other applicable requirements of the MMC or grant the applicant the right to exceed other applicable development standards. The granting of the waiver is therefore based on the circumstances of the subject shopping center and the applicable regulatory criteria, rather than on the identity of the applicant or property owner and does not confer a special privilege that is unavailable to similarly situated properties or applicants. A significant portion of the total gross floor area is occupied by Whole Foods, an exempt formula retail. This substantially reduces the amount of formula retail allowed at The Park at Cross Creek Shopping Center in comparison to neighboring shopping centers.

The Planning Commission finds that granting the FRW is consistent with the purpose and intent of the Commercial Visitor-Serving-One (CV-1) zoning district. The proposed Go Greek Yogurt establishment is a retail food use located within an existing commercial shopping center and is consistent with the visitor-serving commercial uses intended for the CV-1 zoning district. The waiver would not change the property's existing commercial use, introduce a use that is inconsistent with the CV-1 zoning district, or alter the overall commercial character of The Park at Cross Creek Shopping Center. There are many similar food services in the shopping center and the surrounding area which serves as one of Malibu's commercial cores. Therefore, the requested waiver is consistent with the purpose and intent of the CV-1 zoning district.

The Planning Commission finds that the FRW complies with all applicable requirements of state and local law. The application has been reviewed for compliance with the applicable requirements of the MMC, including the requirements for a FRC and the waiver provisions of Malibu Municipal Code Section 17.61.030(D). The proposed use is located within the CV-1 zoning district and is subject to all other applicable state and local requirements, including applicable building, fire, public health, and safety regulations. The project has also been reviewed for compliance with CEQA, as applicable. Therefore, the FRW complies with all applicable requirements of state and local law.

SECTION 4. Formula Retail Waiver Approval.

Based on substantial evidence contained within the record and pursuant to MMC Chapter 17.61, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact, and approves FRC No. 26-008 and FRW 26-001 for the establishment of Go Greek Yogurt, a 650-square-foot retail business located in the CV-1 zoning district at 23401 Civic Center Way Unit No. 2B.

The project, as proposed, has been determined to be consistent with all applicable provisions of the MMC, including the applicable Formula Retail regulations, and all applicable standards, goals, and policies. The proposed use is consistent with the applicable permitted-use regulations and Formula Retail requirements for the subject zoning district.

SECTION 5. Conditions of Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves FRC No. 26-008 and FRW No. 26-001 subject to the following conditions.

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 project described herein. The scope of work approved includes:

   FRC No. 26-008 and FRW No. 26-001 to allow 409 square feet of retail floor area over the allowable 4092 square feet of formula retail allowance for the shopping center.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **March 19, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to MMC Section 17.61.030 (C) Report to Planning Commission. All formula retail clearances approved by the planning director shall be noticed and reported to the planning commission within 30 days of issuance. Such report shall include all calculations and descriptions of businesses used in making the determination. The approval shall become final

two days after the clearance is reported to the planning commission, unless rescinded by the planning director.

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits for any tenant improvement.

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

7. All development shall conform to requirements of the City of Malibu Community Development Division, Building & Safety Division, and City of Malibu Public Works, as applicable. Notwithstanding this review, all required permits shall be secured.

8. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the Malibu Municipal Code. Revised plans reflecting the minor changes and additional fees shall be required.

9. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

10. This waiver shall not be effective until all appeals are exhausted and the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

11. All other conditions of FRW No. 26-001 are incorporated herein by reference.

12. The property owner shall comply with all provisions of the MMC and LIP.

Lighting

13. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;

e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

14. Night lighting for sports courts or other private recreational facilities shall be prohibited.

15. 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.

16. 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 or the beach in excess of one foot-candle is prohibited.

17. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

18. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

19. No lighting can exceed 18 feet in height except as required by the California building code.

20. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

Operations

21. The use or distribution of expanded polystyrene foam packaging, also known as "Styrofoam", is prohibited. Applicant and all event contractors shall not use expanded polystyrene foam packaging for any aspect of their event including food preparation/distribution. Applicant shall comply with MMC Chapter 9.24 and shall be responsible for informing vendors of this ban.

22. The property owner/tenant shall comply with the requirements set forth in MMC Chapter 9.24 (Ban on Plastic Food Packaging and Other Plasticware). No retail establishment, restaurant, vendor or nonprofit vendor shall provide plastic beverage straws, plastic stirrers, or plastic cutlery to customers.

23. The use or distribution of plastic shopping bags (compostable and non-compostable) is prohibited. Applicant and all event contractors shall not use plastic bags for any aspect of their event including food distribution, nor for any distribution of items or goods to the participants and/or attendees except as stated in MMC Chapter 9.28. Applicant shall comply with MMC Chapter 9.28 and shall be responsible for informing vendors of this ban.

Prior to Final Planning Inspection

24. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division prior to opening.

Fixed Conditions

25. This FRC and FRW shall run with the land and bind all future owners of the property.

26. 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 17th day of August 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code (MMC) Section 17.04.220 (Appeal of action) 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. 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-40 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 17th day of August 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

City of Malibu

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

FRC No. 26-008

Received
7/1/26
Planning Div.

FORMULA RETAIL CLEARANCE APPLICATION

The City of Malibu will not accept incomplete applications

General Information

PROPERTY ADDRESS: 23401 Civic Center Way **Unit #** 2B

BUSINESS NAME: Go Greek Yogurt

APPLICANT / CONTACT: First: Michael **Last:** Robinson

APPLICANT ADDRESS: 3195B Airport Loop Dr **CITY:** Costa Mesa **STATE:** CA **ZIP:** 92626

APPLICANT PHONE #: 949.283.7938 **APPLICANT EMAIL:** robinson@rhainc.net

PROPERTY OWNER: Market Park Center LLC & Oak Market Oak Center LLC

Fees

❑ **Formula Retail Clearance $_____**

Formula Retail

1. **DOES THE PROPOSED RETAIL SERVICE CURRENTLY HAVE 10 OR MORE OPERATIONAL RETAIL ESTABLISHMENTS WORLDWIDE AND MAINTAIN TWO OR MORE OF THE FOLLOWING FEATURES LISTED BELOW?** ☑ YES ☐ NO

   If yes, circle the applicable feature below.

   a. Standardized array of merchandise or menu
   b. Standardized color scheme
   c. Standardized décor
   d. Standardized signage
   e. Standardized layout
   f. Standardized signage, service mark or trademark
   g. Uniform apparel

2. **WILL THE PROPOSED LOCATION EXCEED 4,000 SQUARE FEET OF GROSS FLOOR AREA?**

   ❑ YES ■ NO

3. **PROPOSED BUSINESS:** ■ NEW BUSINESS ❑ OTHER: _____

4. **BUSINESS DESCRIPTION (PROVIDE ADDITIONAL PAGES IF NECESSARY):**
   This is a new 650 sf retail store for the sale of frozen yogurt. There is no interior seating included

ATTACHMENT 2

5. **TOTAL GROSS FLOOR AREA OF SHOPPING CENTER:** 40351

6. **PROPOSED FLOOR AREA:** 650

***ISSUING THE FRC WILL *NOT RESULT IN (A)* NON-EXEMPT FORMULA RETAIL ESTABLISHMENTS OCCUPYING MORE THAN 30 PERCENT OF THE TOTAL GROSS FLOOR ARE OF A SHOPPING CENTER EXCLUDING THE FLOOR AREA OCCUPIED BY EXEMPT FORMULA RETAIL DEFINED IN 17.66.020(A)(1)-(8) ONLY, OR (B), WHERE THE SHOPPING CENTER IS MORE THAN ONE FLOOR, NON-EXEMPT FORMULA RETAIL ESTABLISHMENTS OCCUPY MORE THAN 40 PERCENT OF TOTAL GROSS FLOOR AREA OF THE GROUND FLOOR OF THE SHOPPING CENTER.**

REPORT TO PLANNING COMMISSION

All formula retail clearances approved by the Planning Director shall be noticed and reported to the Planning Commission within 30 days of issuance. Such report shall include all calculations and descriptions of businesses used in making the determination. The approval shall become final two days after the clearance is reported to the Planning Commission, unless rescinded by the Planning Director.

ADDITIONAL PERMITS

Approval of this Formula Retail Clearance is to clear the tenant space to be occupied by a formula retail establishment. It does not eliminate the need for other permits, licenses, or certificates required. Additional permits may be required (e.g., Health Permit, Certificate of Occupancy, Sign Permit, Tenant Improvement Permit, Temporary Use Permit, Conditional Use Permit, etc.). See the Department of Environmental Sustainability to verify which construction permits may be required.

INDEMNIFICATION CLAUSE

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.

Steve Welch Agent For Owner	Market Park Center LLC	6/15/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

APPLICANT STATEMENT

I hereby certify under penalty of perjury that I have read and understand all of the sections above and that the information provided on this form is true and correct to the best of my knowledge. I also state that I have read and familiarized myself with the portions of the Malibu Municipal Code which apply to my business in this location. I agree to comply with these regulations and any other local, state, and federal regulation that my relation to this proposed business.

Property Owner, or Applicant Signature: Irene Perez Date: 6 6 26

Staff Use Only

FORMULA RETAIL CALCULATION

PROPOSED FORMULA RETAIL FLOOR AREA: 650

EXEMPT FORMULA RETAIL FLOOR AREA: 26 64

SHOPPING CENTER **TOTAL** GROSS FLOOR AREA: **1st FLOOR:** 40 5 **2nd FLOOR:** _____ **TOTAL:** 40 5

TOTAL GFA: 40 5 - 26 64 **EXEMPT FORMULA RETAIL =** 702

702 **x 30% =** 4 **ALLOWABLE FORMULA RETAIL**

NON-EXEMPT FORMULA RETAIL GFA (including applicant): _____ **COMPLIES** ☐ YES ☐ NO

SHOPPING CENTER - GROSS FLOOR AREA OF **FIRST FLOOR:**

TOTAL GFA FIRST FLOOR: 40 5 - 26 64 **EXEMPT FORMULA RETAIL =** 702

702 **x 40% =** 548 **ALLOWABLE FORMULA RETAIL**

NON-EXEMPT FORMULA RETAIL GFA (including applicant): 5 866 **COMPLIES** ☐ YES ☐ NO

Approved FRC: Coli Turner Date: 6 24 26
Planning Staff

NOT Approved for FRC: _____ Date: _____
Planning Staff

Reason not approved or additional information required:

_____

_____

_____

robinson hill architecture, inc.

Date: August 6, 2026

To: Community Development Department
23825 Stuart Ranch Road
Malibu, California 90265

RE: Go Greek Yogurt
The Park at Cross Creek

Formula Retail Waiver Request

The Applicant respectfully requests approval of a waiver from the Formula Retail Clearance criteria for the proposed Go Greek Yogurt location at The Park at Cross Creek.

The circumstances surrounding this application are unusual, and strict application of the Formula Retail calculation creates an undue hardship that is disproportionate to the very limited numerical deviation involved. Approval of the waiver would allow a compatible, community-serving business to occupy an existing commercial tenant space without increasing the size, intensity, or development footprint of the shopping center and without undermining the purpose or intent of Malibu's Formula Retail regulations.

1. Unusual Circumstances

This application presents unusual circumstances because the Applicant proceeded with the project in good faith through an extensive design, engineering, permitting and review process based upon the understanding that the proposed use could be approved within the applicable Formula Retail requirements.

The tenant improvement plans were prepared and submitted for permit review on March 4, 2026. Since that time, the Applicant, its architect, engineers, consultants and contractor have continued advancing the project and responding to the City's requirements.

During the Formula Retail review, calculations for the shopping center were prepared, submitted and revised on multiple occasions in consultation with City staff.

On June 12, City staff advised the project team that, based upon the information submitted, the business appeared to comply with the Formula Retail Ordinance and that staff could proceed with preparation of the staff report, subject to corrections to the supporting spreadsheet.

The project team continued to revise the calculations and documentation as requested by staff.

Subsequently, the treatment of the exempt Formula Retail square footage within the shopping center calculation resulted in a revised determination. Under that calculation, the proposed Go Greek location causes the shopping center to exceed the allowable Formula Retail threshold by only approximately 300 square feet.

The Applicant therefore finds itself in the unusual position of having committed substantial resources to an existing tenant space and progressed through months of permitting and Formula Retail review, only to encounter a relatively small numerical exceedance arising from the shopping-center-wide calculation.

These circumstances were not created by an expansion of the Go Greek premises or by an attempt to increase the intensity of the proposed use.

A California Corporation
3195 B Airport Loop Drive
Costa Mesa, CA 92626
www.rhainc.net
Telephone: 714. 825. 8888 • Facsimile: 714. 825. 8889

2. Strict Compliance Creates an Undue Hardship

Strict application of the Formula Retail threshold would create a substantial hardship relative to the approximately 300-square-foot exceedance.

The Applicant has already incurred significant costs for architectural design, engineering, permitting, professional consultants and construction preparation specifically for this location.

The ownership selected this particular tenant space because it believes The Park at Cross Creek and the Malibu community are exceptionally well suited to the Go Greek concept.

Requiring the Applicant to abandon the location because of approximately 300 square feet within a shopping-center-wide calculation would effectively render months of professional work and substantial investment unusable.

Reducing the Go Greek tenant space by approximately 300 square feet is also not a practical solution. The premises are already relatively small, and the space must accommodate the equipment, food preparation, service, accessibility, circulation and operational requirements necessary for the business to function properly. A further reduction would materially compromise the functionality and viability of the store.

The resulting hardship is therefore not simply financial. It arises from the relationship between an existing, fixed tenant space, the operational requirements of the proposed use, and a shopping-center-wide Formula Retail calculation over which the Applicant has no control.

3. The Request Is Limited in Scope

The requested waiver is narrow.

The approximately 300-square-foot exceedance represents a minor deviation in the context of the overall shopping center and does not involve:

Expansion of the existing shopping center;

Construction of additional commercial floor area;

Expansion of the proposed Go Greek premises;

An increase in the building footprint;

A change to the underlying permitted commercial use; or

A material change in the character or intensity of the shopping center.

The waiver would simply allow Go Greek Yogurt to occupy an existing commercial tenant space.

4. Go Greek Is Consistent With the Purpose of Malibu's Formula Retail Regulations

The Applicant recognizes and respects the City's objectives in regulating Formula Retail, including preserving Malibu's distinctive community character, encouraging a diverse retail environment, and avoiding an excessive concentration of standardized national chain businesses.

Although Go Greek meets the technical Formula Retail definition because of its number of operating locations, the nature of the company is substantially different from the large institutional or multinational retailers commonly associated with formula retail.

Go Greek remains a closely held, family-operated business.

The company is led by husband and wife David and Tanja Subotic, who remain personally involved in the company's operations, development and major decisions. Their close friend and business partner Jonathan is also actively involved, and Joe Murgel has been personally engaged to oversee the design, permitting and construction of the company's new locations.

There are not multiple layers of corporate management making decisions remotely from the project.

The ownership team itself remains directly involved.

Importantly, the Malibu location will not be a franchise. It will be a corporately owned location in which the owners are making a direct investment because they specifically selected Malibu and believe in the long-term potential of this community.

5. Compatibility With Malibu and Surrounding Uses

Go Greek is particularly compatible with the character and lifestyle of Malibu.
The concept emphasizes Greek yogurt, healthy food choices, fresh fruit, premium products, wellness and a family-oriented environment.
The proposed use complements the existing tenant mix at The Park at Cross Creek rather than fundamentally changing it.
The project will occupy an existing commercial space and will contribute to the center through:
A health- and wellness-oriented food offering;
Local employment;
Additional pedestrian activity;
Complementary customer traffic for neighboring businesses;
Investment in an existing commercial tenant space; and
A high-quality business intended to operate in Malibu for the long term.
The ownership team views Malibu as a particularly important location and intends for the store to become an active and responsible member of the local business community.

6. Approval Would Not Undermine the Intent of the Ordinance

The purpose of the Formula Retail regulations is to prevent an overconcentration of standardized businesses from creating a homogenized retail environment and diminishing Malibu's unique community character.
Approval of this limited waiver would not create that result.
The approximately 300-square-foot exceedance is a mathematical consequence of the shopping center calculation. It does not translate into a meaningful physical change to the center or its community character.
Go Greek's presence would add another food and wellness offering to the center, and the proposed store remains modest in size.
The Applicant is also reaching out to neighboring businesses within The Park at Cross Creek to obtain their comments and, where appropriate, letters of support demonstrating that existing tenants welcome Go Greek as a neighbor and consider it a positive addition to the shopping center and Malibu community.

7. Basis for Approval

The Applicant respectfully submits that substantial evidence supports the requested waiver because:
Unusual circumstances exist. The project advanced through months of design, permitting and Formula Retail review before the shopping-center calculation ultimately produced an approximately 300-square-foot exceedance.

Strict compliance creates an undue hardship. The Applicant has made substantial project-specific commitments, and reducing the already-small tenant space by approximately 300 square feet would materially affect the functionality and viability of the proposed business.

The deviation is minor and narrowly defined. The request concerns approximately 300 square feet in a shopping-center-wide calculation and does not involve expansion of the premises or shopping center.

The use is compatible with surrounding businesses. Go Greek is a health- and wellness-oriented food concept that complements the existing commercial environment.

The project preserves Malibu's community character and ambiance. The Malibu store will be company-owned and directly overseen by the closely held ownership group, which intends to become a long-term participant in the Malibu community.

Approval does not defeat the purpose of the Formula Retail Ordinance. The limited numerical exceedance will not create the type of proliferation, sameness or homogenization that the ordinance is intended to prevent.

Conclusion

Go Greek Yogurt and its ownership team respect the City's Formula Retail regulations and the important community objectives those regulations are intended to protect.

This request does not seek to avoid those objectives.

Rather, it asks the Planning Commission to exercise the waiver authority specifically provided for circumstances where strict application of the Formula Retail criteria, because of unusual circumstances, would create an undue hardship.

The approximately 300-square-foot exceedance is limited, technical in nature, and results from a shopping-center-wide calculation outside the Applicant's control. Denial would have a substantial impact on a project that has already progressed through months of design, engineering and permitting, while approval would allow a compatible, modestly sized, family-operated business to occupy an existing commercial space without materially changing the physical character, intensity or ambiance of The Park at Cross Creek or the Malibu community.

For these reasons, the Applicant respectfully requests that the Planning Commission approve the Formula Retail waiver for Go Greek Yogurt at The Park at Cross Creek

Sincerely,



Michael Robinson
Principal
robinson hill architecture, inc.
714.825.8888 ext 108
robinson@rhainc.net

6.18.26

The Park at Crosscreek

Formula Retail Calculations

Total Center Area

Space	Tenant	Use	No of Stores	Square Footage	Exempt Area	Formula Retail	Non-Exempt
1A & B	Prince Street Pizza	Restaurant	19	1011		1011	
	Irvs Burgers	Restaurant	5	518			518
	Sparkys + Restrooms	Restaurant	1	591			591
1C	Be Well IV	Health/Fitness	3	895			895
2A	Blue Bottle Café	Restaurant	140+	645		645	
2B	Go Greek Yogurt	Retail	31	650		(Proposed)	
2C	Gold Union	Retail	13	660		660	660
2D	Tesla	Retail	1,359	1,068		1068	
3A	Howdys	Restaurant	2	985			985
3B	Malibu Sushi	Restaurant	1	459			459
3C	Bearies Acai	Retail	6	522			522
3D	Barefoot Dreams 1	Retail	2	1493			1493
4A	Barefoot Dreams 2	Retail	2	1497			1497
4D	Barefoot Dreams	Retail	2	1149			1149
4E	Just For Dogs	Retail	1,300	467		467	
4F	Nail Spa @ The Park	Retail	1	568			568
4G	Door to Door Cleaners	Retail	10	461			
Building 5	Wholefoods	Grocery	530	24549	24549		
Total	**18**			**38188**	**24549**	**3851**	**9337**

Gross Floor Area-floor area Exempt FRC	**13639**	
Percent Formula Retail Allowed 30%	**4091.70**	Allowed formula retail
Required Non-Formula Retail 70%	**9547.3**	All non-Formula Retail uses
Remaining FRC Square Footage	**241**	
Go Greek Yogurt Proposed	**650**	Does not comly
FRC Waiver Request	**409**	

ATTACHMENT 4

City of Malibu

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

BUILDING SAFETY
PLANNING CLEARANCE REVIEW
REFERRAL SHEET
(INTERNAL REFERENCE ONLY)

TO: Building Safety Plan Reviewer

FROM: Planning Department DATE: 07/01/2026

PROJECT NUMBER:	FRC 26-008
JOB ADDRESS:	23401 CIVIC CENTER WAY, 2B
APPLICANT / CONTACT:	Irene Perez
APPLICANT EMAIL:	irene.0677@yahoo.com
PROJECT DESCRIPTION:	Formula Retail Clearance application for Go Greek Yogurt

---

TO: Planning Department

FROM: Building Safety Plan Reviewer

Occupant Inspection Checklist

Building Safety Referral – Planning Clearance

	YES	NO	
Change to tenant space	____	✓	
Change to occupancy	____	✓	
Requires TI Plan Check	✓	____	Fees Due $ ____
Requires TI Permit	✓	____	Fees Due $ ____

Yolanda Rudy

Signature

Date

Rev 041217 mr

ATTACHMENT 5

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 07/01/2026

PROJECT NUMBER: FRC 26-008

JOB ADDRESS: 23401 CIVIC CENTER WAY, 2B

APPLICANT / CONTACT: Irene Perez

APPLICANT EMAIL: irene.0677@yahoo.com

PROJECT DESCRIPTION: Formula Retail Clearance application for Go Greek Yogurt

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X

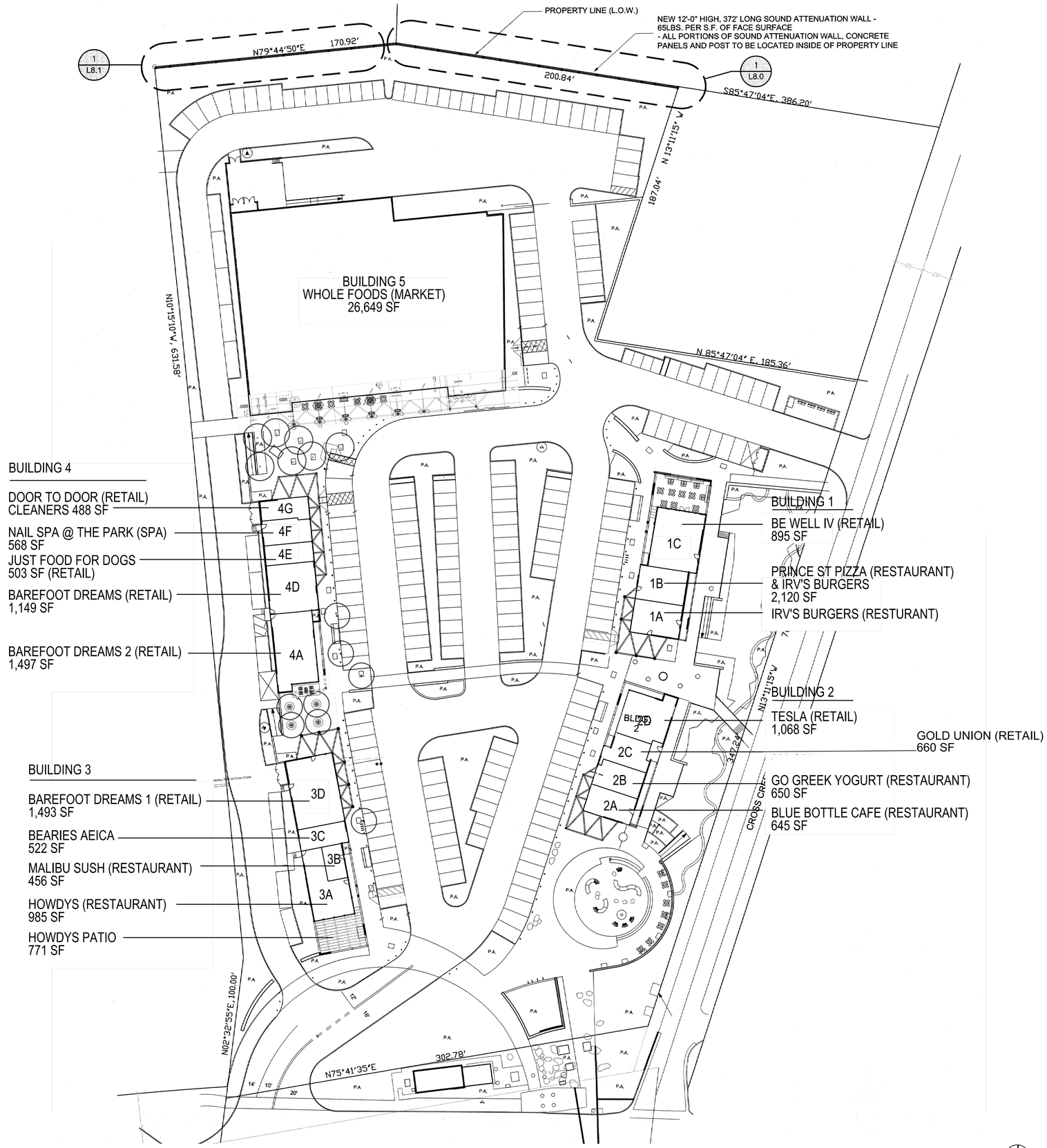
_____ **The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ❑Yes ❑No BPC Fees Req'd $_____

SIGNATURE

07/13/2026

DATE



ATTACHMENT 6

Site Plan | 1"= 30'-0" | 01

ROBINSON HILL ARCHITECTURE, INC

A California Corporation
3195 B
Airport Loop Drive
Irvine, California 92612
tel. 714.825.8888
fax. 714.825.8889

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This document has been prepared to describe proposed new work and does not necessarily represent as-built or existing conditions. The Architect does not warrant, in any way, the accuracy of this information and shall not be responsible for any discrepancy between this document and the existing conditions.

PROJECT NAME:

Tenant Improvement
Go Greek Yogurt
The Park at Cross Creek
Suite 2B, 23401 Civic Center Way, Malibu, California 90265

OWNER:

MARKET PARK CENTER LLC AND OAK MARKET OAK CENTER LLC
c/o PACIFIC WEST ASSET MANAGEMENT CORPORATION

3191 AIRPORT LOOP DRIVE #D
COSTA MESA, CA 92626

MITZI ESCOTO
TEL: 714.433.7300
MEscoto@pacificwest.cc

PROPERTY MANAGER:

GOLDEN STATE PROPERTY SERVICES, LLC

STEVE WELCH
805.640.5891
stevegs@gmail.com

CONSULTANT:

STAMP

LICENSED ARCHITECT
DAVID ROBINSON HILL
C20731
09/2027
RENEWAL DATE
STATE OF CALIFORNIA

SUBMITTAL	
PERMIT SUBMITTAL	3.4.26
REV PERMIT SUBM'L	4.14.26

REVISION	DATE

PROJECT AREA:

JOB NUMBER:

SHEET TITLE:

SHEET NUMBER:

A-101a

Market Park Center, LLC
The Park at Cross Creek

August 6, 2026

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

RE: FORMULA RETAIL WAIVER REQUEST - THE PARK AT CROSS CREEK
23401 CIVIC CENTER WAY, MALIBU, CA 90265

Dear Planning Commissioners,

On behalf of the Ownership of The Park at Cross Creek, we respectfully submit this letter in support of the Formula Retail Waiver request associated with the proposed Go Greek Yogurt tenancy.

We understand and appreciate the City's desire to preserve Malibu's character while encouraging a healthy balance of national and independent businesses. We believe this waiver request is consistent with those objectives. The requested waiver is extremely limited in nature. The shopping center exceeds the Formula Retail threshold by approximately 440 square feet.

The Park at Cross Creek includes a diverse mix of national, regional, and independent local businesses, including Tesla, which occupies approximately 1,125 square feet at the shopping center pursuant to a lease that expires on April 30, 2028. Approximately eighteen months ago, Tesla approached Ownership to discuss the possibility of an early lease termination. Although the parties ultimately continued under the existing lease, those discussions demonstrated that Tesla had previously evaluated its long-term occupancy at this location. While Ownership cannot predict Tesla's future business decisions, there is a reasonable possibility that the premises may become available upon expiration of the current lease.

Should Tesla vacate the premises, Ownership intends to seize that opportunity by subdividing the existing space into two suites. Ownership's plan is for approximately 50% of the existing space to remain available for Formula Retail uses, while the remaining approximately 50% would be reserved for non-Formula Retail businesses. Ownership believes this commitment represents a meaningful public benefit and directly advances the purpose of Malibu's Formula Retail regulations. By comparison, the waiver currently before the Commission involves only a technical exceedance of approximately 440 square feet for an existing tenant space. Approval of this limited request would allow the shopping center to remain fully occupied while positioning the property to achieve a substantial long-term reduction in large-format Formula Retail space.

The Park at Cross Creek remains committed to maintaining a high-quality shopping destination that serves Malibu residents and visitors. We believe the requested waiver, together with Ownership’s proposed future subdivision of the Tesla space, represents a reasonable and balanced solution that recognizes the existing conditions at the shopping center while furthering the City’s long-term planning goals.

For these reasons, we respectfully request that the Planning Commission approve the requested Formula Retail Waiver.

Thank you for your thoughtful consideration.

Sincerely,

David S. Blatt

David S. Blatt
Manager
Market Park Center, LLC

ATTACHMENT 7

3191 D Airport Loop ◆ Costa Mesa, California 92626-3404 ◆ (714) 433-7300 Fax (714) 433-7330

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 17, 2026, at 6:30 p.m**. in the Multi-Purpose Room, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA on the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

FORMULA RETAIL CLEARANCE NO. 26-008 AND FORMULA RETAIL WAIVER NO. 26-001 - An application for a Formula Retail Clearance for Go Greek Yogurt, a 645-square-foot retail establishment located within The Park at Cross Creek Shopping Center; including a request for a Planning Commission waiver pursuant to Malibu Municipal Code Section 17.61.030(D) from the shopping center's maximum allowable formula retail floor area, allowing approximately 300 square feet of additional formula retail space

LOCATION / APN:	**23401 Civic Center Way, 2B** / 4458-022-030
ZONING:	Commercial Visitor-Serving-One (CV-1)
APPLICANT / OWNER:	Irene Perez / Market Park Center LLC
TENANT:	Go Greek Yogurt
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301(e)
APPLICATION FILED:	July 1, 2026
CASE PLANNER:	Coli Turner, Assistant Planner, cturner@malibucity.org / (310) 456-2489, ext. 295

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 can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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 (15 days for tentative maps) 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 246.

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.

YOLANDA BUNDY, Community Development Director — Date: July 23, 2026

ATTACHMENT 8

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director, and Tyler Eaton, Assistant Community Development Director

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit-Palisades Fire No. 25-001 and Stringline Modification Review No. 26-002 – An application to construct a new single-family residence and associated development

Location: 21844 Pacific Coast Highway, within the appealable coastal zone
APN: 4451-004-017
Owner: Epic Sunsets LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-35 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit-Palisades Fire (CDPPF) No. 25-001 to construct a new 3,198 square foot (sf.), two-story single-family residence with attached two-car garage, new onsite wastewater treatment system (OWTS) with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and associated development; including Stringline Modification Review (SMR) No. 26-002 for modification to the building stringline, located in the Single-Family Medium (SFM) zoning district at 21844 Pacific Coast Highway (PCH) (Epic Sunsets LLC).

DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's consistency with the 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, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is located on a rectangular-shaped beachfront parcel on the ocean side of PCH in the Carbon Beach residential neighborhood. The parcel was previously developed with a two-story single-family residence; however, the residence, along with the neighboring beachfront structures, was burned down in the 2025 Palisade Fire. The subject parcel is located on Carbon Beach and is now considered a vacant parcel, totaling approximately 0.12 acres. The parcel is subject to the beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed from PCH.

Figure 1 – Aerial Map

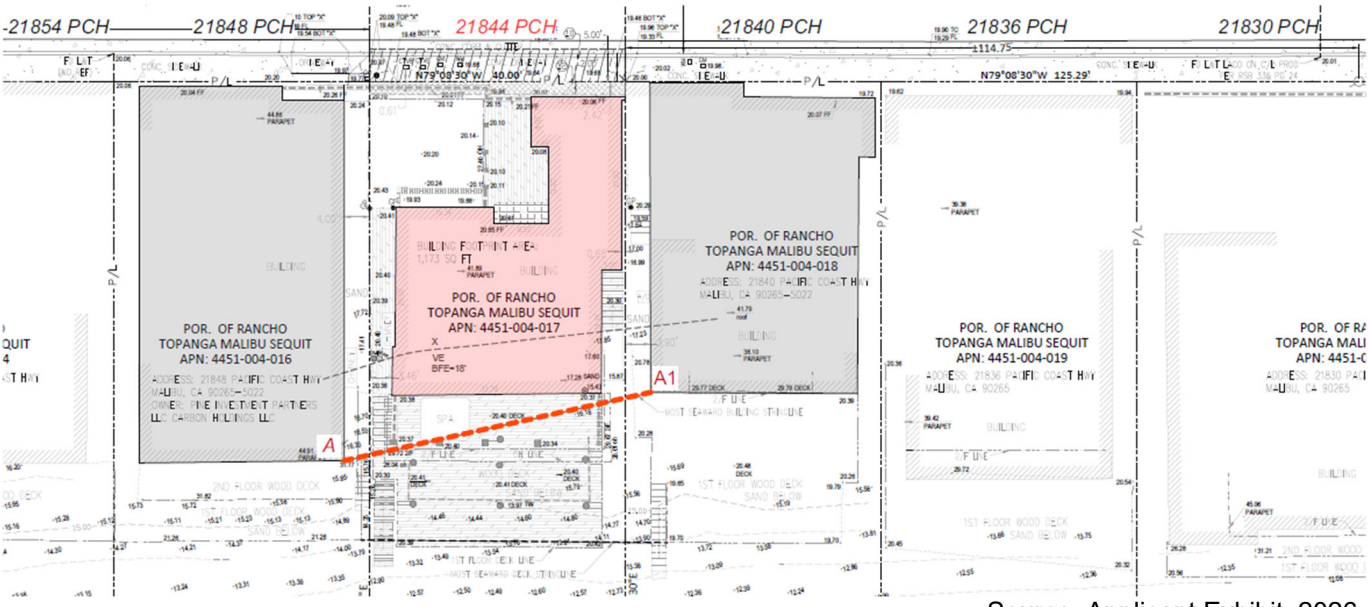


Source: City GIS, 2026

The proposed project involves the construction of a new 2,971 sf., two-story single-family residence with attached two-car garage, new OWTS with associated seawall shoreline protection structure, hardscaping, first and second floor decks, and rooftop deck (Attachment 2 - Project Plans). In addition, the project includes a request for a building stringline modification. Both the immediate neighbors (east 21840 PCH and west 21848 PCH) were destroyed in the Palisades Fire. 21840 PCH has a planning approval for a like for like plus 10 percent rebuild but no building permits to date. 21848 PCH has not submitted for a rebuild application yet. Given that the subject parcel and adjacent parcels

to the east and west were all destroyed in the Palisades Fire, stringline determinations are being based on the previously existing development footprints. As shown in Figure 2, the nearest corner of the building (21840 PCH) located directly adjacent to, and east (downcoast) of, the subject parcel was significantly stepped back from the majority of the surrounding buildings, with a large deck that was in keeping with the prevailing deck stringline of the adjacent parcels.

Figure 2 – Stringline Prior to Modification Request (Pre Palisades Fire)

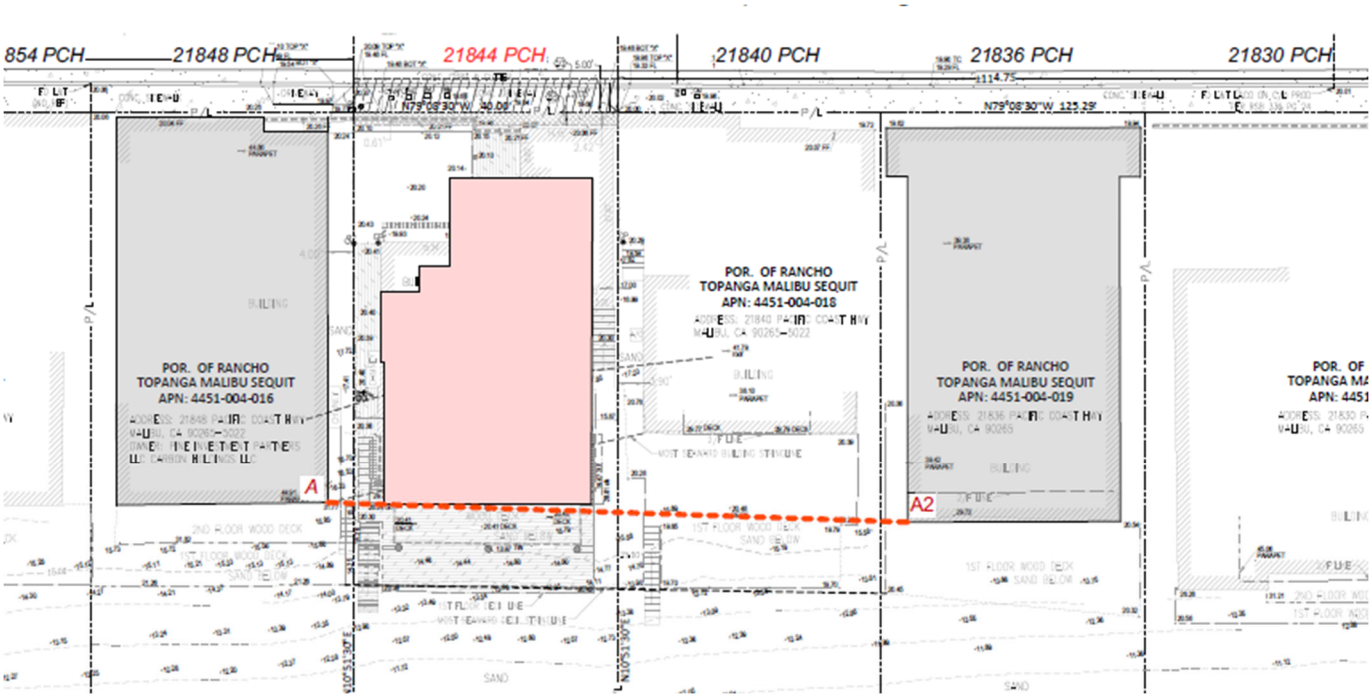


Source: Applicant Exhibit, 2026

Consequently, in order for the proposed development to adhere to the required building stringline and also comply with the LIP and MMC requirements for off-street parking (requiring two enclosed and two unenclosed spaces) and additional development constraints (including the provision of a view corridor equaling 20 percent of property's frontage), the resulting building would be significantly limited in size and disproportionately small relative to the adjacent (previously existing) residences. Under the modification request, the building stringline would be taken from the nearest corner of the immediately adjacent upcoast (west) structure, at 21848 PCH (as it existed pre-Palisades Fire), to the nearest corner of the next downcoast (east) structure, at 21836 PCH (as it existed pre-Palisades Fire), as shown in Figure 3 below. This building stringline for the proposed residence will be representative of the surrounding parcels and will be oriented approximately 10 feet (ft.) landward of the prevailing stringline for parcels located within a 200 ft. radius (Attachment 3 – Applicant SMR Findings Analysis). 21836 PCH has a like

for like plus 10 percent application approved with the City and is nearing building permit issuance.

Figure 3 – Proposed Stringline (Using Pre Palisades Fire Development)



Source: Applicant Exhibit, 2026

The Governor of California issued Executive Order N-20-25 which suspends the California Coastal Act, and subsequently the City's LCP, from a like for like plus 10 percent rebuild provided that the rebuilt beachfront structure does not extend further seaward than its original location prior to the Palisades Fire. As such, both the parcels being used for the building stringline modification (west 21848 PCH and east 21836 PCH) are allowed to return to the most seaward point on the beach they were before the fire, but not anymore further seaward, which is why the stringlines are being taken from those previous structures' points. The next currently existing upcoast parcel is 10 parcels east of the subject lot at 21932 PCH and the next currently existing downcoast parcel is seven parcels to the west at 21808 PCH. This area of Carbon Beach, between 21932 PCH and 21808 PCH, heads consistently downcoast at a south easterly direction before beginning to curl back north easterly right at the currently existing 21808 PCH parcel. The strict application of the stringline rules set forth in the LIP and MMC would be to take the stringline from the currently existing structures, creating a great distance and angle that is not consistent with stringline applications of past. Typically, the stringlines being used for beachfront development are within the adjacent area of the subject site, within 1-3 parcels on either side.

The proposed residence will extend to 24 ft. in height, inclusive of the top of the railing, for a flat roof with a rooftop deck. Additionally, given the 40 ft. wide parcel frontage on PCH,

the proposed development will be providing a 4 ft. wide public view corridor on either side of the proposed residence consistent with the 10 percent per side requirement in LIP Section 6.5(E)(2)(b). For informational purposes, there are four recorded Public View Determinations (PVDs) within 1,000 ft. of the subject property, all to the northwest of the subject parcel (Attachment 4). Staff has determined that the proposed project is not expected to visually impact these views given the previously existing development (pre Palisades Fire) and the elevation difference between the subject property and the associated PVD properties. Regardless, the view protections under a PVD do not apply to beachfront development proposed within the otherwise allowed height of 24 ft.

Story poles representing the location and height of the proposed buildings were installed on July 7, 2026 (Attachment 5 – Story Pole Photographs). Staff conducted an inspection of the story poles on July 9, 2026, and visually assessed the proposed structure for neighborhood character and public views from scenic roads and viewing areas. Based on the project plans and staff's site visit, it was determined that the proposed residence would be consistent with neighborhood character and would result in a benefit to public views from PCH with the inclusion of two 4 ft. public view corridors from PCH to the ocean.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	129 ft.
Lot Width	40 ft.
Gross Lot Area	5,189 sf. (0.12 acres)
Area Comprised of 1:1 Slopes	N/A
Net Lot Area*	N/A

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

The project site is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1.

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 300 ft. inland to the northeast of the subject parcel on the opposite side of PCH and behind existing development at the intersection of Carbon Canyon Rd and PCH.

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between PCH and the beach is located approximately 1,200 ft. (0.23 miles) to the west of the subject parcel at 22030 PCH.

Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which contains an existing 25 ft. wide lateral public access easement (Attachment 6).[1] Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing 25 ft. wide lateral public access easement. The City has also received confirmation via a letter from the State Lands Commission that the proposed project will not encroach on state land.

Adjacent parcels were previously development with a mix of single and two-story residences but are now vacant following the Palisades Fire. The proposed residence is sited approximately 10 ft. further seaward than the previously existing residence but will be oriented approximately 10 ft. landward of the prevailing stringline for the adjacent area within 200 ft. of the subject parcel. Los Angeles County Fire Station No. 70 is located approximately 200 ft. northeast of the project site, at the intersection of Carbon Canyon Road and PCH. The subject parcel is visible from Carbon Beach on its south side and from PCH on the north side.

The subject parcel is zoned SFM. The property is considered an infill lot bordered to the north by PCH, to the east and west by previously existing single-family residences, and the Pacific Ocean to the south. Table 2 provides a summary of the neighboring surrounding land uses and lot sizes.

Table 2 – Surrounding Land Uses

Direction	Address	Lot Size	Zoning	Land Use
North	3903 Carbon Canyon Rd	3.25 acres	RR-2	Single-Family Residential
South	Pacific Ocean			
West	21848 PCH	0.16 acres	SFM	Single-Family Residential
East	21840 PCH	0.16 acres	SFM	Single-Family Residential

Source: City GIS 2026

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

[1] Required by the California Coastal Commission in 1976.

Construction

a. 2,459 sf. two-story single-family residence, 24 ft. (inclusive of the top of the railing) in height for a flat roof;
b. 512 sf. attached two-car garage;
c. 227 sf. carport;
d. 380 sf. first floor deck with spa;
e. 203 sf. second floor deck;
f. 20 sf. second floor balcony;
g. 388 sf. rooftop balcony;
h. Retaining walls;
i. Retractable beach access stairs;
j. New OWTS;
k. Shoreline protective structure for OWTS; and
l. Hardscaping

Discretionary Request

m. SMR No. 26-002 for modification to the building stringline, whereby the stringline would be taken from the nearest adjacent corner of the closest (pre-existing) upcoast dwelling at 21848 PCH to the nearest adjacent corner of the next closest (pre-existing) downcoast dwelling at 21836 PCH.

Proposed Total Development Square Feet (TDSF)

Residence:		2,459 sf.
Attached Garage:		512 sf.
Carport:		227 sf.
	Total:	**3,198 sf.**

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a Coastal Development Permit (CDP) must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access;

and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed SMR as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 7 – Department Review Sheets). A Will Serve Letter stating that WD29 can serve water to the parcel will need to be provided by the applicant prior to the issuance of building permits. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested SMR.

Zoning (LIP Chapter 3)

The project is subject to the beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested SMR.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (less of 25' or average)	0' 6"	3'	Complies
Side Yard (min. 10% each side)	4'	4'	Complies
View Corridor (min. 10% each side)	4'	4'	Complies
Rear Deck Stringline	Nearest Corners	Nearest Corners	Complies
Rear Building Stringline	*Nearest Corners*	*Alternate Point*	*SMR 26-002*
MHTL	10'	56' 4"'	Complies
PARKING SPACES			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
TDSF (sf.)	No Limit	3,198	Complies
HEIGHT (ft.)			
Front half of the structure	24' flat roof	*24' flat roof	Complies
Rear half of the structure	24' flat roof	*24' flat roof	Complies
STRUCTURES ON SLOPES	3 to 1 and flatter	3 to 1 and flatter	Complies
NON-EXEMPT GRADING (c.y.)	1,000	0	Complies
FENCES/WALLS/HEDGES (ft. in.)			
Retaining Walls	6' single; 12' cumulative	6'	Complies
Front Yard	6'; lower 42" view impermeable	6'; entirely view impermeable	Complies
View Corridors	6' and 100% view permeable	6' and 100% view permeable	Complies
*Inclusive of the top of the railing			

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential parcel. The subject parcel is currently vacant and was part of the Private Property Debris Removal Program, administered by the U.S. Army Corps of Engineers under mission assignment from Federal Emergency Management Agency (FEMA), whereby properties were subject to removal of fire debris, ash, foundations as appropriate, and up to six inches of contaminated soil. Pursuant to the Project Engineering Geologist, "…the proposed improvements will be supported entirely by piers and that no significant grading will be required for the proposed project."

Therefore, the proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. Staff reviewed the City's Cultural Resources Sensitivity Map, which indicated that the project site has a low potential to contain archaeological resources and was previously disturbed for the construction of the existing residence and the location on the beach sand which can be impacted by water and consistent landform changes. Accordingly, no further analysis is necessary. 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 Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices, must be approved by the City Public Works Department. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the proposed development. The system consists of a 3,634-gallon MicroSepTec ES12 with ultraviolet disinfection unit. Consistent with the shoreline development standards of LIP Section 10.4(M), the new OWTS will be located towards the front (north) of the parcel, beneath the proposed residence, and sited as far landward as possible while also meeting the necessary setbacks. A shoreline protection structure will be installed to protect the OWTS with an exterior height of one foot above the VE zone base flood elevation (BFE) of 18 ft. The proposed location of the shoreline protection structure would not extend seaward of a stringline drawn between the nearest adjacent corners of protection structures on the adjacent upcoast and downcoast parcels. The system has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the MMC and the LCP. The proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health

requirements. Conditions of approval have been included in the resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project and 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15303(a) – New Construction. The Community Development 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).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by the Planning Division.

PUBLIC NOTICE: On July 23, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and on July 23, 2026 mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 8).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, the Planning Division recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-35. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-35
2. Project Plans
3. Applicant SMR Findings Analysis
4. PVDs
5. Story Pole Photographs
6. 1976 CCC Lateral Access Easement
7. Department Review Sheets
8. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-35

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-PALISADES FIRE NO. 25-001 TO CONSTRUCT A NEW 3,198 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE, NEW ONSITE WASTEWATER TREATMENT SYSTEM WITH ASSOCIATED SHORELINE PROTECTION STRUCTURE, HARDSCAPING, FIRST AND SECOND FLOOR DECKS, A ROOFTOP DECK, AND ASSOCIATED DEVELOPMENT; INCLUDING STRINGLINE MODIFICATION REVIEW NO. 26-002 FOR MODIFICATION TO THE BUILDING STRINGLINE, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 21844 PACIFIC COAST HIGHWAY (EPIC SUNSETS LLC)

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

SECTION 1. Recitals.

A. In January of 2025, the Palisades Fire destroyed a 1,765 square-foot (sf.), single-family residence and attached garage on the subject parcel.

B. On July 8, 2025, an application for Coastal Development Permit-Palisades Fire (CDPPF) No. 25-001 was submitted to the Planning Division by applicant Anna Mattioli, of Burdge Architects, Inc., on behalf of property owner, Epic Sunsets LLC. Stringline Modification Review (SMR) No. 26-002 was subsequently assigned by the Planning Division to utilize an alternate building stringline for the proposed development. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical and coastal engineering consultant reviewers, City Public Works Department, County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) for review.

C. On June 14, 2026, a Notice of Coastal Development Permit (CDP) Application was posted on the subject parcel.

D. On July 6, 2026, the CDP application was deemed complete for processing.

E. On July 7, 2026, story poles representing the location and height of the proposed building were installed.

F. On July 9, 2026, staff performed a site visit and visually assessed the proposed structure for neighborhood character and public views from scenic roads and viewing areas.

G. On July 23, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

H. On August 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(a) – 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, including the agenda report for the project and the hearing on August 17, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPPF No. 25-001 for construction of a new 2,971 sf., two-story single-family residence with attached two-car garage, new onsite wastewater treatment system (OWTS) with associated shoreline protection structure, hardscaping, first and second floor decks, and a rooftop deck, including SMR No, 26-002 for modification to the building stringline, for a property located in the Single-Family Medium (SFM) zoning district at 21844 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. With the inclusion of the SMR, 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. *That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.*

The proposed project is located in the SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City coastal and geotechnical consultant reviewers, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential beachfront development standards, inclusive of the SMR.

2. *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 and will not adversely impact public access or recreation because adequate access exists nearby. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between

PCH and the beach is located approximately 1,200 ft. (0.23 miles) to the west of the subject parcel at 22030 PCH. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which contains an existing 25 ft. wide lateral public access easement. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing 25 ft. wide lateral public access easement. Although there is an existing 25 ft. recorded lateral access easement (recorded by the California Coastal Commission in 1976) at the southerly end of the property, located, "…25 feet in width measured landward from the line of the mean high tide line of the Pacific Ocean…in no case…nearer than 5' to the proposed development", as noted on the recorded easement. This lateral access easement is also depicted on the LCP Public Access Map. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

3. *The project is the least environmentally damaging alternative.*

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The applicant evaluated a range of feasible alternatives, including not redeveloping after the Palisades Fire, alternative building locations, application of the unmodified building stringline, reduced-scale and single-story development, increased building height and massing, alternative deck configurations, and alternative OWTS and shoreline protection designs. The analysis concludes that the subject property is constrained by numerous physical and regulatory requirements, including the beachfront setback and stringline standards of LIP Section 3.6(G)(3), coastal flood hazard requirements of LIP Chapter 9, shoreline hazard standards of LIP Chapter 10, OWTS siting requirements of LIP Chapter 18, and applicable development standards governing height, parking, fire access, and visual resources. Collectively, these constraints establish a limited development envelope, and the alternatives analysis demonstrates that relocating or substantially reducing the project would either conflict with applicable LCP requirements or fail to provide a functional single-family residence, while increased height or massing would result in greater visual impacts.

The proposed project mostly reoccupies the footprint of the residence destroyed during the 2025 Palisades Fire, minimizes grading and landform alteration, maintains compliance with applicable height and visual resource standards of LIP Chapter 6, addresses coastal hazards consistent with LIP Chapters 9 and 10, and incorporates the minimum stringline modification and shoreline protection necessary to accommodate a LCP and MMC compliant residence and OWTS. Consistent with the alternatives analysis and the policies of the Malibu LCP requiring development to avoid or minimize impacts to coastal resources while siting improvements as far landward as feasible, there is no other feasible alternative that would substantially lessen environmental impacts while remaining consistent with the certified LCP.

The proposed project does not include any other development, including brush clearance or vegetation, and the proposed scope of work has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City coastal engineering and geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the LACFD, and WD29. The project is consistent with the SFM land use and zoning

designations. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. *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 explain why it is not feasible to take the recommended action.*

The subject parcel is not in a designated Environmental Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Modification Request from LIP Sections 10.4(G) and 3.6(G)(3) – Building Stringline Modification (LIP Section 13.27.5)

LIP Section 13.27.5(B) requires that the City makes seven findings for a SMR. Three additional findings are required pursuant to MMC Section 17.72.100(C) for a SMR. However, the language used in these findings replicates those of three findings contained within LIP Section 13.27.5(B); therefore, these duplicate findings need not be listed. The project includes a SMR which would modify the building stringline to be taken from the nearest corner of the immediately adjacent upcoast (west) parcel, at 21848 PCH (as it existed pre Palisades Fire), to the nearest corner of the next downcoast (east) parcel, at 21836 PCH (as it existed pre Palisades Fire). The modified building stringline for the proposed residence will be representative of the surrounding parcels and will be oriented 10 feet landward of the prevailing stringline for parcels located within a 200 ft. radius. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SMR No. 26-002 are made as follows.

1. *That the project is consistent with the policies of the Malibu LCP.*

The proposed stringline modification is consistent with the policies and provisions of the LCP. Pursuant to LIP Section 13.27.1(B)(3), where the nearest adjacent structure is not representative of the established development pattern, the decision-maker may select an alternate stringline endpoint from the next upcoast or downcoast parcel. In this case, the applicant proposes to establish the eastern endpoint using the nearest adjacent corner of the residence located immediately east of 21840 PCH. This approach results in a building stringline that more accurately reflects the established pattern of development along this stretch of coastline and avoids an anomalous result created by the unusually large deck on the adjacent parcel.

The Governor of California issued Executive Order N-20-25 which suspends the California Coastal Act, and subsequently the City's LCP, from a like for like plus 10 percent rebuild provided that the rebuilt beachfront structure does not extend further seaward than its place originally prior to the Palisades Fire. As such, both the parcels being used for the building stringline modification (west 21840 PCH and east 21836 PCH) are allowed to return to the most seaward point on the beach they were before the fire, but not anymore further seaward, which is why the stringlines are being taken from those previous structures' points. The next currently existing upcoast parcel is 10 parcels east of the subject lot at 21932 PCH and the next currently existing downcoast parcel is seven parcels to the west at 21808 PCH. This area of Carbon Beach, between 21932 PCH and

21808 PCH, heads consistently downcoast at a south easterly direction before beginning to curl back north easterly right at the currently existing 21808 PCH parcel. The strict application of the stringline rules set forth in the LIP and MMC would be to take the stringline from the currently existing structures, creating a great distance and angle that is not consistent with stringline applications of past. Typically, the stringlines being used for beachfront development are within the adjacent area of the subject site, within 1-3 parcels on either side.

The modified stringline remains landward of the existing deck stringline, maintains the required 10 ft. setback from the MHTL, will lie approximately 10 ft. landward of the prevailing stringline for parcels located within a 200 ft. radius, and is not expected to adversely affect public access. The modified stringline remains consistent with the applicable shoreline development standards and public access policies of the LCP.

2. *That the project does not adversely affect neighborhood character.*

The modified stringline will not adversely affect the character of the surrounding neighborhood. Rather, the request results in a building stringline that is more consistent with the established pattern of residential development along this portion of the coastline. Use of the immediately adjacent deck (as it existed pre Palisades Fire) as the stringline endpoint would create an atypical building line because the neighboring parcel contained an unusually large deck that extended substantially farther seaward than the associated residence. By utilizing the alternate endpoint authorized by LIP Section 13.27.1(B)(3), the resulting building stringline more accurately reflects the location of surrounding residential structures and maintains visual consistency with adjacent (pre Palisades Fire) development. Accordingly, approval of the request would not alter the existing neighborhood character or establish an inconsistent pattern of development.

3. *The proposed project complies with all applicable requirements of state and local law.*

The subject parcel is zoned SFM and is surrounded by parcels under the same zoning classification. LIP Chapter 3.B. states that the purpose of the SFM Zone is intended for single family residential beachfront development. The proposed project complies with the applicable provisions of the California Coastal Act, the certified LCP, and the MMC. The requested stringline modification is specifically authorized by LIP Section 13.27.1(B)(3), which provides flexibility in selecting an alternate stringline endpoint when warranted by existing site conditions. As conditioned, the project continues to comply with applicable shoreline setback requirements, public access standards, and all other relevant development regulations.

4. *The development will not be closer to the ocean than a structure of the same type on either adjacent property or a structure used in the stringline determination.*

The residence will not be located farther seaward than the structure used in establishing the modified building stringline. The building envelope remains landward of the existing deck stringline and does not extend seaward of the residence utilized in the stringline determination. Accordingly, the requested modification does not authorize development closer to the ocean than the adjacent structure or surrounding pattern of beachfront development.

5. *The development will not result in conferring a privilege not enjoyed by an adjacent structure.*

Approval of the proposed stringline modification will not confer a special privilege upon the

subject parcel. The request utilizes the same alternate stringline endpoint that would be available to the immediately adjacent parcel under the same provisions of LIP Section 13.27.1(B)(3). The modified stringline reflects a consistent application of the LCP's stringline methodology and does not provide the subject parcel with development rights or siting opportunities unavailable to similarly situated coastal parcels.

6. *Strict compliance with the requirements of Section 3.6.G (3) of the LIP would deprive the property owner of reasonable use of the structure or a use which is enjoyed by one or more adjacent structures.*

The subject parcel is zoned SFM and a replacement beachfront residence is proposed due to the 2025 Palisades Fire destroying the previously existing residence. Strict application of the standard stringline methodology would produce an irregular design of the residence because the immediately adjacent parcel (as it existed pre Palisades Fire) contains an atypical large deck that does not accurately represent the location of the principal residential structures along this segment of coastline. Requiring the building stringline to be established from that deck would unnecessarily restrict the reasonable placement of the proposed residence despite the availability of an alternate endpoint expressly authorized by LIP Section 13.27.1(B)(3).

The requested modification allows the building stringline to be established using the same reference point that would be utilized by the residence immediately to the east, thereby maintaining consistency with the established pattern of development while preserving the property owner's reasonable use of their property. The request does not seek additional development rights beyond those contemplated by the LCP but instead results in a more representative and equitable application of the stringline provisions.

7. *The project provides maximum feasible protection to public access, as required by Chapter 12 of the LIP.*

The subject parcel was previously developed for residential use and a replacement residence is being proposed. The requested stringline modification provides maximum feasible protection of public access consistent with LIP Chapter 12 because the modified building stringline remains landward of the existing deck stringline, maintains the required 10 ft. MHTL setback, does not extend farther seaward than surrounding residential development, and would not encroach into the existing 25 ft. wide lateral public access easement on the subject parcel. As designed, the project does not encroach into areas identified for public access, interfere with existing or potential lateral shoreline access (per an existing easement established by the California Coastal Commission in 1976), or adversely affect public use of the beach. Accordingly, the proposed modification is consistent with the public access policies of the LCP while allowing a building stringline that more accurately reflects the established development pattern along this portion of the coastline.

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

No ESHA or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 300 ft. inland to the northeast of the subject parcel on the opposite side of PCH and behind existing development at the intersection of Carbon Canyon Rd and PCH. Therefore, the findings of LIP Section 4.7.6 do not apply.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject parcel is visible from Carbon Beach, an LCP designated scenic area, and PCH, an LCP designated scenic road. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

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

The proposed project will not result in significant adverse impacts to scenic or visual resources. The proposed residence is located on a previously developed beachfront parcel and is designed to comply with the applicable development standards of LIP Chapter 6, including maximum building height, building massing, architectural treatment, exterior materials, and protection of public ocean views. The residence has been articulated to reduce the perception of bulk, incorporates muted earth-tone materials and non-reflective glazing, and provides the required side-yard view corridors that preserve intermittent public ocean views from PCH.

The visual simulations prepared from multiple public vantage points along PCH and Carbon Beach demonstrate that the proposed residence would be compatible with the previously established pattern and scale of beachfront residential development and would not introduce a visually dominant element within the scenic corridor. Accordingly, the project is consistent with the scenic and visual resource protection policies of LIP Sections 6.4 and 6.5 and will not result in significant adverse scenic or visual impacts due to its design, location, or scale

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

As conditioned, the proposed project will not result in significant adverse scenic or visual impacts. Conditions of approval require the project to be constructed in accordance with the approved plans and elevations and require continued compliance with all applicable provisions of the LCP relating to building height, exterior materials, glazing, lighting, landscaping, and protection of public view corridors. These conditions ensure that the residence remains visually compatible with surrounding beachfront development while minimizing glare, nighttime lighting, and visual contrast within the scenic coastal corridor.

The proposed project will protect public views from PCH and Carbon Beach, minimize visual impacts associated with building mass, and remain consistent with the scenic resource policies contained in LIP Chapter 6. As conditioned, the proposed residence would be providing two public view corridors to the ocean from PCH on each side of the structure. With the inclusion of the two public view corridors, the project, as conditioned results in a benefit to the public's visual accessibility of the ocean.

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

As described in Finding A.3, the proposed project represents the least environmentally damaging feasible alternative with respect to scenic and visual resources. The applicant evaluated a range of alternatives, including reduced building height, alternative building massing, relocation of the building footprint, and reductions in the second story. The analysis demonstrates that the project is constrained by numerous physical and regulatory requirements, including the beachfront setback and stringline standards of LIP Chapter 3, scenic resource standards of LIP Chapter 6, Federal Emergency Management Act (FEMA) flood elevation requirements, and other applicable LCP development standards. Collectively, these constraints establish a limited development envelope within which the residence must be designed.

The proposed residence minimizes visual impacts through compliance with the maximum permitted building height, articulated building mass, provision of required side-yard public view corridors, and use of visually compatible materials. Based upon the alternatives analysis and the site's physical and regulatory constraints, there is no other feasible design that would substantially reduce impacts to scenic and visual resources while remaining consistent with the LCP and applicable fire rebuild, floodplain, and building requirements.

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

As described in Finding E.3, the proposed project will result in less than significant impacts on scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map, and is over 300 ft. from the nearest mapped ESHA. As designed and location, the project ensures compliance with the sensitive resource protection policies in the LCP.

F. Transfer of Development Credit (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City coastal engineer and geotechnical consultant reviewers, WD29, and LACFD. The required findings are made as follows.

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

The applicant submitted a geotechnical engineering report prepared on June 3, 2025, by Earth Systems Pacific, with a subsequent addendum prepared on December 23, 2025. This report and addendum are on file at City Hall. The report evaluates site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, and slope stability. The project site does not fall within a currently designated California Geological Survey (CGS) Earthquake Fault Rupture Hazard Zone, nor within a slope hazard zone, but does fall within a liquefaction hazard zone. However, the proposed residence will be supported by deep piles/piers extending into bedrock in order to bypass the liquefiable upper soils. The project site is located within the FEMA VE Special Flood Hazard Area with a determined Base Flood Elevation (BFE) of +18 feet. The lowest finished floor elevation for the existing residence is +23.22 feet North American Vertical Datum (NAVD), ensuring that the proposed residence will be located above the BFE. Additionally, the existing development is sited approximately 55 ft., 6 inches landward, at its closest point, of the MHTL. The proposed residence has been designed in accordance with current California Building Code seismic standards. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City coastal engineer and geotechnical and coastal engineering consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will not increase the instability from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified coastal engineer, engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with 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 included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As described in Finding G.1, 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, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As described in Findings A.3 and G.1, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development The project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division City Biologist, City Environmental Health Administrator, City Public Works Department, City coastal engineering and geotechnical consultant reviewers, and LACFD.

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

As discussed in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

H. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of PCH along the shoreline. The Shoreline and Bluff Development Chapter governs those CDP applications that include development on a parcel located along the shoreline as defined by the LCP. The required findings are made as follows.

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

As described in Finding A.2, the project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the CCT is oriented on the subject parcel. Vertical public access between PCH and the beach is located approximately 1,200 ft. (0.23 miles) to the west of the subject parcel at 22030 PCH. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL, including the subject parcel which includes an existing 25 ft. wide lateral public access easement. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing 25 ft. wide lateral public access easement. Additionally, the proposed project will not extend further seawards than the previously existing development (inclusive of the deck) and would not impede the ability of the public to reach and use public tidelands and coastal resources in the vicinity of the project site. Therefore, the proposed project is not anticipated to have any significant adverse impacts to public access.

Regarding shoreline sand supply, the proposed project is a replacement residence (following the 2025 Palisades Fire) that will not extend further seaward than the existing development. Although a shoreline protection structure in the form of a seawall is proposed as protection for the new OWTS, LIP Section 10.4.K states, "Shoreline and bluff protection structures shall not be permitted to protect new development, except when necessary to protect a new septic system and there is no feasible alternative that would allow residential development on the parcel. Septic systems shall be located as far landward as feasible." To that end, there is no feasible alternative for the proposed OWTS and the project meets this section of the LIP. The proposed location of the shoreline protection structure would not extend seaward of a stringline drawn between the nearest adjacent corners of protection structures on the adjacent upcoast and downcoast parcels. Further, the City coastal engineering consultant reviewers have reviewed and approved the proposed project subject to conditions, including a deed restriction consistent with LIP Section 10.6(A) which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

The wave uprush studies contained within the Coastal Engineering Report, prepared by David C. Weiss, Structural Engineer and Associates, Inc., dated February 10, 2025, demonstrate that the proposed development has been designed to accommodate anticipated coastal hazards without resulting in significant adverse impacts on public access, shoreline sand supply, or other coastal resources. The report evaluates design storm wave conditions, wave uprush elevations, and beach profile conditions to establish appropriate foundation elevations and protective measures, while concluding that the proposed development will not adversely affect the design beach profile or long-term sand supply. The report further concludes that adequate lateral public beach access will remain available landward of the historic MHTL, even under severe storm conditions, and that the project incorporates appropriate engineering measures to minimize coastal hazard risks without adversely affecting coastal resources. Accordingly, the wave uprush analysis supports the finding that the proposed project will have no significant adverse impacts on public access, shoreline sand supply, or other coastal resources.

Given the landward location of the proposed development, relative to the previously existing footprint (including the destroyed deck), and the necessity of the OWTS related seawall, the proposed development, as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to its location on the site.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.*

As discussed in Finding H.1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As discussed in Finding A.2 and H.1, 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. *In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

As described in Finding H.1, a seawall is proposed as a shoreline protection structure for the new OWTS and its proposed location is the most landward siting possible, which is consistent with LIP Section 10.4.K. The proposed location of the shoreline protection structure would not extend seaward of a stringline drawn between the nearest adjacent corners of protection structures on the adjacent upcoast and downcoast parcels. To that end, there is no feasible alternative for the proposed OWTS, which is necessary for the construction of a replacement single-family residence for which the parcel is zoned for, and the project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

I. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel already provides lateral access via an existing 1976 California Coastal Commission (CCC) easement at the south of the parcel. Vertical public access is provided approximately a third-of-a-mile to the west at 22030 PCH.
B. Blufftop Access – The subject parcel is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the shoreline route of the CCT is oriented on the subject parcel. Lateral public beach access exists along the wet sand area of the beach, as well as the 25 ft. wide lateral easement on the subject parcel which allows public use of lands seaward of

the MHTL and provides public access along and parallel to the sea and shoreline. Therefore, no condition for trail access is warranted.

D. Recreational Access – The subject parcel already provides lateral access via a 25 ft. wide lateral access easement and vertical public access is provided approximately a third-of-a-mile to the west at 22030 PCH. Therefore, no condition for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required

J. Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPPF No. 25-001 and SMR No. 26-002, 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 project described herein. The scope of work approved includes:

Construction

a. 2,459 sf. two-story single-family residence, 24 ft. (inclusive of the top of the railing) in height for a flat roof;
b. 512 sf. attached two-car garage;
c. 227 sf. carport;
d. 380 sf. first floor deck with spa;
e. 203 sf. second floor deck;
f. 20 sf. second floor balcony;
g. 388 sf. rooftop balcony;

h. Retaining walls;
i. Retractable beach access stairs;
j. New OWTS;
k. Shoreline protective structure for OWTS; and
l. Hardscaping.

Discretionary Request

m. SMR No, 26-002 for modification to the building stringline, whereby the stringline would be taken from the nearest adjacent corner of the closest (pre-existing) upcoast dwelling at 21848 PCH to the nearest adjacent corner of the next closest (pre-existing) downcoast dwelling at 21836 PCH.

Proposed Total Development Square Feet

Residence:		2,459 sf.
Attached Garage:		512 sf.
Carport:		227 sf.
	Total:	**3,198 sf.**

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **July 21, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The CDP shall 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. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

8. All development shall conform to requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, City coastal engineering and geotechnical consultant reviewers, City Public Works Department, WD29 and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. 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 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.

11. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit.

Cultural Resources

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

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

Lighting

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

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;

c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

15. Night lighting for sports courts or other private recreational facilities shall be prohibited.

16. 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.

17. 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 or the beach in excess of one foot-candle is prohibited.

18. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

19. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

20. No lighting can exceed 18 feet in height except as required by the California building code.

21. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

22. Up-lighting of landscaping is prohibited.

Fencing and Walls

23. The height of fences and walls shall comply with LIP Section 3.5.3(A)..

24. Any above-ground equipment 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).

Public View Corridor

25. Pursuant to LIP Section 6.5(E)(2)(e) and in order to ensure the protection of scenic and visual resources, the applicant is required to maintain:

a. A public view corridor to the ocean from PCH for a minimum width of 4 ft. adjacent at both the eastern and western property lines (8 ft. cumulatively) extending the length of the parcel.
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 CDP and the Coastal Act and be subject to all civil and criminal remedies.

Construction/Framing

26. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

27. A construction staging plan shall be reviewed and approved by the Building Official prior to plan check submittal.

28. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

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

30. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
b. Grading activities shall be planned during the southern California dry season (April through October).
c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

31. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign off on framing.

32. The applicant/property owner shall obtain all required permits, including approval for mechanized equipment to access to the beach, from Beaches and Harbor prior to commencement of construction.

33. The applicant/property owner shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

34. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on State highways, the applicant / property owner is required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

35. The project is visible from a scenic road and public viewing area; therefore, the project 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 Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

36. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

37. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Waste Management

38. 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.

39. 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.

Biology/Landscaping

40. 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 500/2,500 sf. or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

41. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five 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 two business days of completion of surveys.

42. 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. Up-lighting is prohibited. Lighting if the shore is prohibited.

Environmental Health

43. Final project plans and cross sections must show the proposed OWTS, including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

44. All 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.

    Architectural Plans:

    a. The final architectural plans must show 4 bedrooms and 41 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.
    b. Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.
    c. The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted
    d. The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final

architectural plan set.

45. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC 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 OWTS plot plan shall show essential features of the OWTS 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).

46. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

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

    a. The bottom of the proposed dispersal field shall have a minimum of two ft. temporary vertical clearance to groundwater and four feet permanent vertical clearance to groundwater. With temporary and permanent groundwater elevations of +6.4 ft. and +8.2 ft., respectively, the bottom of the dispersal field shall be no lower than elevation +10.4 ft.
    b. According to the Ensitu plans dated 6-11-2025, the treatment tank will be placed below the temporary and permanent groundwater levels. Please provide an anchorage plan with supporting calculations for Building Safety review and approval
    c. 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;
    d. Sewage and effluent pump design calculations (as applicable).
    e. 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;

f. 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

g. 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 Division.

48. 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 MMC.

49. 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."

50. Proof of Ownership: Proof of ownership of subject property shall be submitted to the City Environmental Health Administrator.

51. All Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) 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 which the Table 15.42.030(E) setback is reduced. Construction drawings submitted for plan check must show OWTS components in relation to those structures from which the setback is reduced. All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in Table 15.42.030(E)) 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 setbacks to the wastewater system. In this case, the engineer must include in his/her 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 Safety Division plan check. The wastewater plans and the construction plans must be specifically referenced in all certification letters.

52. The final OWTS plans shall include the Conditions of Approval sections of the resolution. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

53. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

54. Maintenance Contract: 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 onsite wastewater disposal system after construction shall be submitted. Note only original wet signature documents are acceptable.

55. Advanced OWTS Covenant: 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 MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

56. A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private

sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Community Development Department.

57. Storm Water Pollution Prevention Plan (S.W.P.P. Plan): A S.W.P.P. Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

58. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

59. Final approval by the City coastal engineering and geotechnical consultant reviewers, City Public Works Department and City Planning Division shall be submitted to the City Environmental Health Administrator.

60. A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specification.

61. Operating Permit Application and Fee: In accordance with MMC, 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.

62. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

Geology

63. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers 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 consultant reviewers prior to the issuance of permits.

64. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal, and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Spa/Mechanical Equipment

65. Onsite noise, including that which emanates from a spa and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

66. Spa and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

67. All spas/swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

68. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries).

69. Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

70. 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. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Fire Department/Fuel Modification

71. The project shall receive LACFD approval of a Final Fuel Modification Plan prior to the issuance of final building permits.

72. The project is required to have an interior automatic sprinkler system.

Street Improvements

73. This project proposes new improvements or to work 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.

Grading/Drainage/Hydrology

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

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	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 BMPs shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

75. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. 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 WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

a. Site Design Best Management Practices (BMPs):
b. Source Control BMPs;
c. Treatment Control BMPs that retain on-site 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 BMPs for the expected life of the structure;
f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
g. Measures to treat and infiltrate runoff from impervious areas;
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 measure installed during construction prior to the issuance of grading or building permits; and
i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior 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 Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

76. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

77. The proposed spa is located within a SFHA, Zone VE, EL 18'. The proposed spa must be elevated above one foot above the base flood elevation (BFE), the structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. All pool equipment shall be placed above the BFE. A professional engineer must certify by that these standards have been satisfied.

78. The proposed septic system is located within a SFHA, Zone VE, EL 18'. The proposed septic system shall be designed to eliminate infiltration of flood waters into the system and discharges from the system into flood waters. The septic system shall be located to avoid impairment or contamination during flooding. The septic system shall be buried below the expected depth of erosion and scour. The tank shall be anchored to prevent a buoyancy failure. Septic system tanks must not be structurally attached to building foundations. All septic lines shall be protected from water and debris damage. Riser lines shall be located on the landward side of a pile or other vertical structural member or inside an enclosure designed to withstand the forces from the event.

79. Beach Access Stairs: The proposed access stairs are located within a SFHA, Zone VE, EL 18' and are subjected to City and FEMA regulations. Stairs must be designed and constructed to either:

    a. Break away during base flood conditions without causing damage to the building or its foundation.
    b. Resist flood loads and remain in place during the base flood. If this option is selected, the elevated building and its foundation must be designed to resist any flood loads that are transferred from the stairs to the building. Provide design calculations that the access stairs are designed to resist hydrostatic and hydrodynamic loads.

    During flooding, flood forces often move the stairs and can separate them from point of attachment. When this occurs, the stairs become debris and can cause damage to nearby structures. The debris shall not cause any damage to adjacent structures. Provide wave uprush analysis that discusses the impact to adjacent structures, including future structures.

80. Prior to the issuance of any Grading or Building permits, the applicant shall notify the Public Works Department to take this action to City Council to obtain a variance.

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

Coastal Engineer

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

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

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

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

86. 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.

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

88. 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.

Water Service

89. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from Los Angeles County WD29 to the Planning Division indicating the ability of the property to receive adequate water service.

Prior to Occupancy

90. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

91. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development 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.

92. 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.

Site Specific Conditions

93. For development on beachfront parcels, beach access stairs shall maintain a 3 ft. setback from all parcel lines unless stairs are located behind the most landward point end of bulkhead.

Deed Restrictions

94. 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 Division prior to final Planning approval.

95. 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 the Planning Division prior to final planning approval.

96. The property owner is required to acknowledge, by the recordation of a deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Division for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect existing structures located on the site, in their present condition and location, including the septic disposal system and that any future development on the subject site landward of the subject shoreline protection structure including changes to the foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new structure shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor in nature or otherwise do not affect the need for a shoreline protection structure.

97. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14-22. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

Fixed Conditions

98. This CDP shall run with the land and bind all future owners of the property.

99. 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 17th day of August, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, 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. 246.

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.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-35 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of August, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

SINGLE FAMILY RESIDENCE REBUILD

CDPPF 25-001

21844 PACIFIC COAST HWY, MALIBU CA 90265

July 21, 2026

ABBREVIATIONS

ADDITIONAL	ADD'L.	MANUFACTURE	MFR.
ADJUSTABLE	ADJ.	MANUFACTURER'S	MFR'S.
ABOVE FINISHED FLOOR	A.F.F.	MATERIAL	MATL.
ABOVE RAISED FLOOR	A.R.F.	MAXIMUM	MAX.
AIR CONDITIONING	A/C.	MECHANICAL	MECH.
ALTERNATE	ALT.	METAL	MTL.
ARCHITECT (URAL)	ARCH.	MINIMUM	MIN.
AREA DRAIN	A.D.	MISCELLANEOUS	MISC.
BLOCKING	BLKG.	NEW	(N)
BOARD	BD.	NORTH	N
BUILDING	BLDG.	NOT IN CONTRACT	N.I.C.
		NOT TO SCALE	N.T.S.
CABINET	CAB.	NUMBER	NO. OR X
CEILING	CLG.		
CENTER	CTR.	ON CENTER	O.C.
CENTER LINE	C.L.	OUTSIDE DIAMETER	O.D.
CERAMIC TILE	C.T.	OPENING	OPG.
CLEAR	CLR.		
CONCRETE	CONC.	PAIR	PR.
CONCRETE MASONRY UNIT	C.M.U.	PERFORATED(ED)	PERF.
CONSTRUCTION	CONST.	PIECE/PIECES	PC./PCS.
CONTINUOUS	CONT.	PLANTER AREA	P.A.
CONTROL JOINT	C.J.		
		QUANTITY	QTY.
DIAMETER	D.I.A..		
DIMENSION	DIM.	RADIUS	RAD.
DOUBLE	DBL.	REFERENCE	REF.
DOUBLE HUNG	D.H.	REFRIGERATOR	REFRIG.
DOWN	DN.	REINFORCE/REINFORCING	REINF.
DRAWING	DWG.	REQUIRED	REQ.
		RETURN AIR	R.A.
ELECTRIC	ELECT.	ROUGH OPENING	R.O.
ELECTRIC PANEL	ELECT. PNL.		
ELEVATOR	ELEV.	SHEET	SHT.
ENCLOSURE	ENCL.	SIMILAR	SIM.
ENGINEER	ENGR.	SOUTH	S
EQUAL	EQ.	SMOKE DETECTOR	S.D.
EQUIPMENT	EQUIP.	SPEAKER	SPKR.
EXISTING	EXIST.	SPECIFICATIONS	SPECS.
EXTRUDE OR EXTRUSION	EXTR.	SPRINKLER HEAD	S.H.
		SQUARE	SQ.
FABRICATE(ED)	FAB.	STAINLESS STEEL	S.S.
FINISH	FIN.	STANDARD	STD.
FIXTURE	FIXT.	STEEL	STL
FLOOR	FL.	STRUCTURAL	STRUCT.
FLUORESCENT	FLUOR.		
FOOT	FT.	TELEPHONE	TEL.
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEVISION	TV
FURNISH(ED)	FURN.	TEMPORARY	TEMP.
FURRING	FUR.	TONGUE AND GROOVE	T. & G.
		TYPICAL	TYP.
GALVANIZED	GALV.		
GAUGE	GA.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND	GRND.		
GYPSUM BOARD	GYP. BD.	VERTICAL	VERT.
		VINYL COMPOSITION TILE	V.C.T.
HEIGHT	HT.		
HOLLOW METAL	H.M.	WITH	W/
HORIZONTAL	HORIZ.	WITHOUT	W/O
HOT WATER	H.W.	WOOD	WD.
INSIDE DIAMETER	I.D.		
JOINT	JT.		

SYMBOL LEGEND

- NORTH ARROW
- TRUE NORTH ARROW
- INTERIOR ELEVATION FLAG
- TYP. DOOR SCHEDULE SYMB.
- TYP. WINDOW SCHEDULE SYMB.
- ELEVATION DATUM
- BUILDING ELEVATION/ SECTION
- WALL SECTION
- TYP. ELEVATION VIEW DETAIL CALL OUT
- TYP. PLAN VIEW WALL DETAIL CALL OUT
- TYP. PLAN VIEW DETAIL CALL OUT
- NORTH ARROW
- INTERIOR ELEVATION FLAG
- TYP. DOOR SCHEDULE SYMB.
- TYP. WINDOW SCHEDULE SYMB.
- ELEVATION DATUM
- EMERGENCY EGRESS
- GRID LINE SYMB.
- WOOD FRAME
- CONCRETE
- CMU
- STONE

VICINITY MAP



PROJECT TEAM

ARCHITECT :
BURDGE ARCHITECTS, INC
24911 PACIFIC COAST HIGHWAY,
MALIBU, CA 90265
P: (310) 456-5905
CONTACT: ANNA MATTIOLI, PMP

SURVEYOR:
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347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
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CYNTHIA DE LEON, PE

COASTAL ENGINEER
DAVID C. WEISS
STRUCTURAL ENGINEERS & ASSOCIATES
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GEOLOGY AND SOIL ENGINEERS:
EARTHSYSTEMS.
2122 EAST WALNUT STREET, SUITE 200
PASADENA, CA 91107
P: (626) 356-0955
CHRISTOPHER ALLEN, PG, CEG

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TUCHSCHER ENGINEERING GROUP, INC.
5318 E. 2ND ST #539
LONG BEACH, CA 90803
P: (310) 613-9980
JAMES TUCHSCHER, P.E.

OWTS ENGINEER:
ENSITU ENGINEERING, INC.
7475 CARMELITA AVE.
ATASCADERO, CA 93422
P: (805) 772-0150
JOHN YAROSLASKI, PE

MEP ENGINEER:
TBD

CIVIL ENGINEER
TBD

INTERIOR DESIGNER:
TBD

REQ'D HERS FEATURES / SPECIAL FEATURES

- PV SYSTEM: 3KWDC
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- MINIMUM AIRFLOW
- VERIFIED SEER / SEER 2
- FAN EFFICACY WATTS / CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED CAPACITY
- DUCT LEAKAGE TESTING
- DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE CONFIRMED BY DUCT LEAKAGE TESTING
- PIPE INSULATION, ALL LINES

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ENERGY CODE (CEnC)
2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
2022 CALIFORNIA PLUMBING CODE(CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2023 LA COUNTY BUILDING CODE (LABC 2020) & amendments to the 2019 California Codes listed above.

LOCAL MALIBU MUNICIPAL CODE

SCOPE OF WORK

REBUILD OF A SINGLE FAMILY RESIDENCE DESTROYED BY THE 2025 PALISADES WILDFIRE.

THE REBUILT INCLUDES:

- 2,971 S.F. TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CARS GARAGE AND ROOF TOP DECK
- (1) ONE CAR CARPORT
- (2) TWO DECKS AT OCEAN SIDE
- HARDSCAPE INCLUDING DRIVEWAY, RAMP AND STAIRS
- TWO UNENCLOSED GUEST PARKING
- (2) TWO 6'H SIDE GATES
- FIRE PIT AT ROOF TOP DECK
- EXTERIOR LIGHTING
- SITE RETAINING WALL
- NEW SEAWALL
- NEW OWTS
- SOLAR PANELS
- EXTERIOR WILDFIRE PROTECTION SYSTEM

DISCRETIONARY SUBMITTAL:
*1 STRINGLINE MODIFICATION REQUEST

DEFERRED SUBMITTAL

DEFERRED SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM & FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THEY HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING OR STRUCTURE. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:

- INTERIOR FIRE SPRINKLERS

PROJECT DATA

PROJECT ADDRESS:	21844 PACIFIC COAST HWY, MALIBU CA 90265
OWNER:	EPIC SUNSETS, LLC
APPLICANT:	BURDGE ARCHITECTS, INC.
A.P.N:	4451-004-017
LEGAL DESCRIPTION:	SEE SURVEY, BENCHMARK (NAVD88)
LAND USE ZONING:	SFM
FEMA ZONE:	VE -18
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	2
FIRE ZONE:	VHFHSZ
SPRINKLERS:	YES (Sprinklers required per LACo. Fire Department Requirement)
SEWAGE:	OWTS REQUIRED
GROSS AREA:	± 5,189 SF (0.119 Ac.)
NET AREA:	N/A
EASEMENTS:	SEE SURVEY
AREA 1:1:	N/A
LOT WIDTH:	40'
LOT DEPTH:	± 129'

SETBACKS:

FRONT YARD SETBACK CALCULATION:
ADJACENT NEIGHBOR 1 FYSB: 0.28'
ADJACENT NEIGHBOR 2 FYSB: 0.8'
AVERAGE: (0.28+0.8)/2 = **0.5'**

	ALLOWED	PRE-EXISTING	PROPOSED
FRONT	AVERAGE 0.5'	2.42'	3'
EAST SIDE	4'	0.68'	4'
WEST SIDE	4'	3.46'	4'
REAR	STRINGLINE	STRINGLINE	STRINGLINE*1

VIEW CORRIDORS:

LOT WIDTH(10%)= SPLIT VIEW CORRIDOR WIDTH
40'(10%)= **4'**

HEIGHT LIMIT:

OCEAN SIDE	25'	23'	25'
PCH FROM C.L.	24'	23'	24'

PARKING:

	REQUIRED	PRE-EXISTING	PROPOSED
ENCLOSED:	TWO (2)	ONE (1)	TWO (2)
UNENCLOSED:	TWO (2)	TWO (2)	TWO (2)
TOTAL:	FOUR (4)	FOUR (3)	FOUR (4)

TOTAL PROPOSED: FOUR (4) PARKING SPACES

PROJECT DATA (CONT.)

PROPOSED FLOOR AREA :

PROPOSED ENCLOSED AREA 2,971 S.F.
PROPOSED COVERED AREA (CARPORT) 227 S.F.

BREAKDOWN FLOOR AREA :

ENCLOSED FLOOR AREA		
		Measured Area
1	2-CAR GARAGE	512
1	FIRST FLOOR	897
2	SECOND FLOOR	1,562
		2,971 ft²

UNENCLOSED AREAS		
		Measured Area
1	1-CAR CARPORT	227
1	DECK - 1ST FL	380
2	DECK - 2ND FL OCEAN SIDE	203
2	ROOF- 2ND FL - STREET SIDE	20
3	ROOF TOP DECK	388
3	STAIRS TO ROOF TOP DECK	73
		1,291 ft²

IMPERMEABLE AREAS:

N/A, NO MAX IMPERMEABLE AREA REQUIREMENT FOR BEACHFRONT PROPERTIES

SHEET INDEX

COVER SHEET		
	G-0.1	COVER SHEET
STANDARD NOTES		
	G-1.1	STANDARD NOTES
	G-1.2	CAL GREEN NOTES
	G-1.3	CAL GREEN NOTES
	G-1.4	TYPE V NOTES
	G-1.5	TYPE V NOTES CONT'D
	G-1.6	TYPE V NOTES CONT'D
SURVEY		
	G-2.1	SURVEY ORIGINAL SITE
ENERGY REPORTS		
	G-3.1	ENERGY REPORT
	G-3.2	ENERGY REPORT
SITE PLAN & DIAGRAMS		
	A-0.1	SITE PLAN OVERALL
	A-0.2	DIAGRAM - AREAS
	A-0.3	EXTERIOR LIGHTING PLAN
	A-0.4	FIRE DEPT. ACCESS PLAN
PLANS		
	A-1.1	PROPOSED FOUNDATION AREA PLAN
	A-1.2	PROPOSED FIRST FLOOR PLAN
	A-1.3	PROPOSED SECOND FLOOR PLAN
	A-1.4	PROPOSED ROOF PLAN
ELEVATIONS		
	A-2.1	EXTERIOR ELEVATIONS NORTH AND EAST
	A-2.2	EXTERIOR ELEVATIONS SOUTH AND WEST
SECTIONS		
	A-3.1	BUILDING SECTION A AND B
	A-3.2	BUILDING SECTION C AND D
	A-3.3	BUILDING SECTIONS E AND F
	A-3.4	BUILDING SECTIONS G, H AND J
DETAILS		
	A-5.1	ARCH. DETAILS - WALLS
	A-5.2	ARCH. DETAILS - FLR/CLG ASSEMBLIES
	A-5.3	ARCH. DETAILS - OPENINGS
	A-5.4	ARCH. DETAILS - CIRCULATION
	A-5.5	ARCH. DETAILS - MISC.
	A-5.6	ARCH. DETAILS - ROOF
	A-5.7	ARCH. DETAILS - ROOF - CARLISE TPO
DOORS & WINDOWS		
	A-6.1	DOOR AND WINDOW SCHEDULE
REFLECTED CEILING PLANS		
	A-7.1	FIRST AND SECOND FLOOR RCP
ELECTRICAL OUTLETS PLANS		
	A-8.1	FIRST AND SECOND FLOOR ELECTRICAL
	A-8.2	ROOF DECK FLOOR ELECTRICAL

ATTACHMENT 2

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

COVER SHEET

DRAWING NO.
G-0.1

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1" = 1'-0", 1:1.25, 3/32" = 1'-0"
DRAWN BY	D.W.B.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

PACIFIC COAST HIGHWAY
(PUBLIC RIGHT OF WAY)

CARBON CANYON ROAD
(PUBLIC RIGHT OF WAY)

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT, RECORDED IN BOOK 1, PAGE 407, ET SEQ., OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND, DESCRIBED IN THE DEED FROM T. R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15208, PAGE 342, OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING DISTANT NORTH 79° 08' 30" WEST 125.29 FEET ALONG SAID SOUTHERLY LINE, FROM A POINT BEARING SOUTH 10° 51' 30" WEST 40 FEET FROM ENGINEER'S CENTER LINE STATION 1027 PLUS 89.52 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS SOUTH 79° 08 30" EAST 1203.52 FEET;
THENCE NORTH 79° 08' 30" WEST 40 FEET ALONG SAID SOUTHERLY LINE TO A POINT; THENCE SOUTH 10° 51' 30" WEST TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID HIGH TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE AND THAT LINE, WHICH BEARS SOUTH 10° 51' 30" WEST FROM SAID POINT OF BEGINNING; THENCE NORTH 10° 51' 30" EAST TO AND SAID POINT OF BEGINNING.
EXCEPT THEREFROM AS CONTAINED IN THE DEED FROM THE MARBLEHEAD LAND COMPANY, RECORDED MAY 20, 1944 IN BOOK 20859, PAGE 312, OF OFFICIAL RECORDS.
(A) ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, RIPARIAN RIGHTS, CONTAINED IN, ON, WITHIN AND UNDER SAID LANDS, BUT WITHOUT RIGHT OF ENTRY.
(B) ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID LITTORAL RIGHTS.
SAID LAND IS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 1982, AS INSTRUMENT NO. 82-763272, OF OFFICIAL RECORDS.

LAND AREA:

A CALCULATED LAND AREA OF 4,236 OR 0.0972 ACRES, MORE OR LESS, WITHIN THE BOUNDS OF THE PROPERTY SHOWN UP TO ELEVATION 4.49 FT, AS BEING MEAN HIGH TIDE LEVEL ELEVATION OF 4.49 FT PROVIDED BY CLIENT.

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EQUITY TITLE COMPANY ORDER NO. 2676030597 WITH AN EFFECTIVE DATE OF AUGUST 07, 2025, AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING NORTH 10° 51' 50" EAST ON THE CENTERLINE OF CARBON CANYON ROAD AS SHOWN ON RECORD OF SURVEY NO. 22518, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN R.S. BOOK 308 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

BENCHMARK : Y 11661 (NAVD88)
DESCRIPTION : L&T IN N CB PACIFIC COAST HWY 46' N/O C/L & 0.2 MI W/O CARBON CANYON RD (OPP HOUSE@21916)
ELEVATION : 19.699 FT

SCHEDULE B / EASEMENT(S):

7. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
RECORDED: IN BOOK 3799, PAGE 341, OF OFFICIAL RECORDS
– BLANKET IN NATURE

10. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: PIPE LINE
RECORDED: IN BOOK 16057, PAGE 211, OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN
– PLOTTED HEREON

12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 18726, PAGE 186, OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN.
– PLOTTED HEREON
13.AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 20859, PAGE 312, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
– EASEMENT LOCATION NOT SPECIFIED

15. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,
ENTITLED: DEDICATION
EXECUTED BY: THE CALIFORNIA COASTAL COMMISSION
DATED: APRIL 5, 1976
RECORDED: APRIL 21,1976 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2486
WHICH AMONG
OTHER THINGS: AS SET FORTH THEREIN
PROVIDES
– PLOTTED HEREON

LEGEND:

APN – ASSESSOR'S PARCEL NUMBER
A.C. – ASPHALT CONCRETE
BM – BENCHMARK
C/L/CL – CENTERLINE
CONC. – CONCRETE
FD – FOUND
FF – FINISH FLOOR ELEV.
FL – FLOWLINE ELEV.
INTER – INTERSECTION
L&T – LEAD & TACK
M.B. – MAP BOOK
OH – OVERHANG
PG – PAGE
P/L/PL – PROPERTY LINE
PROD – PRODUCED (PROLONGED)
RS – RECORD OF SURVEY
TC – TOP OF CURB ELEV.
TR. – TRACT MAP
TW – TOP OF WALL ELEV.
E/O – EAST OF
W/O – WEST OF

SYMBOLS:

AIRCONDITIONING UNIT
CABLE TV BOX
COLUMN
FIRE HYDRANT
GAS METER
GATE POST
POST
WATER METER
PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
MEAN HIGH TIDE LINE

SURVEYOR'S NOTE:

THE ORIGINAL TOPOGRAPHIC SURVEY DATED 2-13-2023 NO LONGER REFLECTS CURRENT CONDITIONS, AS THE WHOLE AREA SHOWN HEREON HAS BEEN IMPACTED BY THE FIRE.

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-034
ADDRESS: 21854 PACIFIC COAST HWY MALIBU, CA 90265

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-016
ADDRESS: 21848 PACIFIC COAST HWY MALIBU, CA 90265–5022
OWNER: PINE INVESTMENT PARTNERS LLC CARBON HOLDINGS LLC

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-017

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-018
ADDRESS: 21840 PACIFIC COAST HWY MALIBU, CA 90265–5022

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-019
ADDRESS: 21836 PACIFIC COAST HWY MALIBU, CA 90265

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-020
ADDRESS: 21830 PACIFIC COAST HWY MALIBU, CA 90265

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-021
ADDRESS: 21822 PACIFIC COAST HWY MALIBU, CA 90265

BUILDING FOOTPRINT AREA: 1,173 SQ FT

PACIFIC OCEAN



Cynthia A. De Llano
02/18/2026
(e.signed)

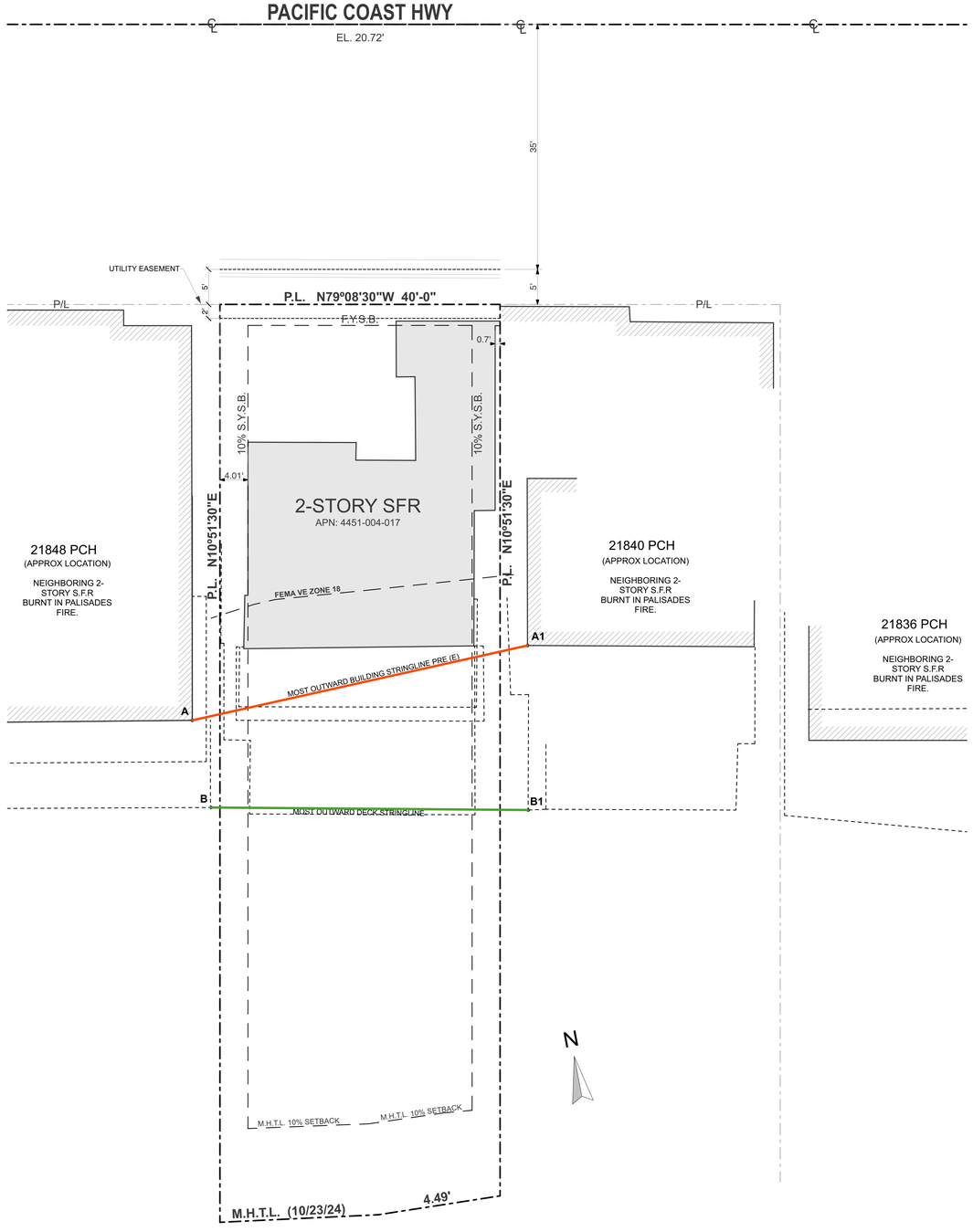
M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY 21844 PACIFIC COAST HIGHWAY, MALIBU, CA 90265	
CLIENT: BARDIA ANVAR	JOB NO.: 23-20038
SCALE: 1" = 10'	DATE: 2/13/2023
DESIGNED BY: F.G. / M.I/A.G	REVISION (S): 6/1/2023, 10/24/2024, 02/19/2026
DRAWN BY: MC	SHEET 1 OF 1 SHEET
CHECKED BY: C.DL.	

M&G CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659–0871 FAX (310) 659–0845
info@mglandsur.com www.mglandsur.com

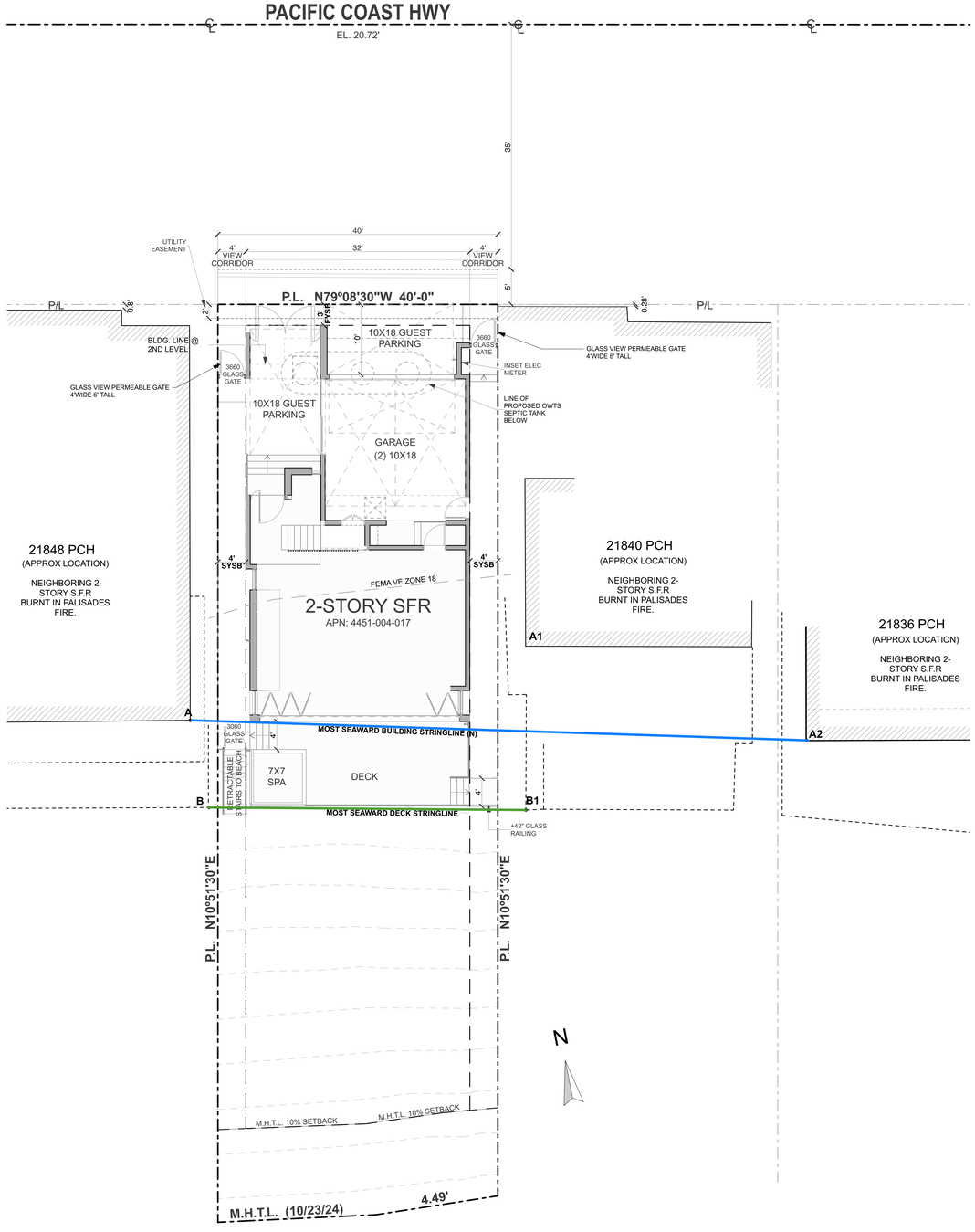
S:\DRAWINGS\23.20038 – 10.24.24.DWG (G)

DRAWING NO.
G-2.1



PRE-EXISTING- SITE PLAN 2

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



PROPOSED SITE PLAN OVERAL 1

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

NOTES:

VIEW CORRIDOR NOTES:
ANY FENCING ACROSS THE VIEW CORRIDOR SHALL BE VISUALLY PERMEABLE AND ANY LANDSCAPING IN THIS AREA SHALL INCLUDE ONLY LOW- GROWING SPECIES THAT WILL NOT OBSCURE OR BLOCK BLUEWATER VIEWS (LIP 6.5.E.2).

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

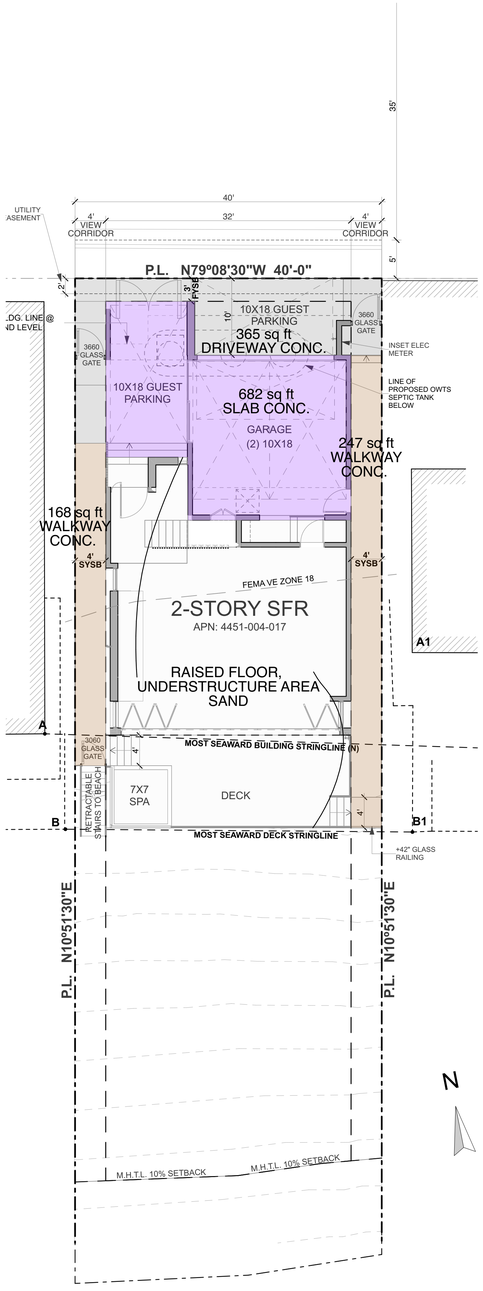
SITE PLAN OVERALL

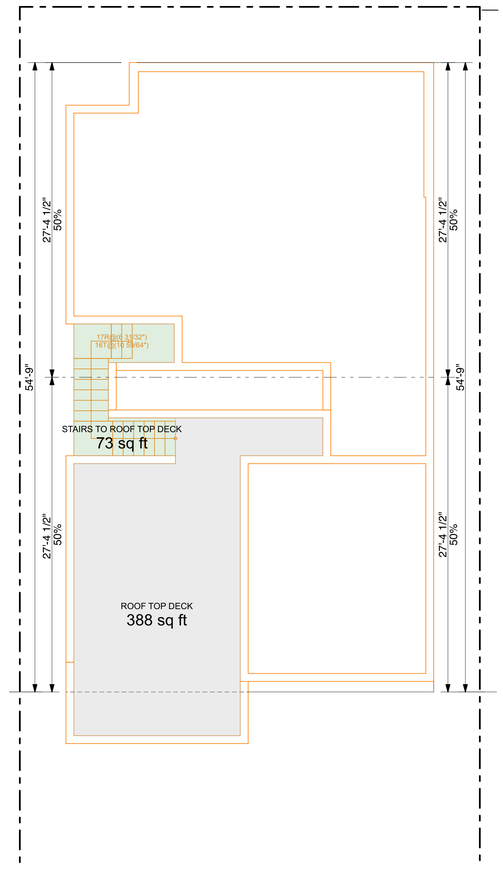
DRAWING NO.
A-0.1

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.

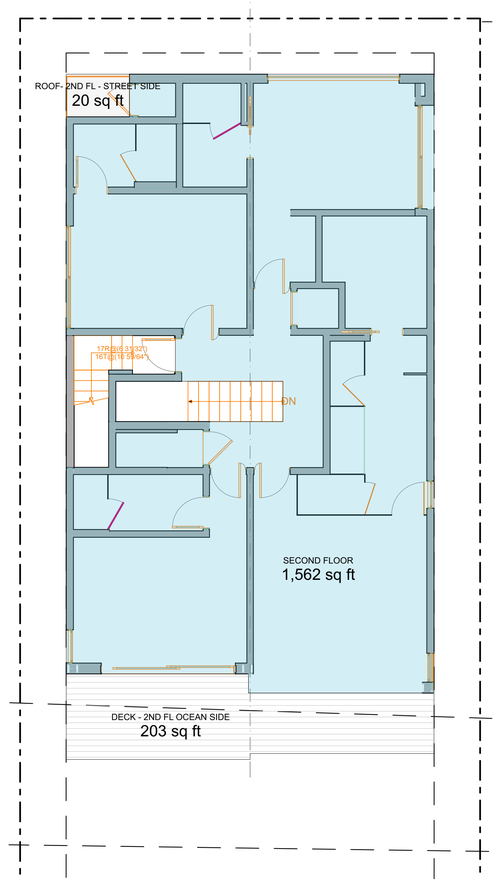
ENCLOSED FLOOR AREA		
		Measured Area
1	2-CAR GARAGE	512
1	FIRST FLOOR	897
2	SECOND FLOOR	1,562
		2,971 ft²

UNENCLOSED AREAS		
		Measured Area
1	1-CAR CARPORT	227
1	DECK - 1ST FL	380
2	DECK - 2ND FL OCEAN SIDE	203
2	ROOF- 2ND FL - STREET SIDE	20
3	ROOF TOP DECK	388
3	STAIRS TO ROOF TOP DECK	73
		1,291 ft²

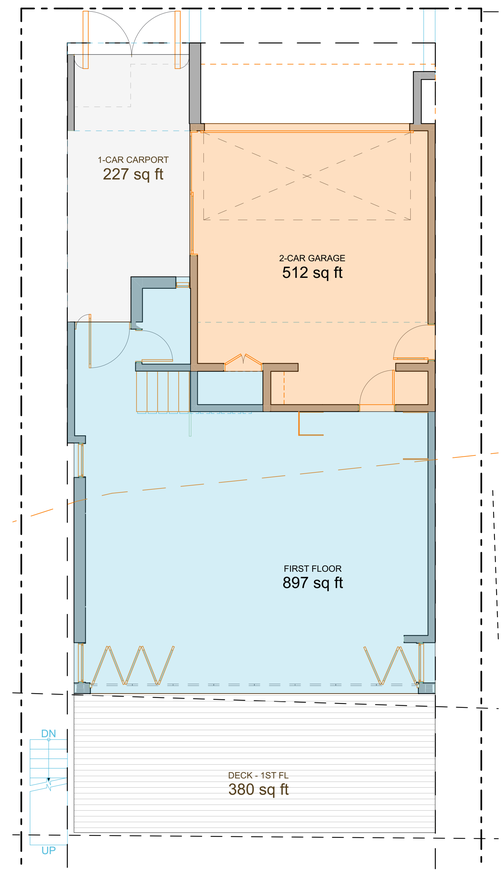




AREA ROOF 1
SCALE: 3/16" = 1'-0"



AREA SECOND FLOOR 3
SCALE: 3/16" = 1'-0"



AREA FIRST FLOOR 2
SCALE: 3/16" = 1'-0"

PAVING MATERIAL AREAS:

-DRIVEWAY CONCRETE	365 S.F. +
-SIDE YARD WALKWAY CONCRETE	415 S.F. =
TOTAL HARDSCAPE	780 S.F.
-FOUNDATION SLAB CONC.	682 S.F. =
TOTAL IMPERMEABLE	1,462 S.F.

PERMEABLE AREAS:

UNDERSTRUCTURE AREA NATURAL GRADE SAND

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

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C-16899
RENEWAL 11/30/27
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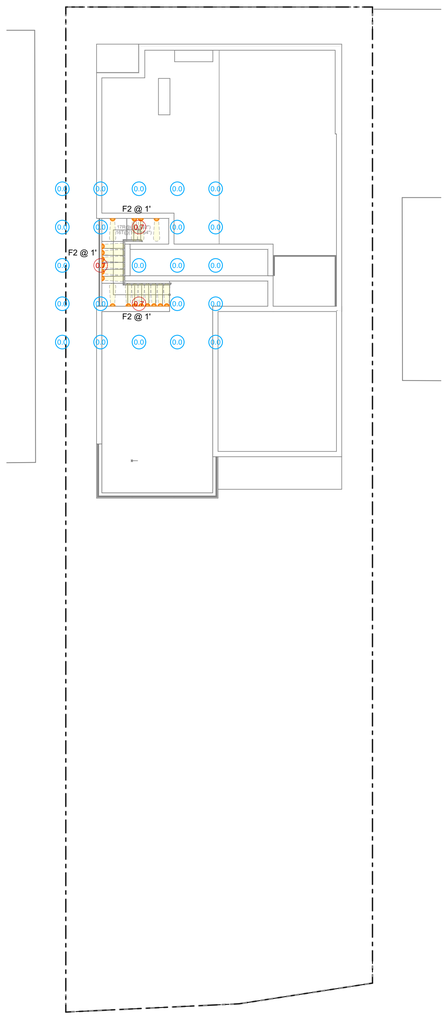
SHEET TITLE

DIAGRAM - AREAS

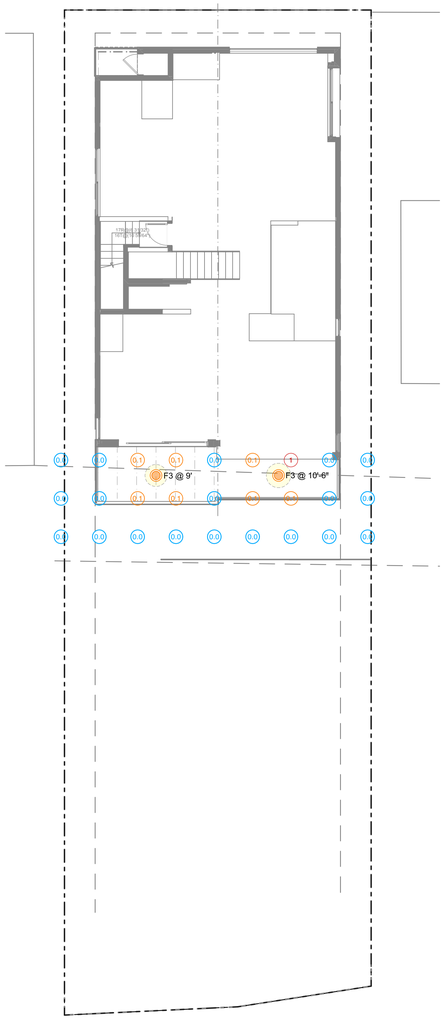
DRAWING NO.
A-0.2

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	3/16" = 1'-0", 1" = 1'-0", 1/8" = 1'-0"
DRAWN BY	D.W.B.

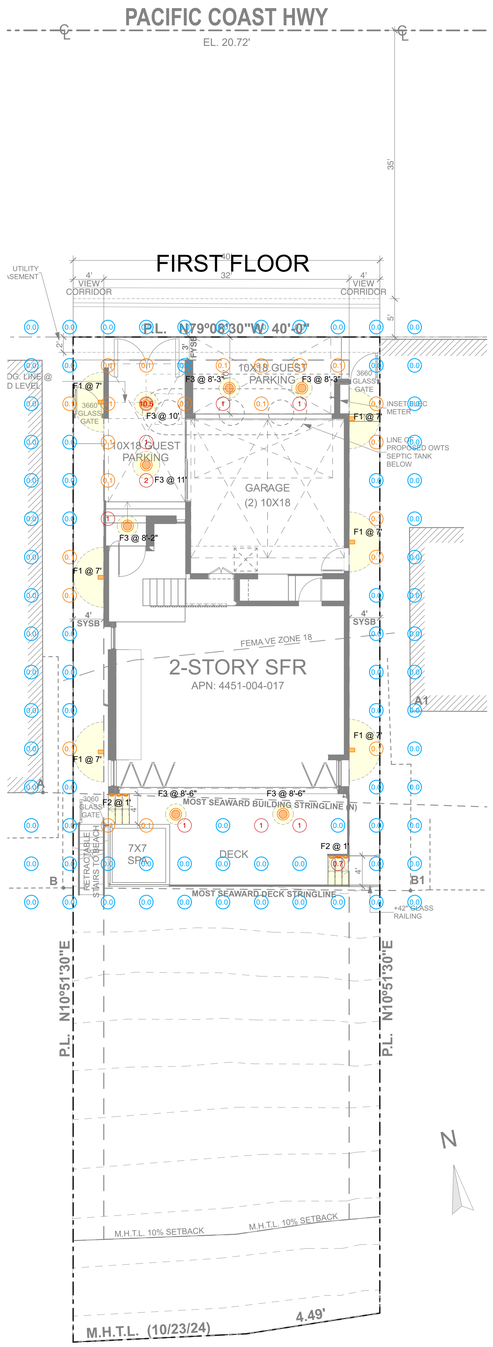
ROOF PLAN



SECOND FLOOR



FIRST FLOOR



PACIFIC OCEAN

EXTERIOR LIGHTING PLAN

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

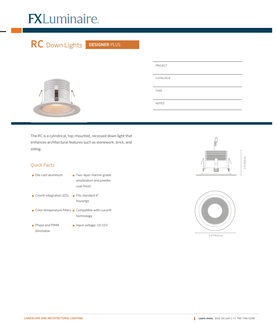
4

SPECS SHEETS


FXLuminaire
LED Wall Lights
PO Wall Light DESIGNER PREMIUM
1 LED recessed wall light available in four brass faceplate styles for any application.
Quick Facts
- Die-cast brass or aluminum
- Natural, powder-coated, or antique brass
- Cree® integrated LEDs
- Color temperature filters
- Compatible with Lunor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
LANDSCAPE & ARCHITECTURAL LIGHTING


IKON OUTDOOR STEP LIGHT
TECH LIGHTING
The faux outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare. Ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.
- Selectable CCT (700K/3000K)
- 120V or 12V
- Outstanding protection against the elements:
  - Wet Listed IP66 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes
SPECIFICATIONS
ORDERING INFORMATION
techlighting.com


IKON OUTDOOR STEP LIGHT
TECH LIGHTING
Faux Outdoor Wall Step Light
PROJECT INFO
techlighting.com


FXLuminaire
RC Down Lights DESIGNER PLUS
The RC is a cylindrical, top-mounted, recessed down light that enhances architectural features such as stonework, brick, and siding.
Quick Facts
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Flat standard 6" housings
- Color temperature filters
- Compatible with Lunor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
LANDSCAPE AND ARCHITECTURAL LIGHTING
Generated 23 Jan 2020 10:09:29

DARK SKIES ORDINANCE (MMC CHPT 17.41)

EXTERIOR LIGHTING SHALL BE MINIMIZED, SHIELDED, OR CONCEALED & 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.) FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY OR PUBLIC SPACE, THE MAXIMUM ALLOWABLE LIGHT TRESPASS SHALL BE 0.1 FOOT-CANDLES. MMC 17.41.050G1

B.) THE LIGHT FIXTURE SHALL BE SHIELDED TO PREVENT LIGHT POLLUTION ABOVE THE HORIZONTAL PLANE OF THE LOWEST POINT ON THE ILLUMINATED PART OF THE LIGHT. CMC 17.41.050A . SELECTED AREA BUG RATING IS B-0 U-1-G-0

C.) THE LEVEL OF LIGHT TRESPASS (IN FOOT-CANDLES) SHALL BE TEN FEET BEYOND THE PROPERTY LINE.

D. LIGHTING AROUND THE PERIMETER OF THE SITE WHICH PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED AS PER MMC 17.41.050B

D.) EXCEPTION: SECURITY LIGHTING THAT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN 10 MINUTES AFTER ACTIVATION.

E.) THE EXTERIOR LIGHTS TO BE EQUIPPED WITH MOTION SENSORS AND TIMERS TO MEET CURFEW REQUIREMENTS. MMC 17.41.050D

F.) EXTERIOR LIGHTS TO BE EQUIPPED WITH PHOTOCONTROLS WHICH EXTINGUISH THE LIGHT WHEN SUFFICIENT DAYLIGHT IS AVAILABLE. MMC17.41.050D

G.) THE COLOR TEMPERATURE OF ALL OUTDOOR LIGHTING IS REQUIRED TO BE LESS THAN OR EQUAL TO 3000 KELVIN.COMPLY WITH MMC 17.41.050E.

H.) LIGHT FIXTURE NOT TO EXCEED 850 LUMENS. MMC 17.41.060B2

I.) LIGHT FIXTURE TO BE DIRECTED DOWNWARD. MMC 17.41.060B2

J.) THE LIGHT FIXTURE TO BE MOUNTED LESS THAN 18 FEET ABOVE THE FINISHED FLOOR. MMC 17.41.060B2

K.) NO LIGHT FIXTURES LOCATED MORE THAN 50 FEET HABITABLE STRUCTURE OR SWIMMING POOL. MMC 17.41.060B3 (NOT APPLICABLE TO DRIVEWAYS AND WALKWAYS)

L.) LIGHT FIXTURES AT DRIVEWAYS AND WALKWAYS TO COMPLY WITH THE FOLLOWING:
L.a.) WALKWAYS USED FOR ENTRY, EXIT OR PARKING AREAS, TO BE SHIELDED, DIRECTED DOWNWARD, 850 LUMENS MAX, AND NOT EXCEED 2' IN HEIGHT.
L.b.) DRIVEWAY LIGHT FIXTURES NOT TO EXCEED 850 LUMENS.

M.) ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A

N.) PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H

O.) LIGHTING SHALL BE DIRECTED AWAY FROM ESHA, ESHA BUFFER, THE OCEAN, BEACHES, AND PUBLIC VIEWING AREA TO NOT BE DIRECTLY VISIBLE FROM PUBLIC VIEWING AREAS. MMC 17.41.050A

P.) LIGHT POLLUTION SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT, THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS. MMC 17.41.050C

Q.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS FOR RESIDENTIAL PROPERTIES. MMC 17.41.060B1

R.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR CLOSE OF BUSINESS FOR COMMERCIAL/ INDUSTRIAL PROPERTIES. MMC 17.41.060C2

S.) SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

LUMINAIRE SCHEDULE / LIGHTING LEGEND

CALLOUT	SYMBOL	LUMENS	LAMP	DESCRIPTION	MODEL
F1		LESS THAN 850	2.0 W	LED WALL/ SCONCE LUMINAIRE WITH DIRECTED DOWNWARD LIGHT	PO-ZD-1LED-S-WW
F2		LESS THAN 850	12.2 W	WALL/STEP LIGHT	IKON OUTDOOR STEP LIGHT 700OSIKN
F3		LESS THAN 850	4.2 W	DOWNWARD RECESSED CAN LIGHT ON THE UNDERSIDE OF THE OVERHANGS. COLOR TEMP: 3000K LUMENS: LESS THAN 850	RC-ZD-3LED

NOTE: THE LOCATION OF LIGHTS ARE DIAGRAMMATIC. FINAL LOCATIONS TO BE SET BY ARCHITECT AND/ OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WIRING AND TRANSFORMER INSTALLATION TO BE PROVIDED BY ELECTRICIAN.

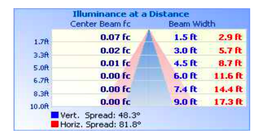
LIGHT DISTRIBUTION / SCHEDULE

F1

PO 1LED Illuminance at a Distance — WW

Feet (Meters)	Center Beam	Beam Width	
	Foot-Candle (Lux)	Vertical 45°	Horizontal 60°
2.0' (0.6 m)	0.9 fc (9.5 lx)	1.6' (0.5 m)	2.2' (0.7 m)
4.0' (1.2 m)	0.2 fc (2.4 lx)	3.2' (1.0 m)	4.5' (1.4 m)
6.0' (1.8 m)	0.1 fc (1.1 lx)	4.9' (1.5 m)	6.7' (2.0 m)
8.0' (2.4 m)	0.1 fc (0.5 lx)	6.5' (2.0 m)	9.0' (2.7 m)
10.0' (3.1 m)	0.04 fc (0.4 lx)	8.1' (2.5 m)	11.2' (3.4 m)

F2



F3

RC 3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width
Feet (Meters)	Foot-Candles (Lux)	Vertical : 18.4 °
1.7' (0.5 m)	362 fc	0.6 ft
3.3' (1.0 m)	96.0 fc	1.1 ft
5.0' (1.5m)	41.8 fc	1.6 ft
6.7' (2.0 m)	23.3 fc	2.2 ft
8.3' (2.5 m)	15.2 fc	2.7 ft
10.0' (3.0 m)	10.5 fc	3.2 ft

COLOR	POINT OF USE - FC SPREAD
BLUE	MINIMUM SPREAD
ORANGE	SPREAD BETWEEN MIN. AND MAX.
RED	MAXIMUM SPREAD

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

EXTERIOR LIGHTING PLAN

DRAWING NO.
A-0.3

PROJECT NO:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1:1.22, 1/8" = 1'-0", 6" = 1'-0"
DRAWN BY	D.W.B.

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FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5

3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.

7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903. AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

REASON : FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION : **MAIN HOUSE AND ATTACHED GARAGE**
TYPE OF FIRE SPRINKLER SYSTEM : FIRE CODE 903.3.1.3 - NFPA 13D

9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.1

12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)

14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.0019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)

16. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

17. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

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

20. THE ELECTRIC SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

21. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4

23. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN
WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS
SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE
CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE
ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.
VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
(RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

25. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS **1,250 GPM**, AT **20 PSI** RESIDUAL PRESSURE, FOR A DURATION OF **ONE (1) HOUR** OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE **VB**
VHFHSZ:	YES
SIZE OF LOT (ACRES):	0.119 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:	**1,500 GPM**
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	250 GPM
TOTAL FIRE FLOW REQUIRED MIN:	**1,250 GPM** (MIN) @ **20 PSI, FOR 1 (ONE) HOUR**

FIREFIGHTER WALKING ACCESS
HOSE PULL DISTANCE: A-B = **85'** HOSE PULL DISTANCE: C-B = **98'** TOTAL WALK AROUND = 183'

PROJECT INFORMATION:

PALISADES FIRE REBUILT PROJECT

•ADDRESS: 21844 PACIFIC COAST HWY,,MALIBU,CA 90265

•OWNER: EPIC SUNSETS, LLC_

•A.P.N: 4451-004-017

•OCC. GROUP: R-3/U

•TYPE OF CONST.: **V-B**
•NUMBER OF STORIES: **2**
•FIRE ZONE: **VHFHSZ**
•SPRINKLERED: Yes (Sprinklered per LACo. Fire Dept. Requirements **NFPA 13D**)

LOT INFORMATION:

• ZONING: SFM
• GROSS LOT AREA: SF 5,189 SF (0.119 Ac.)

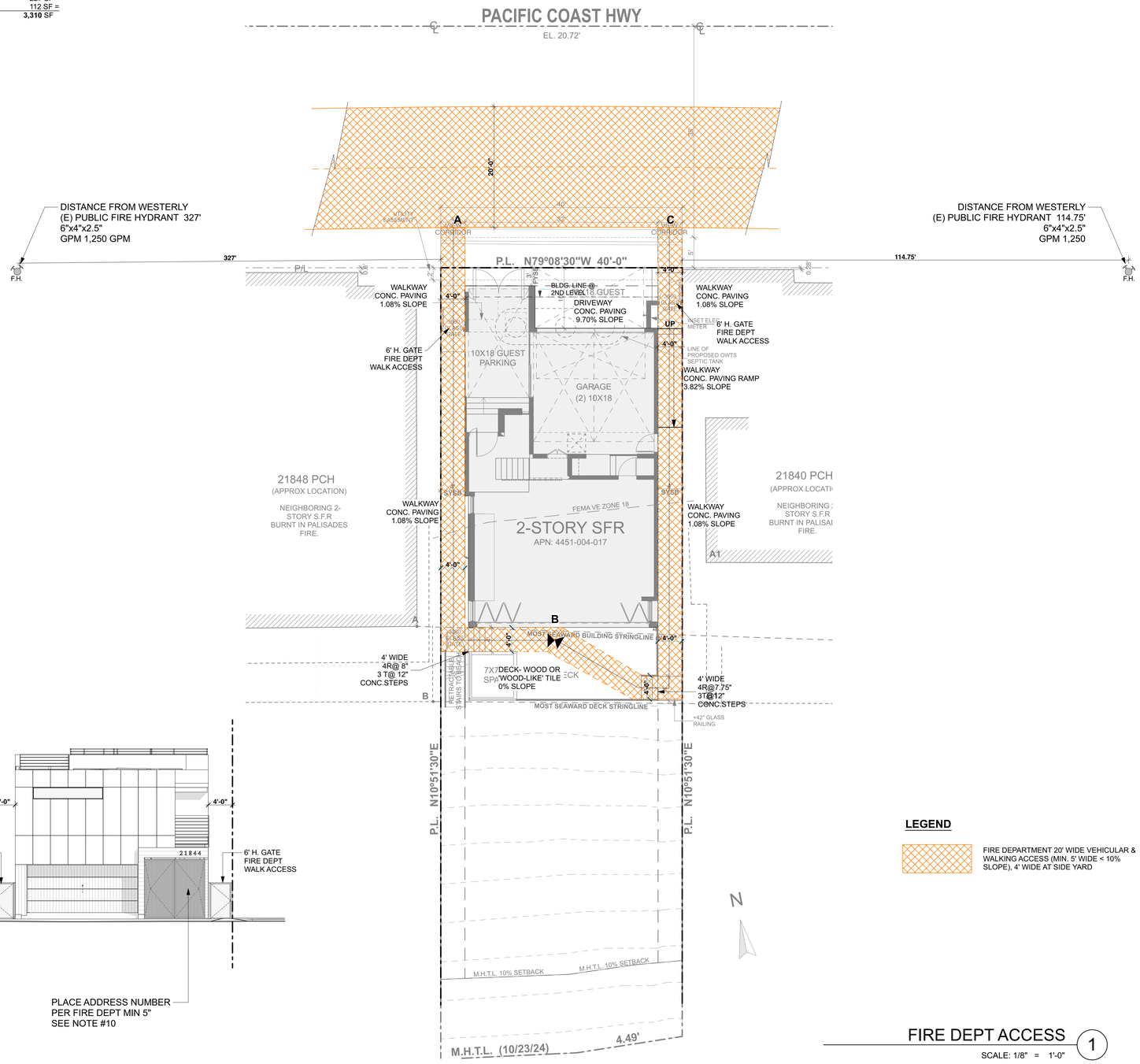
PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	897 SF +
SECOND FLOOR:	1,562 SF =
TOTAL HABITABLE:	2,459 SF
GARAGE:	512 SF +
CARPORT:	227 SF +
COVERED AREA(>6')	112 SF =
TOTAL AREA	**3,310** SF



PROJECT LOCATION

VICINITY MAP



LEGEND

FIRE DEPARTMENT 20' WIDE VEHICULAR & WALKING ACCESS (MIN. 5' WIDE < 10% SLOPE), 4' WIDE AT SIDE YARD

FIRE DEPT ACCESS 1
SCALE: 1/8" = 1'-0"

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

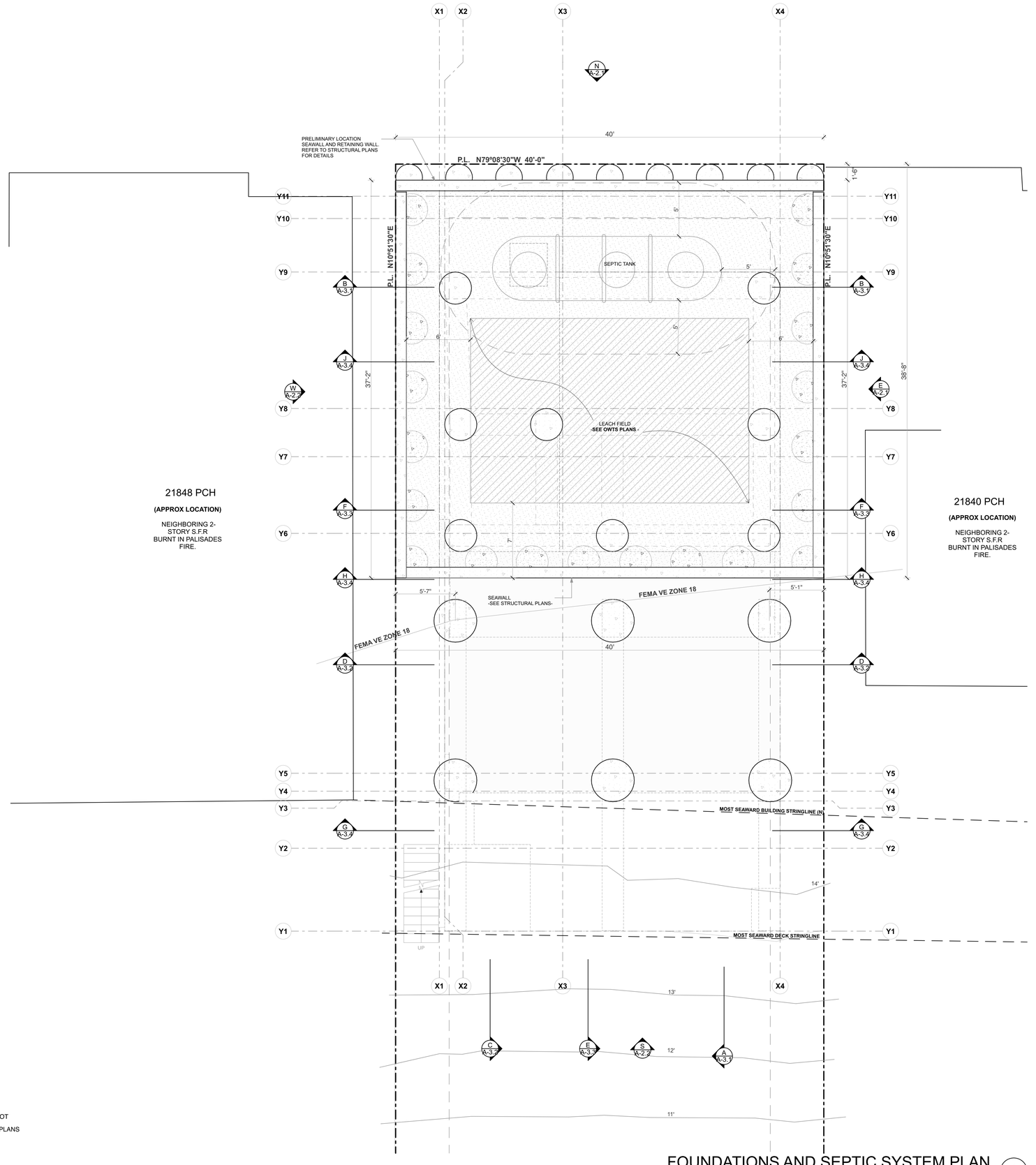
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

FIRE DEPT. ACCESS PLAN

DRAWING NO.
A-0.4

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.



21848 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

21840 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

PRELIMINARY FOUNDATION DISCLAIMER:

FOUNDATION LAYOUTS, DIMENSIONS, AND NOTES SHOWN HEREIN ARE PRELIMINARY AND HAVE NOT BEEN FULLY ENGINEERED OR COORDINATED WITH THE STRUCTURAL ENGINEER OF RECORD. THIS INFORMATION IS NOT INTENDED FOR CONSTRUCTION. REVISED PRELIMINARY FOUNDATION PLANS WILL BE PROVIDED BEFORE APPLICATION DEAMED COMPLETED BY THE PLANNING DEPARTMENT.

FOUNDATIONS AND SEPTIC SYSTEM PLAN

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

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, AND EQUIPPED WITH SELF CLOSING, SELF LATCHING (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	CLASS "A" FLAT ROOF ASSEMBLY INSTALL PER MANUF. SPECS. CARLISLE CONSTRUCTION MATERIALS, LLC 80 MIL SURE-WELD TPO WHITE (ESR-1403), SRI: 99 (INITIAL) 85(3 YEAR), THERMAL EMITTANCE: 0.90 (INITIAL) 0.86 (3 YEAR), OVER DENSDECK PRIME ROOFBOARD
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	STAINLESS GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	HEAT & GL - MEZZO 48, DIRECT VENT GAS FIREPLACE, ANSI Z21.88-2019
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1. SEE SHEET A-5.8 FOR SPECS/DETAILS
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.S' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150cc) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a). THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 FAN CAPACITY TO BE A MINIMUM OF 150 CFM.
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN, PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI HF, +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP); DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – WATER FILTRATION SYSTEM REFER TO PLUMBING ENGINEERING PLANS
69	PLUMBING FIXTURE - HAND HELD SHWR + RAIN SHWR W/ STEAM REFER TO INTERIOR DESIGNER SCHEDULE
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN +20" SHOWER BENCH
75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedrooms & on every floor. CRC 315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED FOUNDATION AREA PLAN

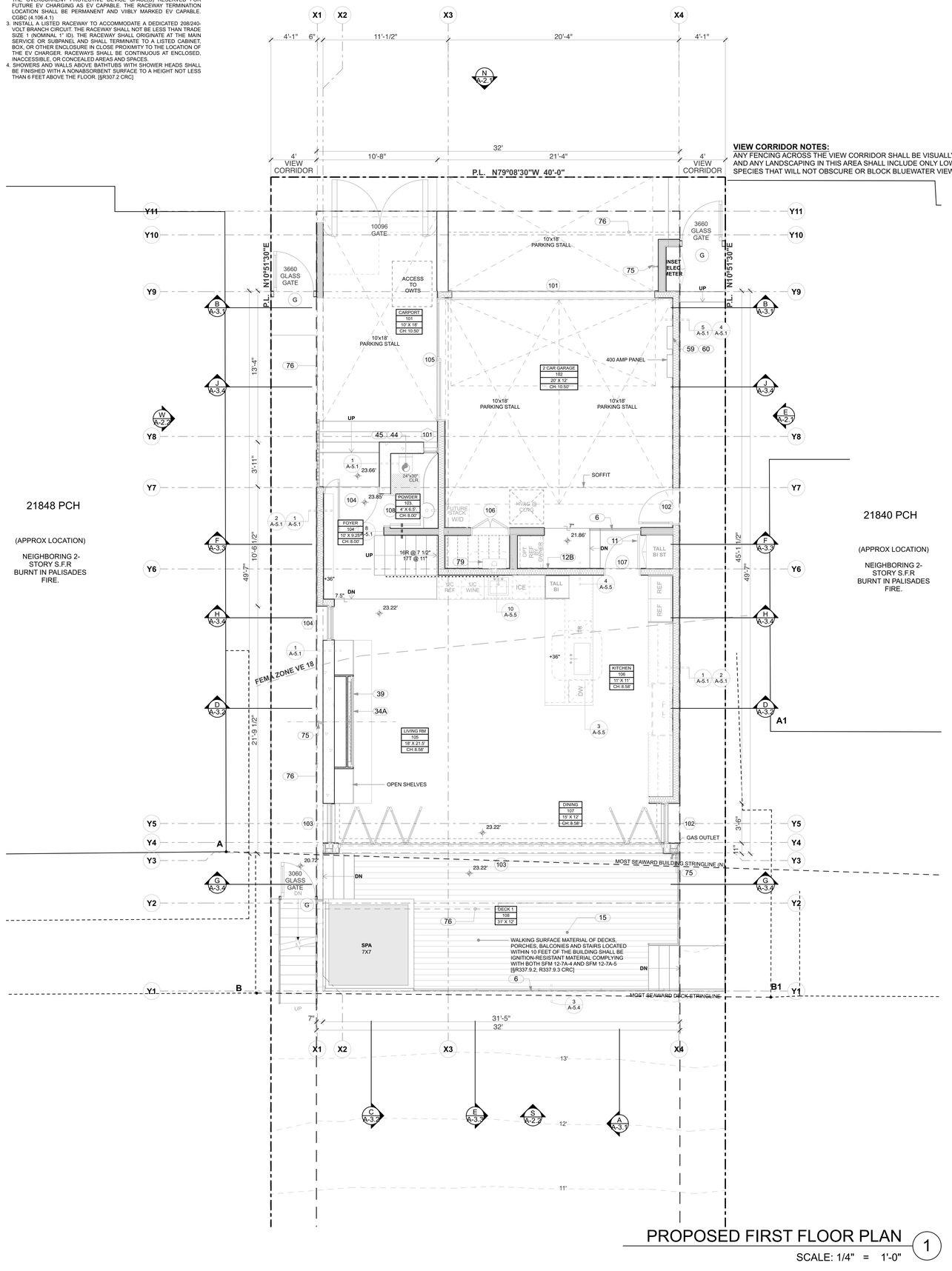
DRAWING NO.

A-1.1

PROJECT NO:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

NOTES:

1. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VIIBLY MARKED EV CAPABLE. CGBC (4.106.4.1)
3. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1" ID). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE TO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OF THE EV CHARGER. RACEWAYS SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED AREAS AND SPACES.
4. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. [§R307.2 CRC]



PROPOSED FIRST FLOOR PLAN

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

VIEW CORRIDOR NOTES:
ANY FENCING ACROSS THE VIEW CORRIDOR SHALL BE VISUALLY PERMEABLE AND ANY LANDSCAPING IN THIS AREA SHALL INCLUDE ONLY LOW- GROWING SPECIES THAT WILL NOT OBSCURE OR BLOCK BLUEWATER VIEWS (LIP 6.5.E.2).

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, AND EQUIPPED WITH SELF CLOSING, SELF LATCHING (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	CLASS "A" FLAT ROOF ASSEMBLY INSTALL PER MANUF. SPECS. CARLISLE CONSTRUCTION MATERIALS, LLC 80 MIL SURE-WELD TPO WHITE (ESR-1463), SRI: 99 (INITIAL) 85(3 YEAR), THERMAL EMITTANCE: 0.90 (INITIAL) 0.86 (3 YEAR), OVER DENSDECK PRIME ROOFBOARD
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	STAINLESS GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3]
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	HEAT & GL - MEZZO 48, DIRECT VENT GAS FIREPLACE, ANSI 221.88-2019
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1. SEE SHEET A-5.8 FOR SPECS/DETAILS
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150cfm) CBnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a). THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" - 1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1"1.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
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62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI +6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP): DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – WATER FILTRATION SYSTEM REFER TO PLUMBING ENGINEERING PLANS
69	PLUMBING FIXTURE - HAND HELD SHWR + RAIN SHWR W/ STEAM REFER TO INTERIOR DESIGNER SCHEDULE
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71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN +20" SHOWER BENCH
75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & water closets compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

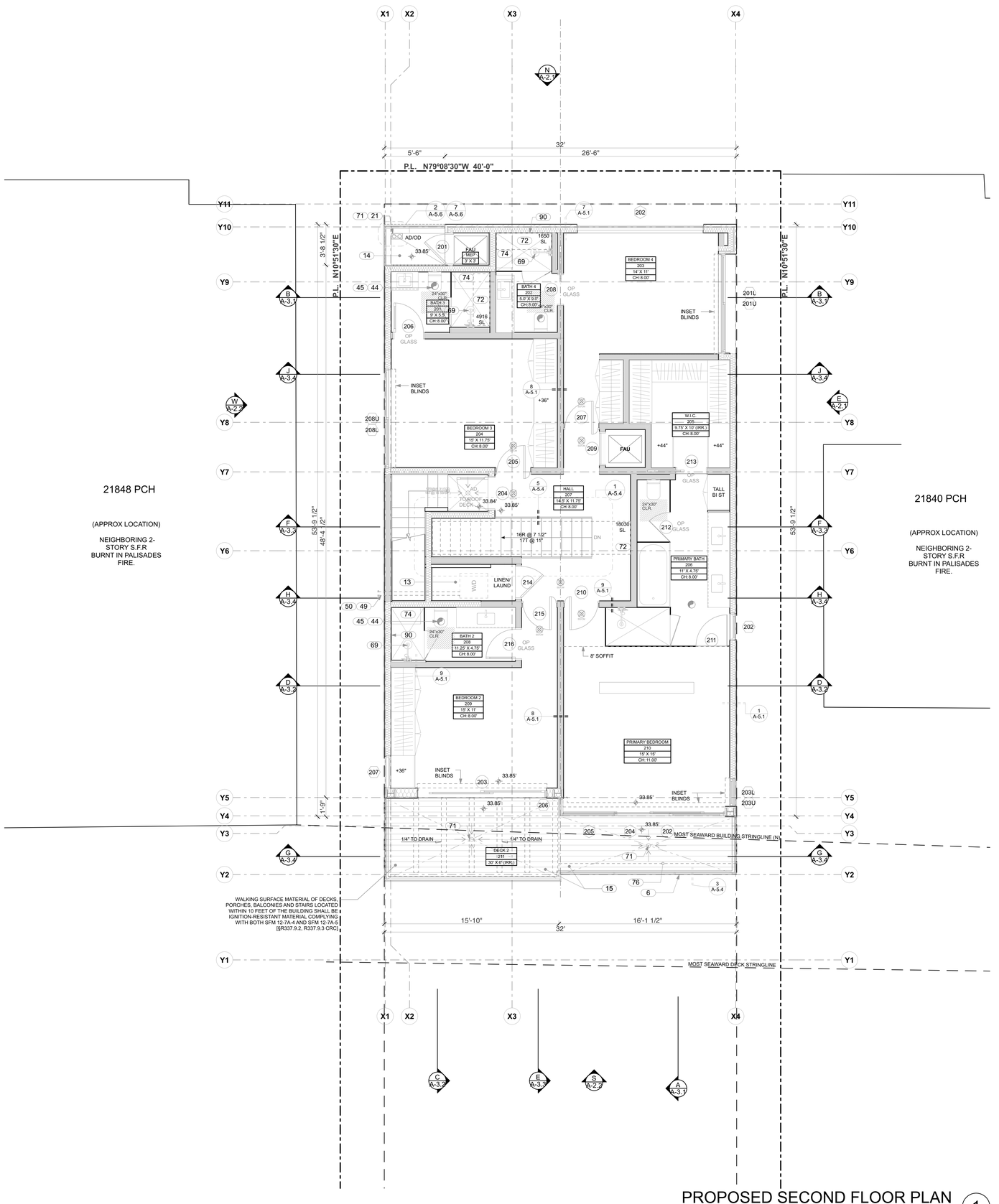
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

DRAWING NO.
A-1.2

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



PROPOSED SECOND FLOOR PLAN

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

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
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ANVAR RESIDENCE

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MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
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MARK	DATE	DESCRIPTION

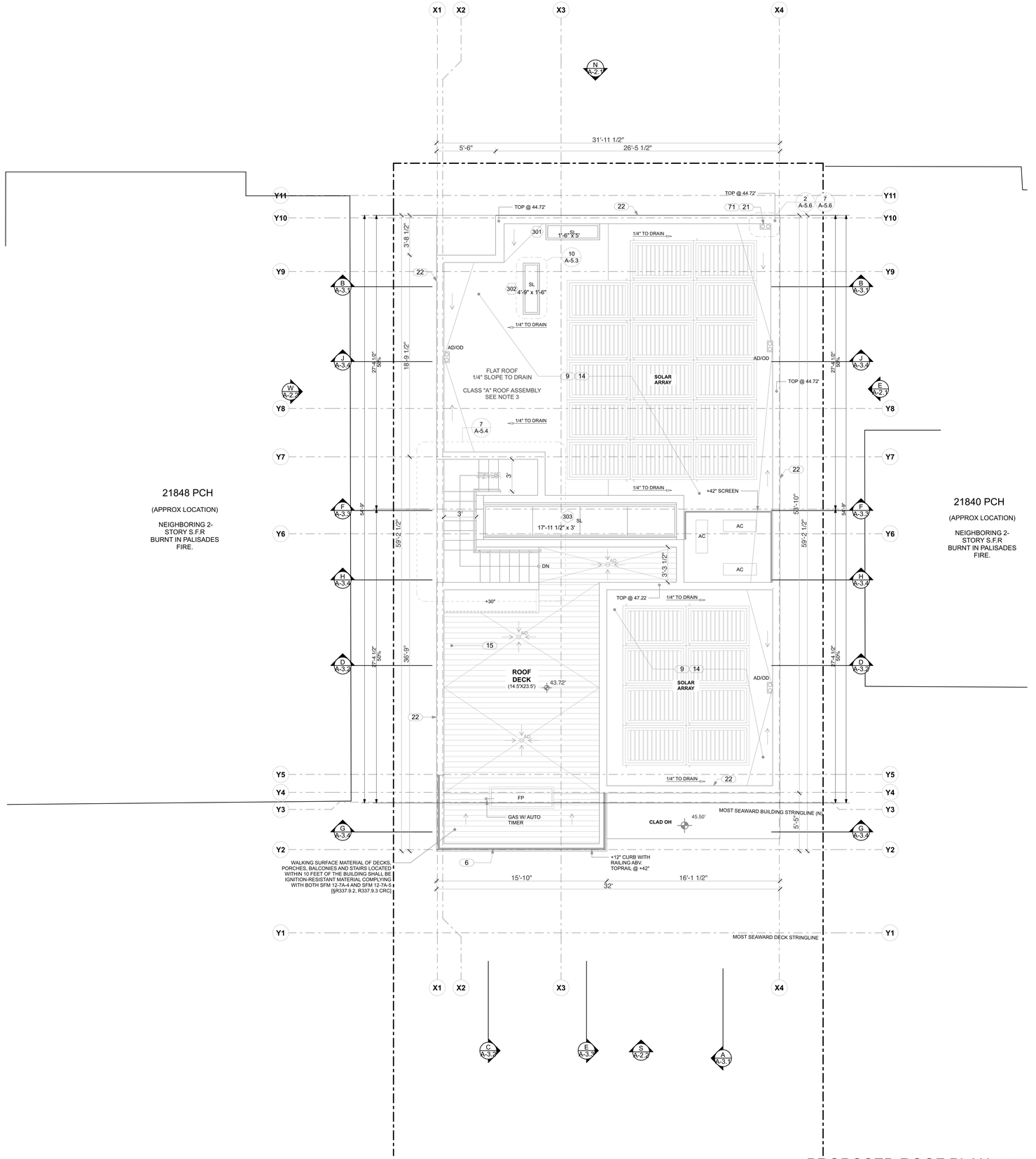
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED SECOND FLOOR PLAN

DRAWING NO.
A-1.3

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



21848 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

21840 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

PLAN NORTH

PROPOSED ROOF PLAN

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

FLOOR PLAN KEYNOTES

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02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
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06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
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12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	CLASS "A" FLAT ROOF ASSEMBLY INSTALL PER MANUF. SPECS. CARLISLE CONSTRUCTION MATERIALS, LLC 80 MIL SURE-WELD TPO WHITE (ESR-1403), SRI: 99 (INITIAL) 85(3 YEAR), THERMAL EMITTANCE: 0.90 (INITIAL) 0.86 (3 YEAR), OVER DENSDECK PRIME ROOFBOARD
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	STAINLESS GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3]
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	HEAT & GL - MEZZO 48, DIRECT VENT GAS FIREPLACE, ANSI Z21.88-2019
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1. SEE SHEET A-5.8 FOR SPECS/DETAILS
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150cc) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a). THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1"1.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [SBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C)1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI >6', <20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – WATER FILTRATION SYSTEM REFER TO PLUMBING ENGINEERING PLANS
69	PLUMBING FIXTURE – HAND HELD SHWR + RAIN SHWR W/ STEAM REFER TO INTERIOR DESIGNER SCHEDULE
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN +20" SHOWER BENCH
75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : PROVIDE 1-LAYER OF 72-lB MINERAL CAP SHEET (ASTM D 3909 & R337.5.2).

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED ROOF PLAN

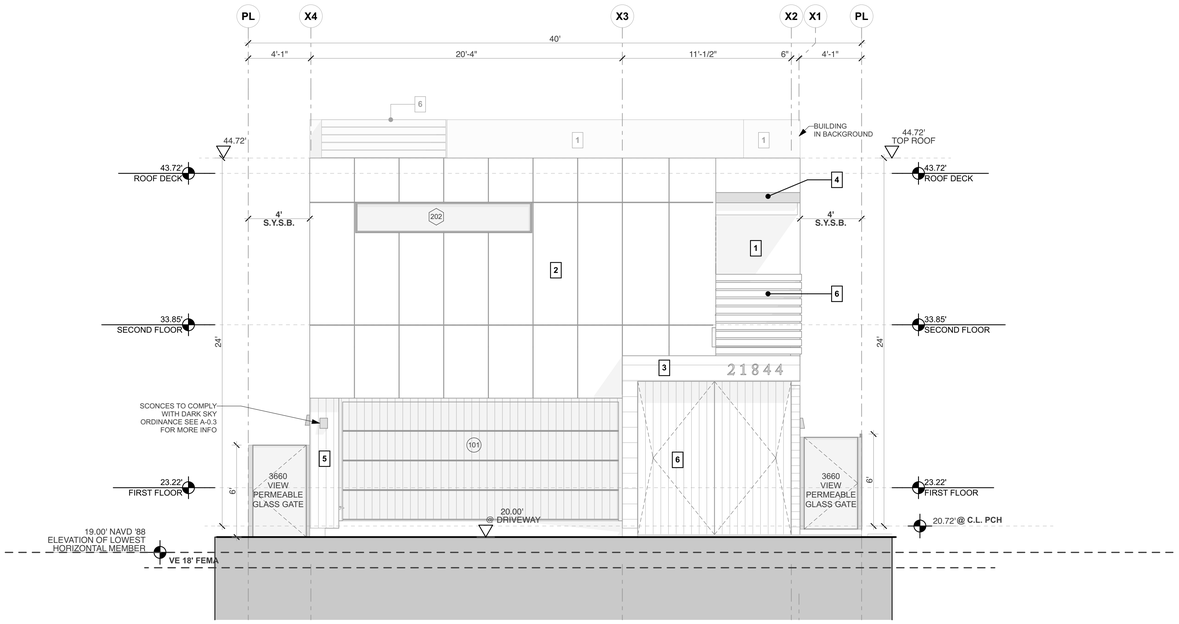
DRAWING NO.

A-1.4

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

MATERIALS SCHEDULE

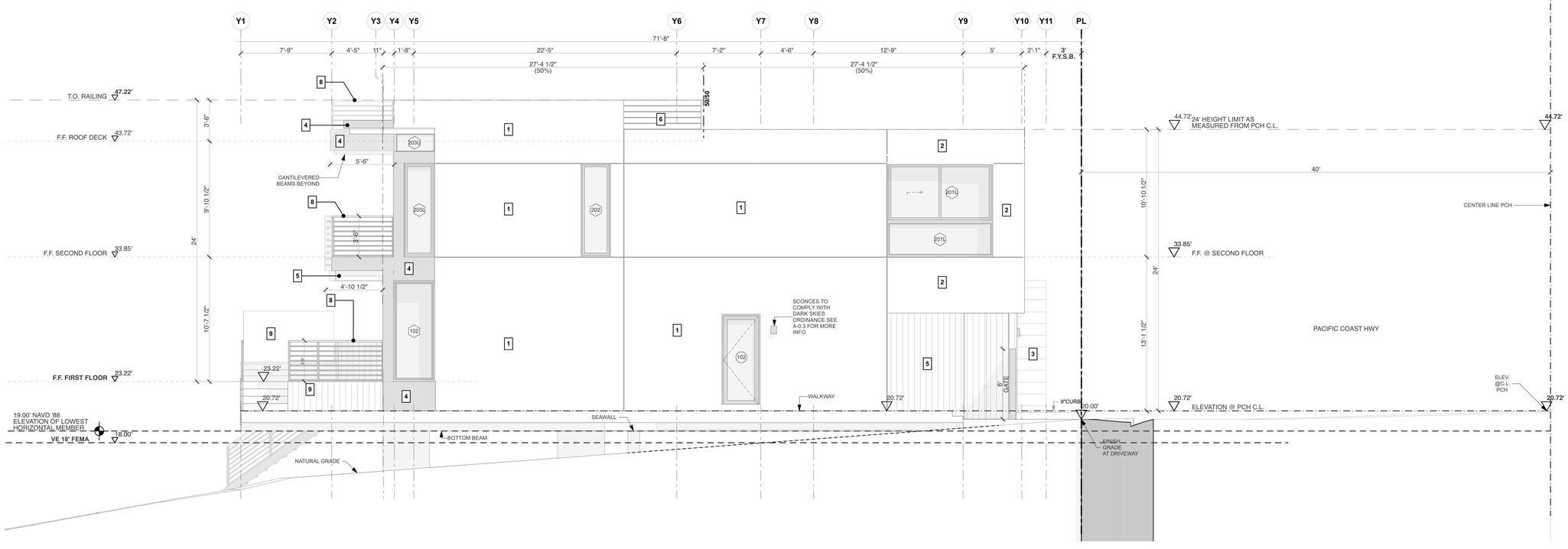
#	ITEM DESCRIPTION	MATERIAL	COLOR	MANUFACTURER	SPECIFICATION
1	STUCCO	STUCCO	LIGHT GRAY	TBD	TBD
2	ZINC CLADDING	ZINC	NON-REFLECTIVE, NATURAL TONE, NATURAL WEATHERING		
3	BOARD FORMED CONCRETE	TBD	CONCRETE		
4	ALUM CLADDING	ANNODIZED ALUMINUM	NON- REFLECTIVE DARK BRONZE TO MATCH D/W		
5	WOOD OR "WOOD LIKE" SIDING	WOOD OR COMPOSITE WOOD	NATURAL WOOD COLOR/ TONE		
6	WOOD OR "WOOD LIKE" SLATS AND SCREENS	WOOD OR COMPOSITE WOOD	NATURAL WOOD COLOR/ TONE		
7	WOOD OR "WOOD LIKE" DECKING	COMPOSITE WOOD OR WOOD-LIKE TILE	NATURAL WOOD COLOR/ TONE		
8	HORIZONTAL METAL RAILING	METAL, TBD	NON- REFLECTIVE DARK GRAY OR BRONZE TO MATCH D/W		
9	CLEAR GLASS RAILING	TEMPERED GLASS	CLEAR, NON- REFLECTIVE		



NORTH (STREET) ELEVATION

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

2



EAST ELEVATION

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

1

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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SHEET TITLE

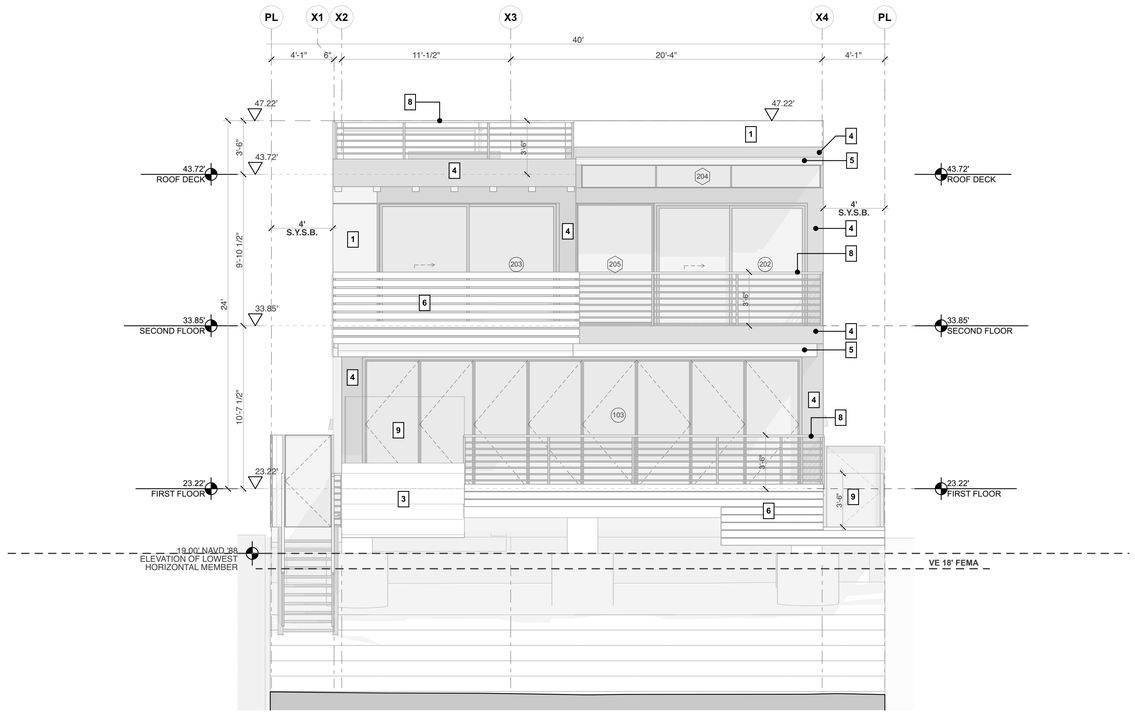
EXTERIOR ELEVATIONS NORTH AND EAST

DRAWING NO.
A-2.1

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0", 3/16" = 1'-0"
DRAWN BY	D.W.B.

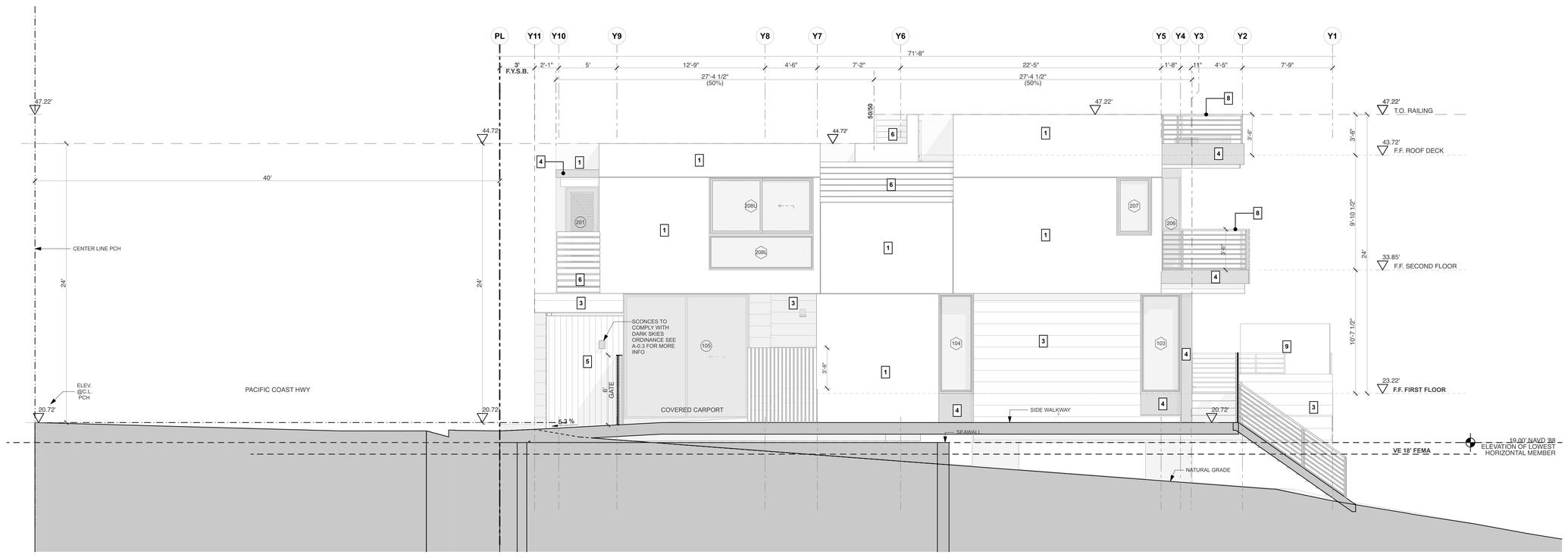
MATERIALS SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	COLOR	MANUFACTURER	SPECIFICATION
1	STUCCO	STUCCO	LIGHT GRAY	TBD	TBD
2	ZINC CLADDING	ZINC	NON-REFLECTIVE, NATURAL TONE, NATURAL WEATHERING		
3	BOARD FORMED CONCRETE	TBD	CONCRETE		
4	ALUM CLADDING	ANNODIZED ALUMINUM	NON- REFLECTIVE DARK BRONZE TO MATCH D/W		
5	WOOD OR "WOOD LIKE" SIDING	WOOD OR COMPOSITE WOOD	NATURAL WOOD COLOR/ TONE		
6	WOOD OR "WOOD LIKE" SLATS AND SCREENS	WOOD OR COMPOSITE WOOD	NATURAL WOOD COLOR/ TONE		
7	WOOD OR "WOOD LIKE" DECKING	COMPOSITE WOOD OR WOOD-LIKE TILE	NATURAL WOOD COLOR/ TONE		
8	HORIZONTAL METAL RAILING	METAL, TBD	NON- REFLECTIVE DARK GRAY OR BRONZE TO MATCH D/W		
9	CLEAR GLASS RAILING	TEMPERED GLASS	CLEAR, NON- REFLECTIVE		



SOUTH (BEACH) ELEVATION 2

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



WEST ELEVATION 1

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

NOTES:

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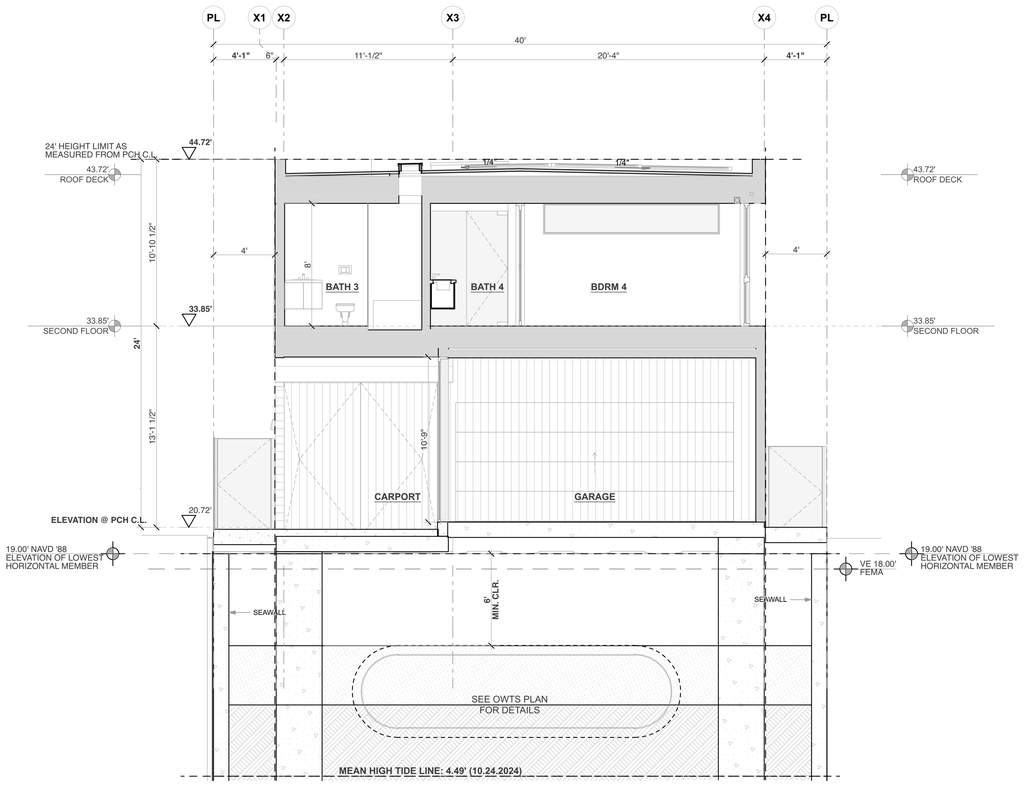
SHEET TITLE

EXTERIOR ELEVATIONS SOUTH AND WEST

DRAWING NO.
A-2.2

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0", 3/16" = 1'-0"
DRAWN BY	D.W.B.

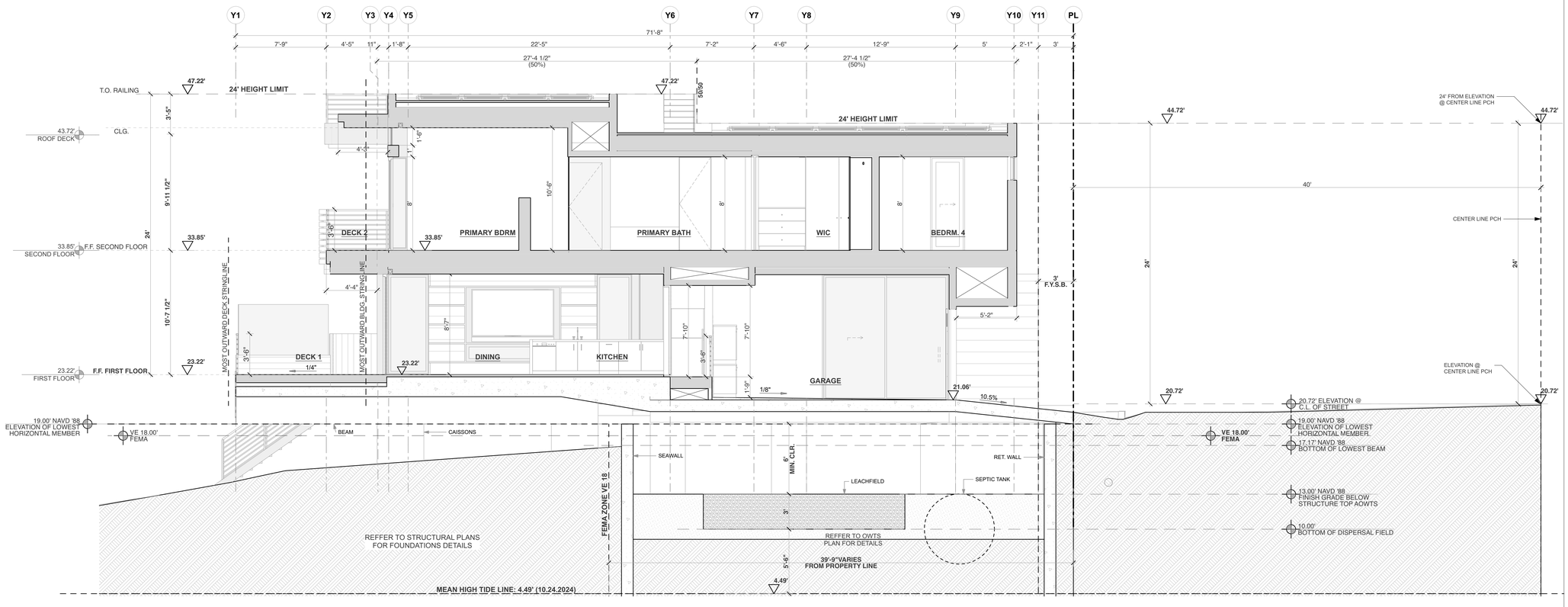
NOTES:



BUILDING SECTION B - GARAGE

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

2



BUILDING SECTION A - GARAGE

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

1

ANVAR RESIDENCE

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STATE OF CALIFORNIA

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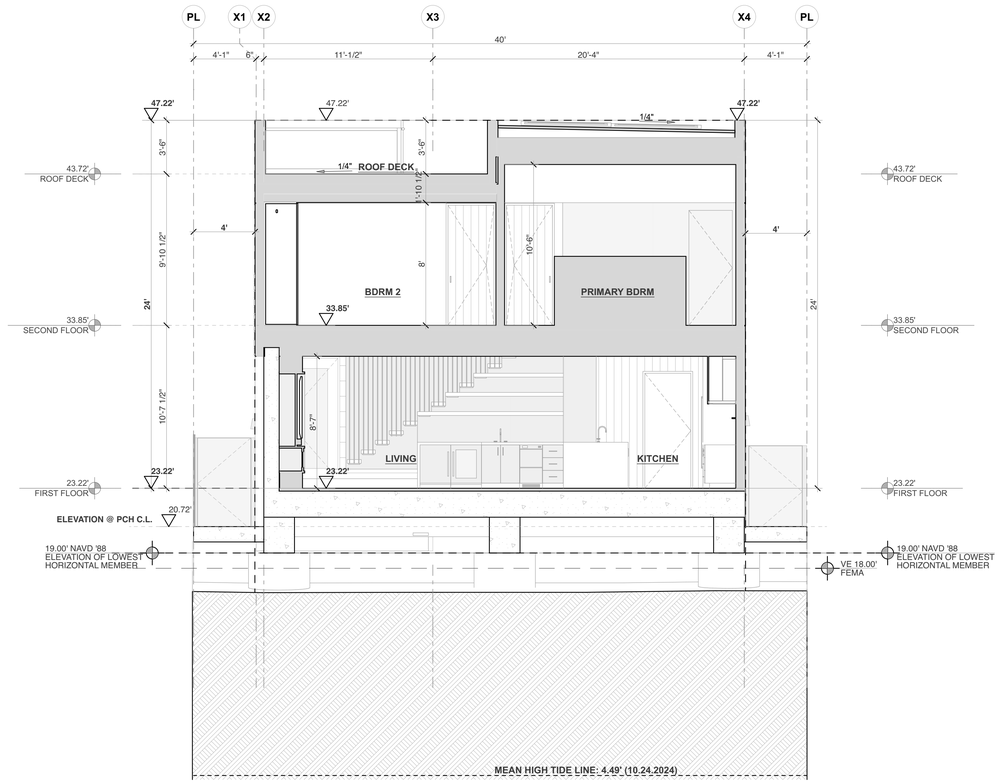
SHEET TITLE

BUILDING SECTION A AND B

DRAWING NO.
A-3.1

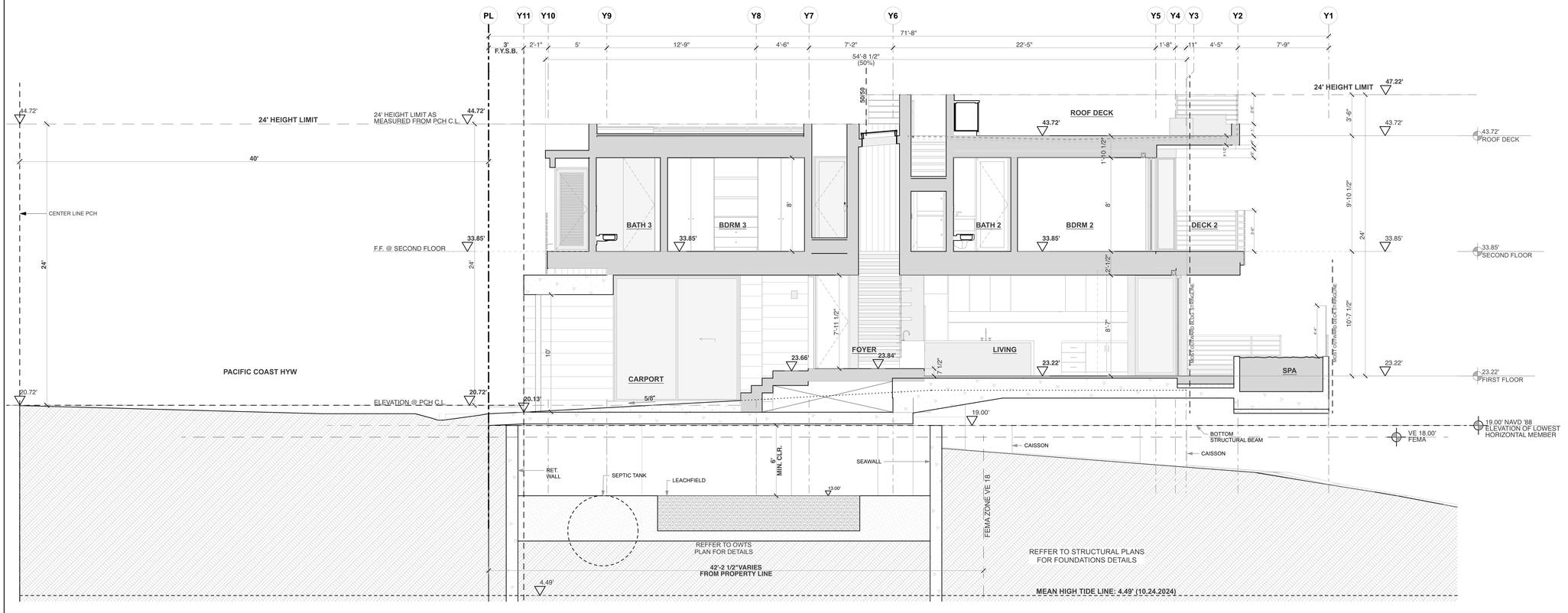
PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

NOTES:



BUILDING SECTION D - KITCHEN 2

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



BUILDING SECTION C - CARPORT 1

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

ANVAR RESIDENCE

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SHEET TITLE

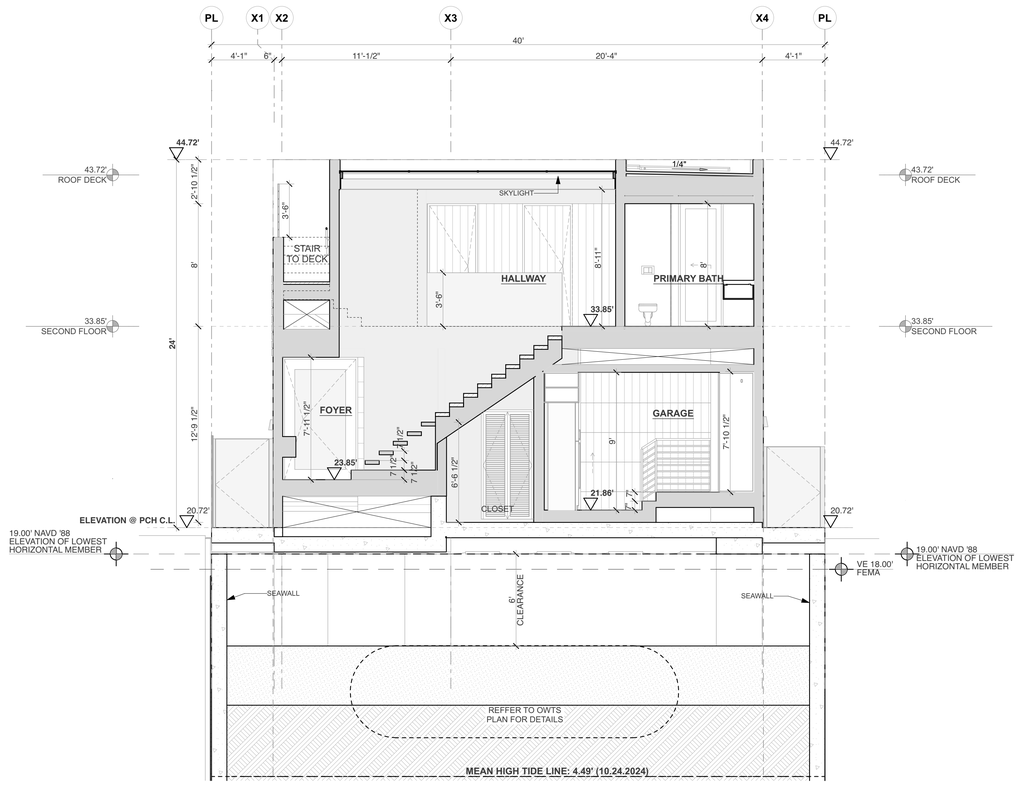
BUILDING SECTION C AND D

DRAWING NO.

A-3.2

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

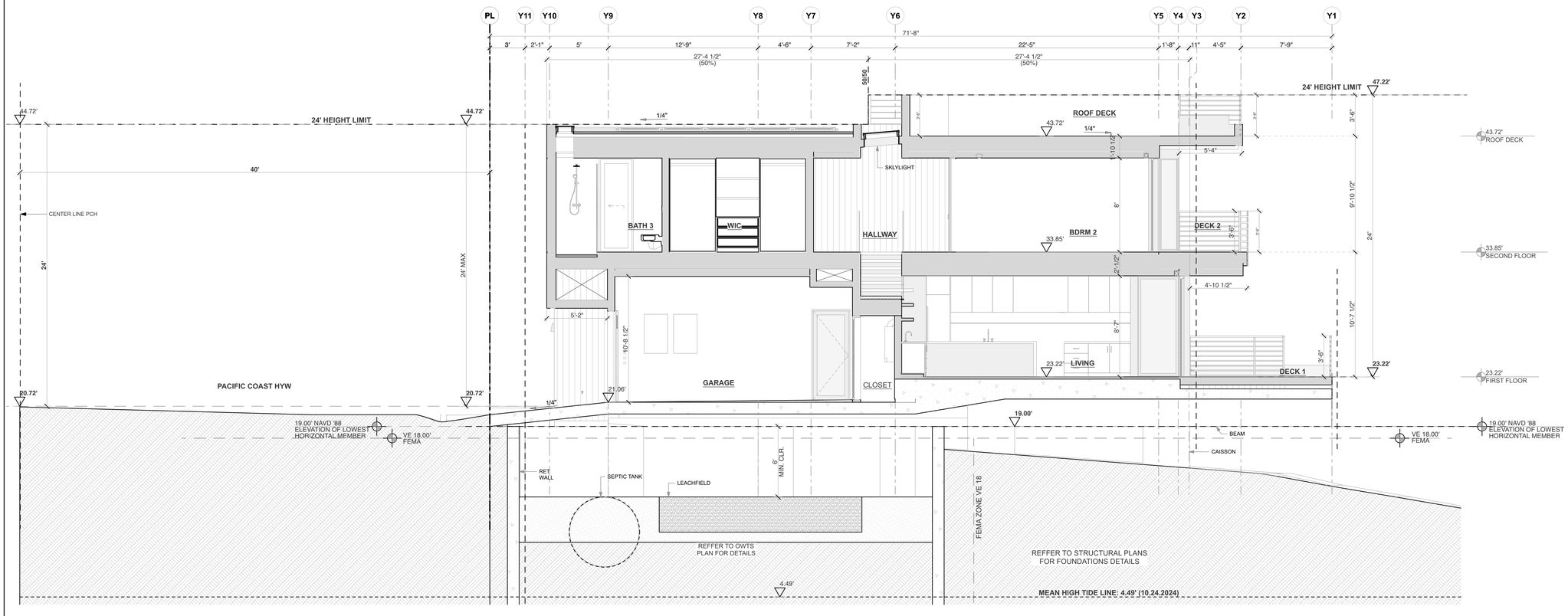
NOTES:



BUILDING SECTION F

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

2



BUILDING SECTION E - GARAGE

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

1

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ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

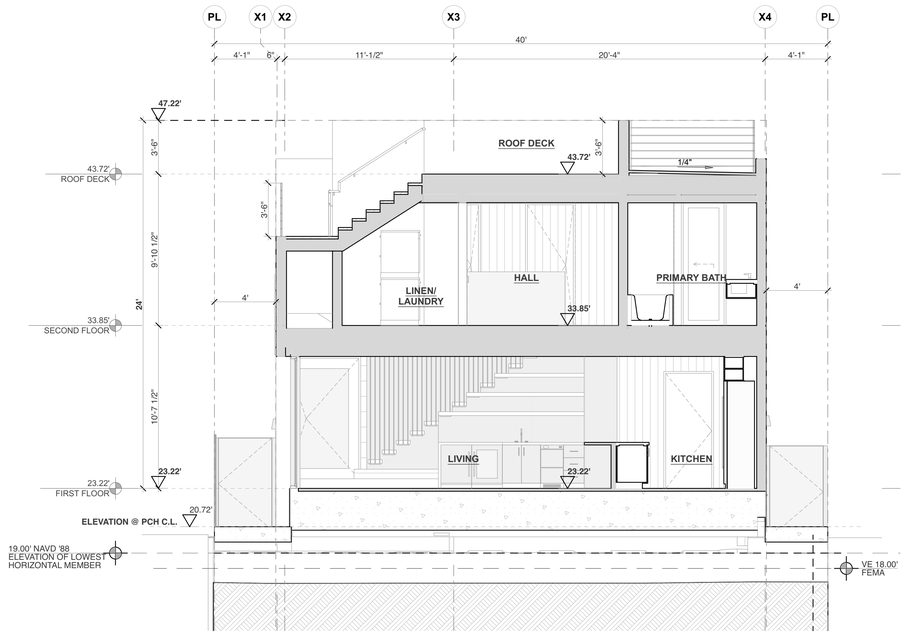
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

BUILDING SECTIONS
E AND F

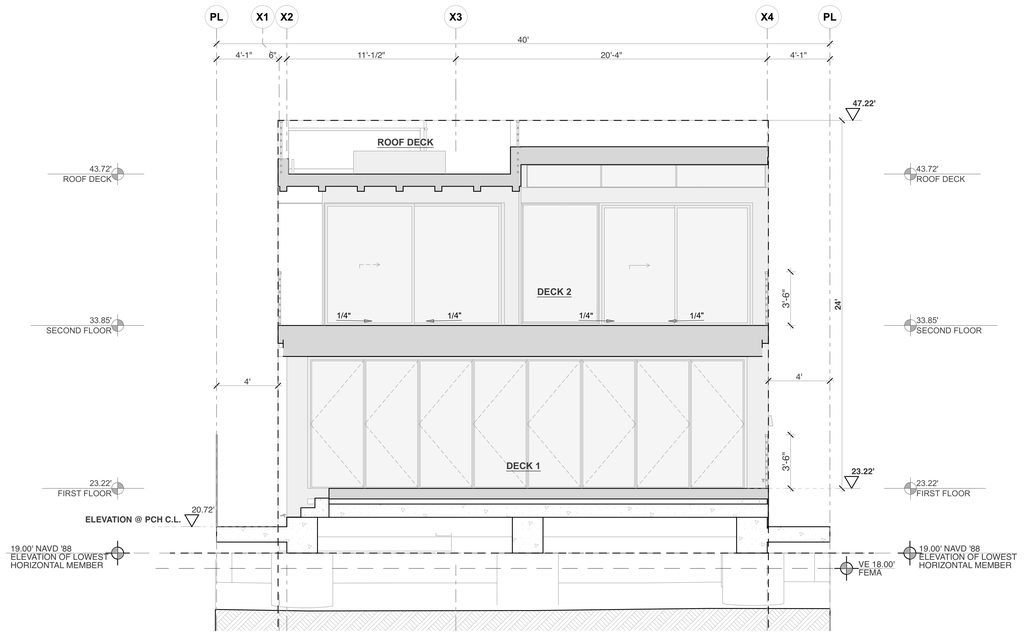
DRAWING NO.
A-3.3

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



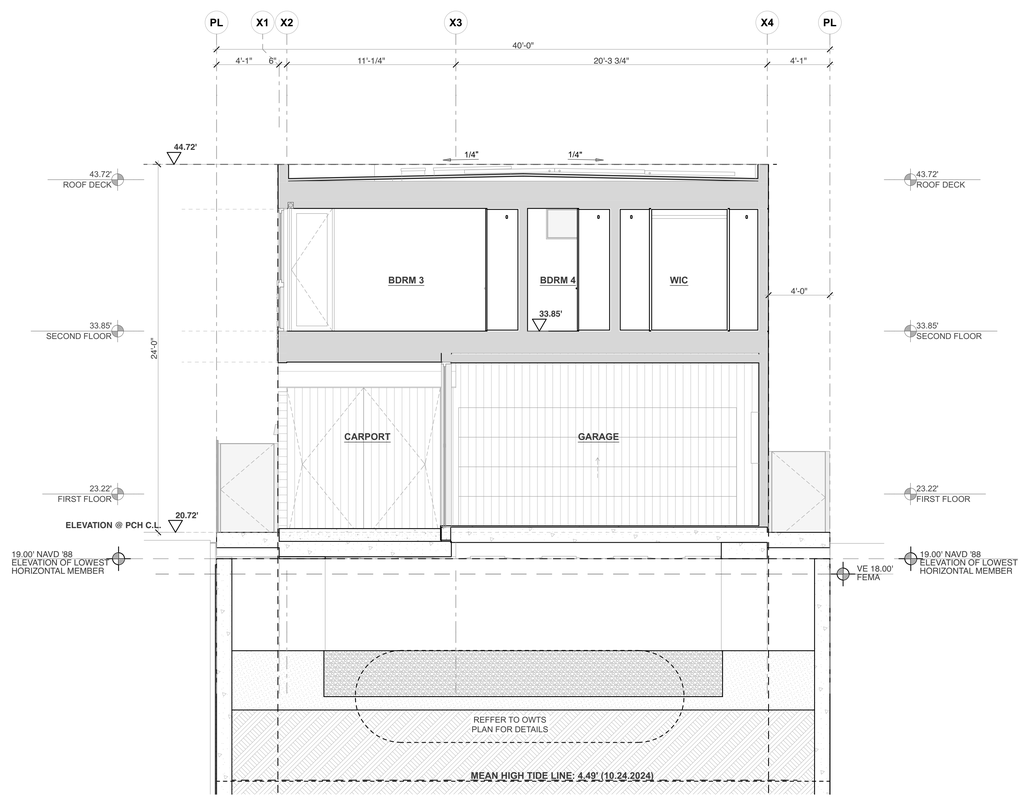
BUILDING SECTION H 2

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



BUILDING SECTION G - DECK 1

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



BUILDING SECTION J 3

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

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

BUILDING SECTIONS
G, H AND J

DRAWING NO.
A-3.4

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

FEB 21, 2026

To: City of Malibu, Planning Department

Attn.: Planning Director,
Yolanda Bundy, MS, PE, CBO, CFCO
23825 Stuart Ranch Road,
Malibu, CA 90265

Re: Fire Rebuilt - **STRINGLINE MODIFICATION REQUEST - FINDINGS**
21844 Pacific Coast Hwy
Malibu, CA 90265
APN 4451-004-017

Dear Director,

Pursuant to and consistent with LIP Section 13.27.1(B)(3) the owner is requesting a stringline modification request to use the nearest adjacent point of the residence located at 21836 PCH instead of 21840 PCH for the building stringline. The residence located at 21840 PCH is different from surrounding development in that it has a much larger beachfront deck area then surrounding residences. The residence located at 21836 PCH is located directly to the east of 21840 PCH and the resulting stringline is consistent with the overall development pattern and yet more seaward than the prevailing development to the east. The requested stringline modification would not result privilege shared by the surrounding beachfront residences.

LIP Section 13.27.1(B)(3) states that the Planning Manager may, "…approve a stringline modification request authorizing the use of an alternative stringline where the application of the stringline rule results in a stringline substantially inconsistent with adjacent development. The modification can result in selecting a different stringline end point than the nearest adjacent corner on the closest upcoast or downcoast property, or selecting the stringline end point on the next upcoast or downcoast property, which the Planning Manager has determined appropriate."

Furthermore, as proposed the request is consistent with the determinations made by both the City and California Coastal Commission (CCC) when adopting the LIP's stringline modification procedure. As stated in the CCC's staff report recommending approval of the City's amendment to allow for this modification procedure, stringline modifications are to address, "…cases where existing development that would be utilized as an endpoint in drawing a stringline is anomalous. This may be either that the

ATTACHMENT 3

whole structure is much smaller or located much further landward than the general trend of the rest of development on the same beach, or that the nearest adjacent corner is significantly further landward than the remainder of the structure."[1]

If the building stringline is the drawn using the corner of the nearest upcoast property and corner of the nearest downcoast property the resulting stringline as shown in attachment A is not parallel to the ocean and is not consistent with the prevailing stringline of the surrounding development because the nearest downcoast structure is more landward and smaller than the surrounding development in either direction.

A stringline modification as allowed for by LIP Section 3.6(G)(4) to use the nearest corner of the residence located at 21836 PCH results in a building stringline more common with the surrounding development as shown in attachment B while still being located further landward than the prevailing stringline to the east. Furthermore, as shown in attachment C, the requested downcoast stringline endpoint is the same endpoint that would applicable to future stringline determinations for the property located at 21840 PCH and therefore does not constitute a privilege to the subject property and the adjacent structure could be constructed in a manner consistent with the proposed structure as a result of this stringline modification request. Furthermore, as shown by the blue line (deck stringline) in the attachments, the stringline modification would not result in development located closer to the sea.

Based on attachment B the following findings as required by LIP Section 13.27.5(B) can be supported as follows:

1. That the project is consistent with the policies of the Malibu LCP.

The proposed stringline modification proposes to use the nearest adjacent corner of the property located immediately to the east of the property addressed as 21840 PCH consist with LIP Section 13.27.1(B)(3) which allows for the selection of a stringline end point on the next upcoast or downcoast property. The stringline request as proposed would result in a stringline that is consistent with the character of surrounding development as shown in attachment B. The proposed stringline is not expected to result in any public access impacts based on the LCP's Public Access Map 3. As shown in attachment B, the proposed stringline maintains the LIP's ten foot setback from the mean high tide line and is located landward of the existing deck stringline.

2. That the project does not adversely affect neighborhood character.

Based on attachment B, the proposed stringline modification request results in a line being drawn that is consistent with the overall neighborhood and not a special privilege for the property owner. If the building stringline were to be drawn from the nearest points of the adjacent structures, the resulting stringline is anomalous because the neighboring property contains an unusually large deck area.

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

[1] Page 48 of California Coastal Commission Item: Th20a dated September 27, 2006.

As proposed the requested modification is consistent with both state and local law.

4. If the request involves a stringline modification, that the proposal conforms to the following:

a. The development will not be closer to the ocean than a structure of the same type on either adjacent property or a structure used in the stringline determination;

The proposed development that is the subject of this request will not be any closer to the ocean than the structure used in the stringline determination. Furthermore, the proposed building stringline will continue to be located landward of the existing deck stringline.

b. The development will not result in conferring a privilege not enjoyed by an adjacent structure;

Given the development located both up and down coast, the proposed stringline will not result in a privilege enjoyed by the adjacent structure who too would use this same end point as shown in attachment C

c. Strict compliance with the requirements of Section 3.6.G (3) of the LIP would deprive the property owner of reasonable use of the structure or a use which is enjoyed by one or more adjacent structures; and

Strict compliance with the requirements of Section 3.6G(3) of the LIP would deprive the owner of a building stringline shared by both up and down coast development. Furthermore, the property owner is requesting to use the same point endpoint the structure located directly to the east of the subject property would use as shown in attachment C.

d. The project provides maximum feasible protection to public access, as required by Chapter 12 of the LIP.

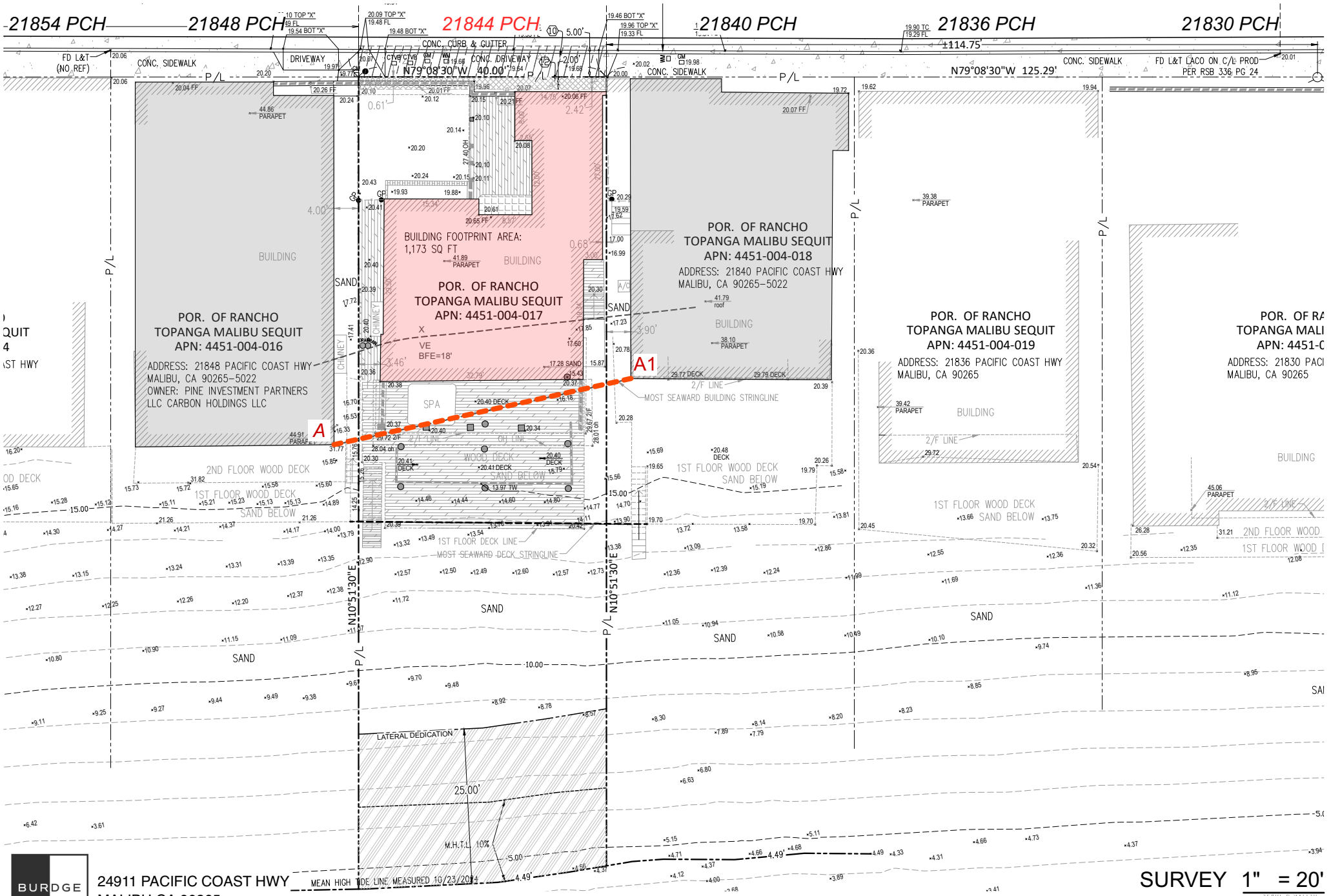
As demonstrated in attachment B, the proposed stringline request will not result in development extending further seaward than up and down coast properties and is landward of the existing deck stringline. Lastly, the proposed stringline will maintain the LCP's required 10 foot setback from the mean high tide line as confirmed by the California State Lands Commission.

Sincerely,

Anna Mattioli, PMP
Sr Project Manager
Burdge Architects, Inc
O (310) 456-5905 - C (818) 268-9898

PLEASE SEE **ATTACHED DIAGRAMS.**

1 Attachment A = Pre-Existing Stringline



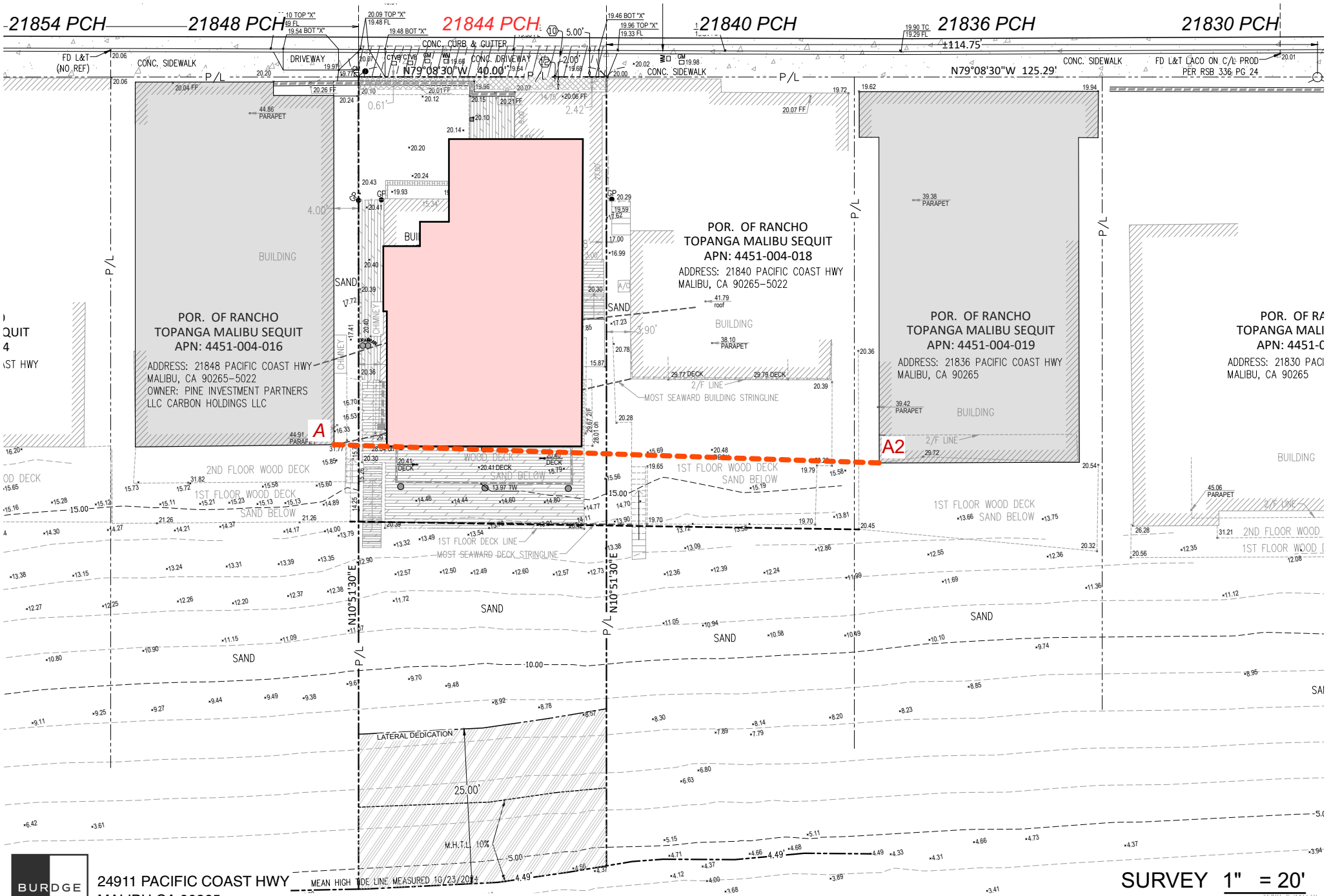
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

21844 PACIFIC COAST HWY, MALIBU

SURVEY 1" = 20'

2/21/26

2 Attachment B = Proposed Stringline



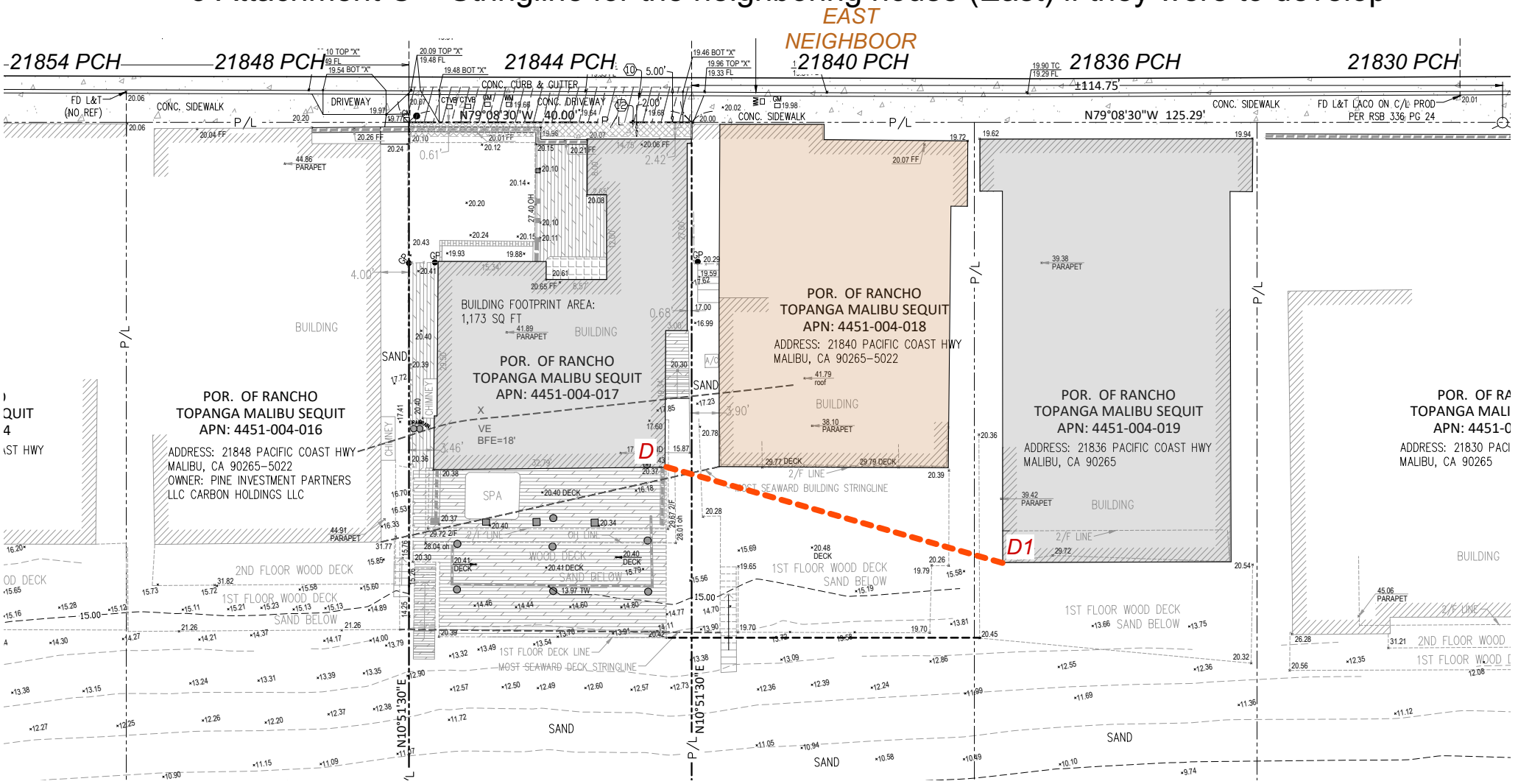
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

21844 PACIFIC COAST HWY, MALIBU

SURVEY 1" = 20'

2/21/26

3 Attachment C = Stringline for the neighboring house (East) if they were to develop



SURVEY 1" = 20'

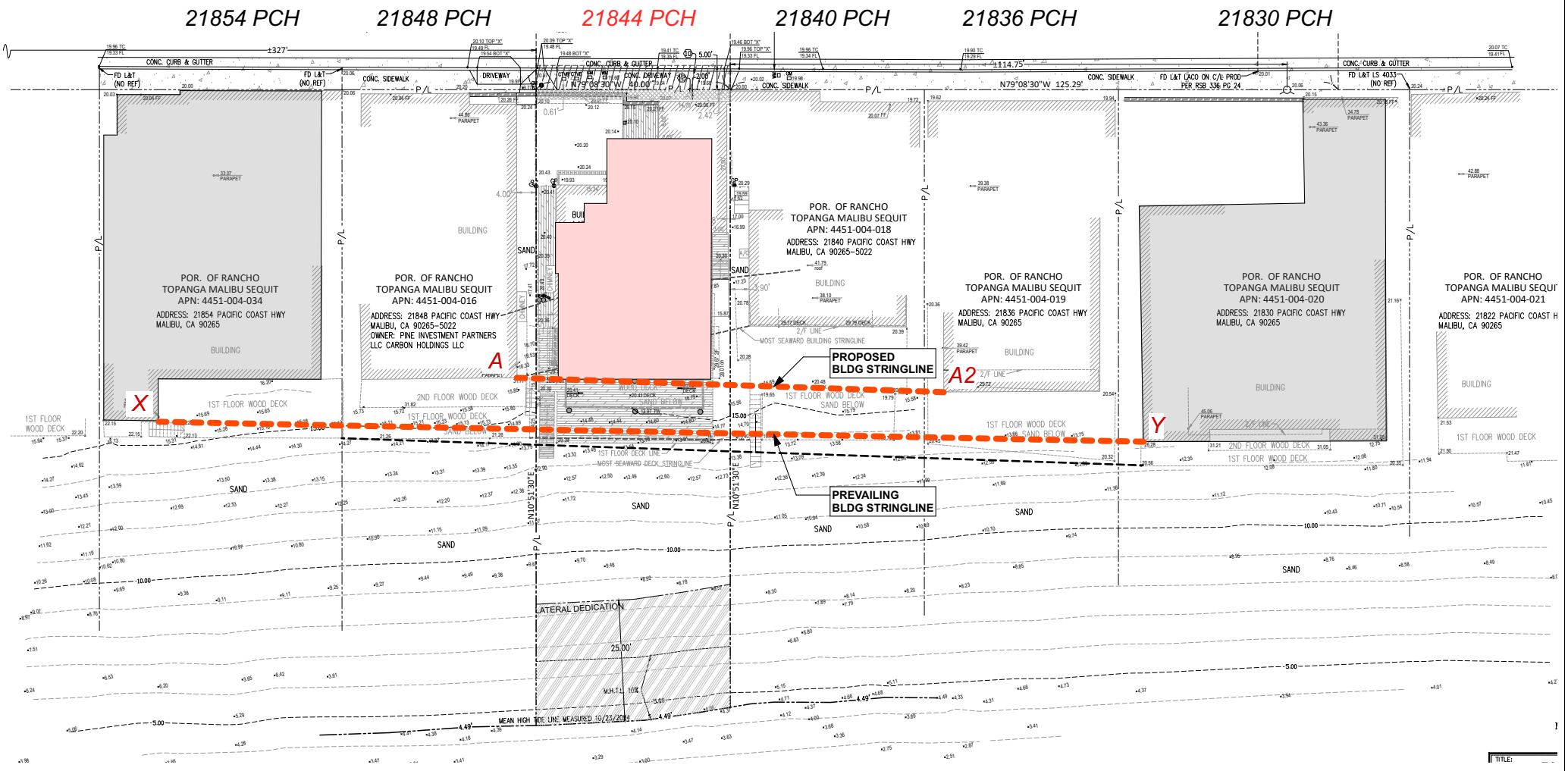
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

FIRE REBUILT
21844 PACIFIC COAST HWY, MALIBU

RE-BU

2/21/26

4 Attachment D = Prevailing Stringline radius 200'



SURVEY 1" = 30'

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

FIRE REBUILT
21844 PACIFIC COAST HWY, MALIBU

RE-BU

2/21/26

City of Malibu
PRIMARY VIEW DETERMINATION

Address: 3853 Carbon Canyon

Property Owner: [redacted]

Reason for Determination: ☑ View Restoration Ordinance ☐ View Restoration Program

---

The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".

The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.

Location of main viewing area: Deck adjacent to Living Room (10ft)

Nature of primary view: Blue and White Water

Date of determination: May 22, 2012

☑ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

[redacted] 5/22/12 — 5/22/12

Property Owner date Planner date

Recycled Paper

ATTACHMENT 4

City of Malibu

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

PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 3853 Carbon Canyon, [redacted]

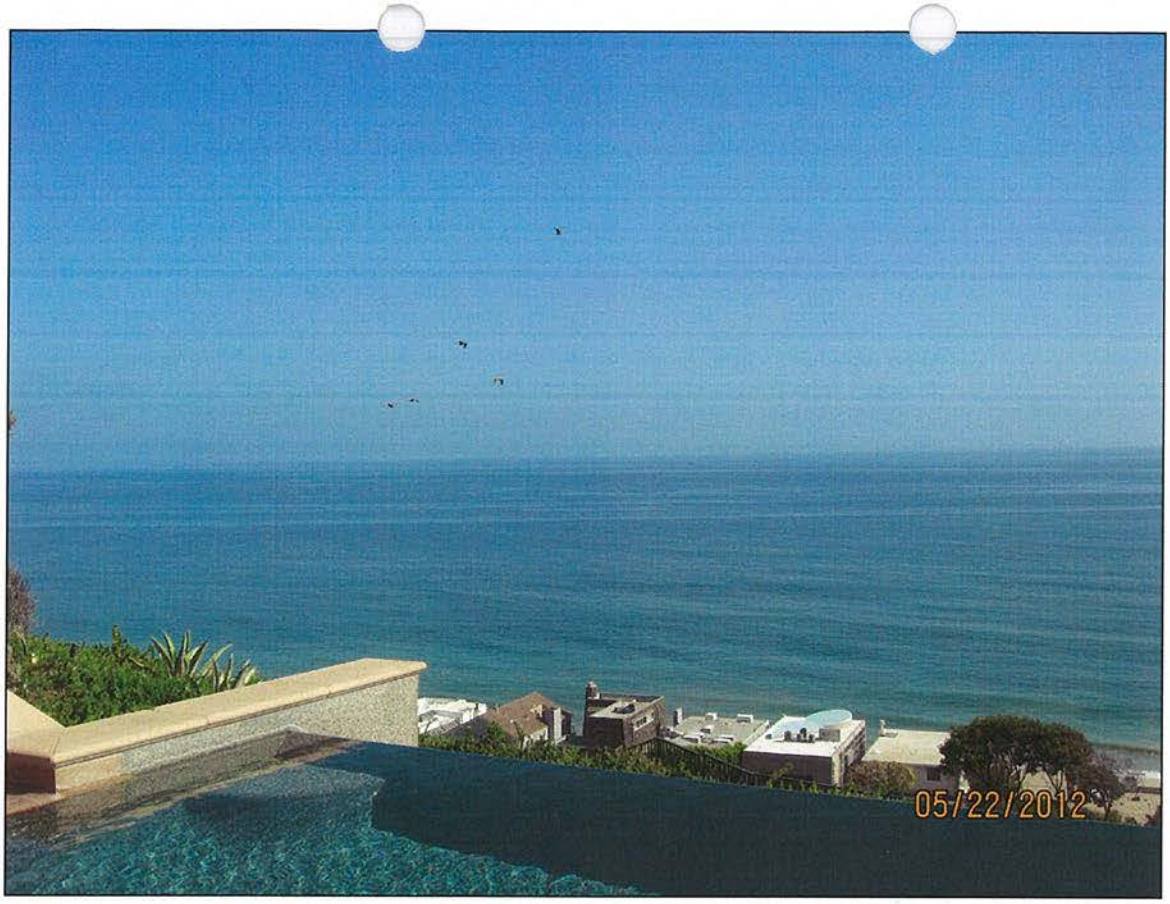
On May 22, 2012, staff conducted a primary view determination at 3853 Carbon Canyon Road. Staff documented the primary view standing on an outdoor deck area located 10 feet adjacent to a living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.

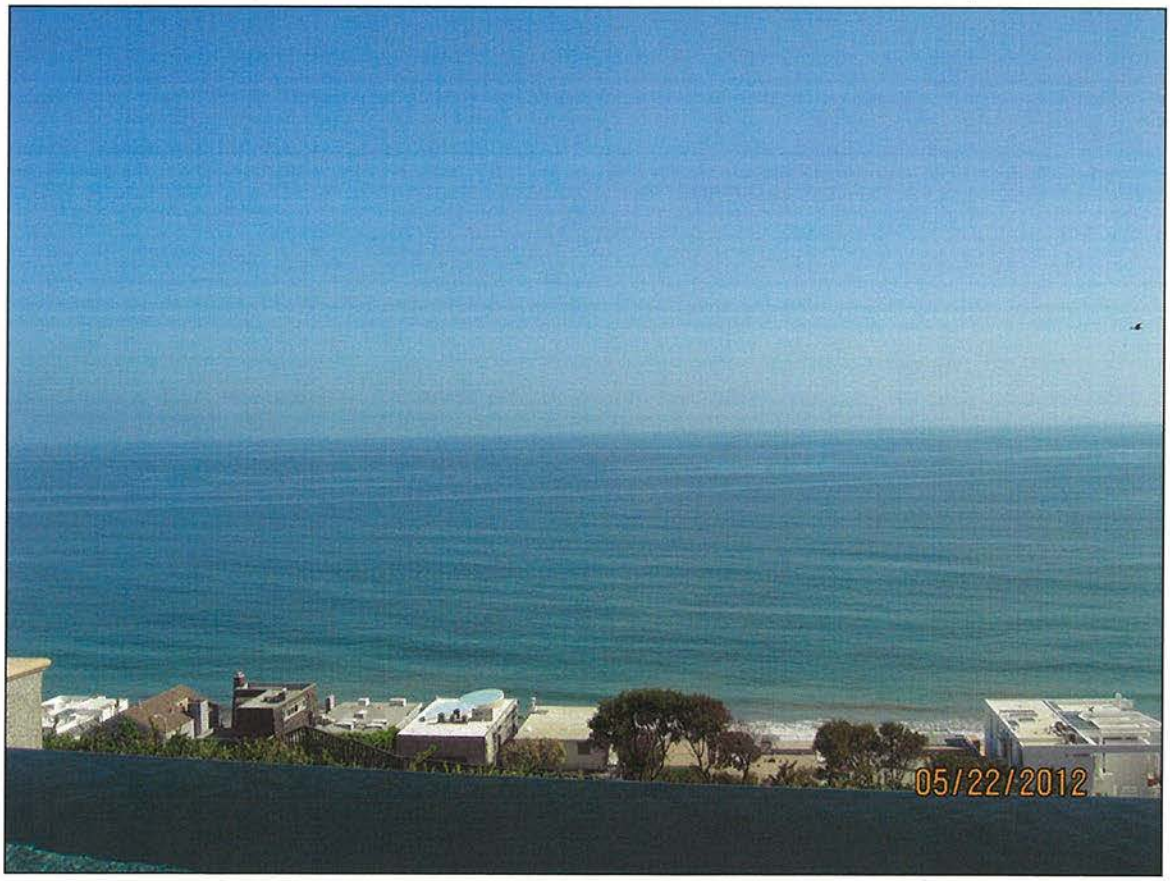


On May 22, 2012, the view from this location on the property is as follows, from east to west:

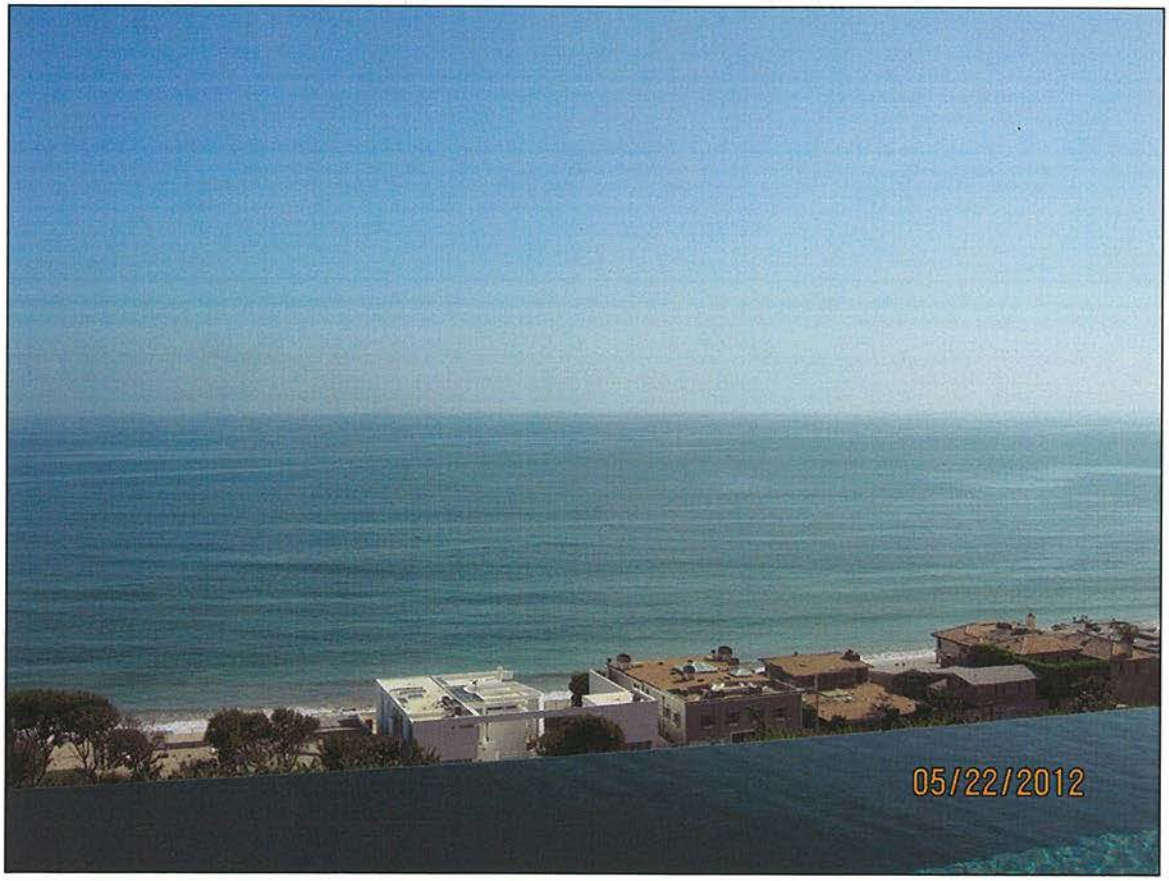

05/22/2012


05/22/2012

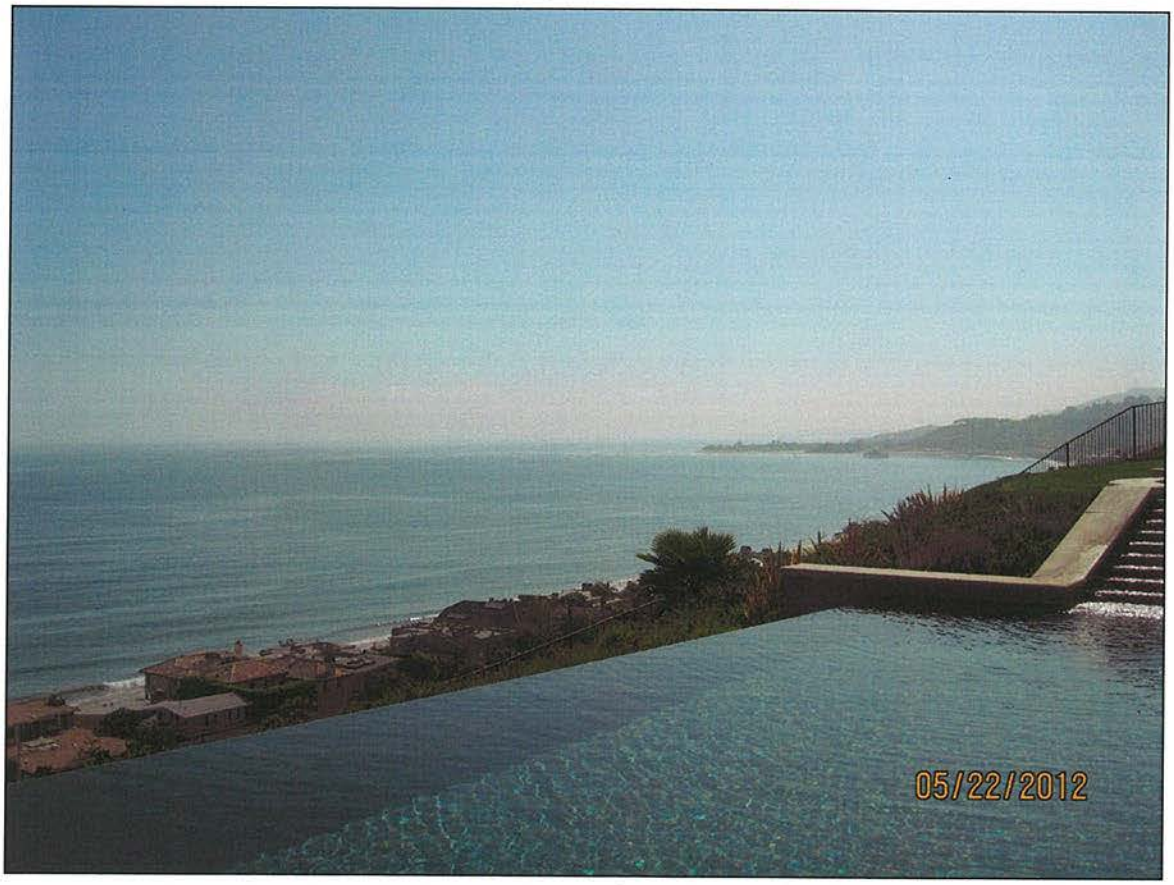

05/22/2012

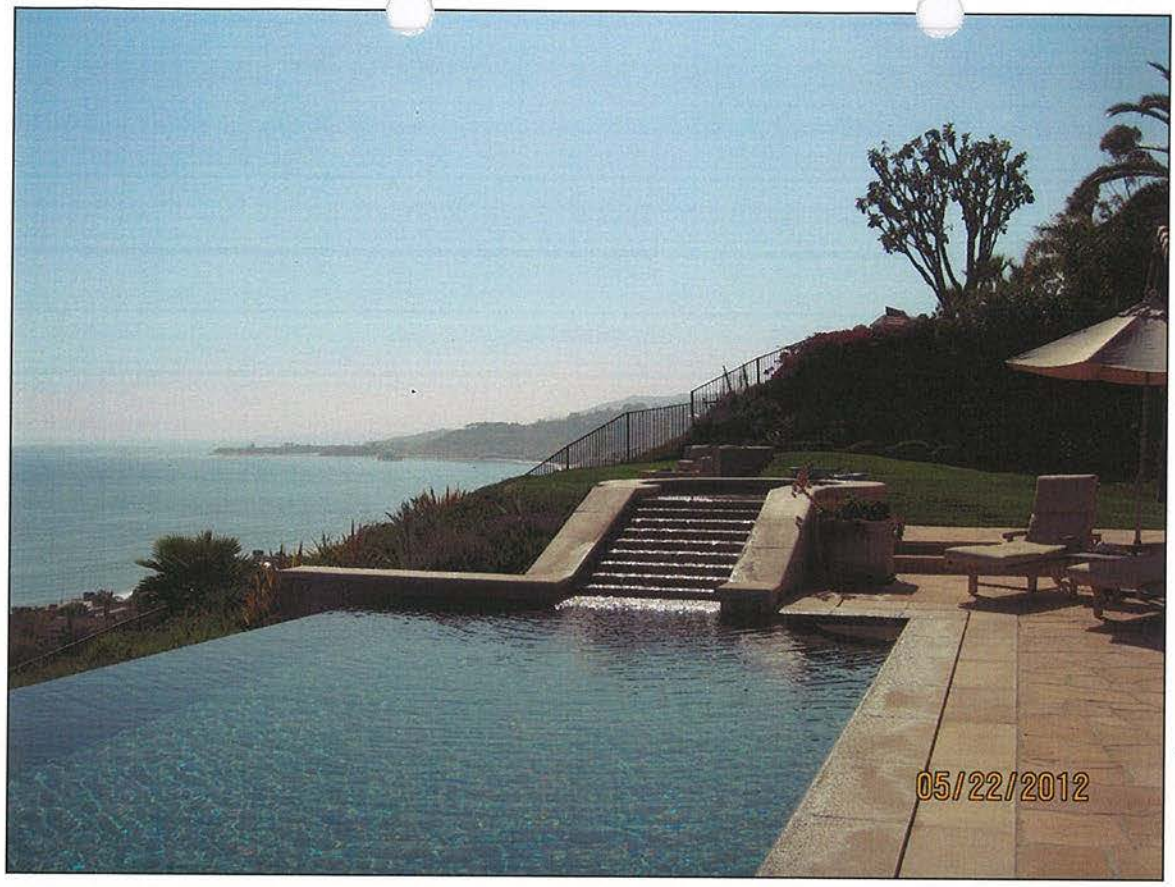

05/22/2012


05/22/2012


05/22/2012


05/22/2012


05/22/2012


05/22/2012


05/22/2012

City of Malibu
PRIMARY VIEW DETERMINATION

Address: 22001 PCH

Property Owner: [redacted]

Reason for Determination: ☑ View Restoration Ordinance ☑ View Restoration Program

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The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".

The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.

Location of main viewing area: main/primary living area

Nature of primary view: Ocean view - Malibu Pier

Date of determination: 12.4.12

☑ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

[redacted] 12/4/12

[redacted] 12/4/12 date

Allen Saulo 12/4/12

Planner Risa Toledo 12/4/12 date

Recycled Paper

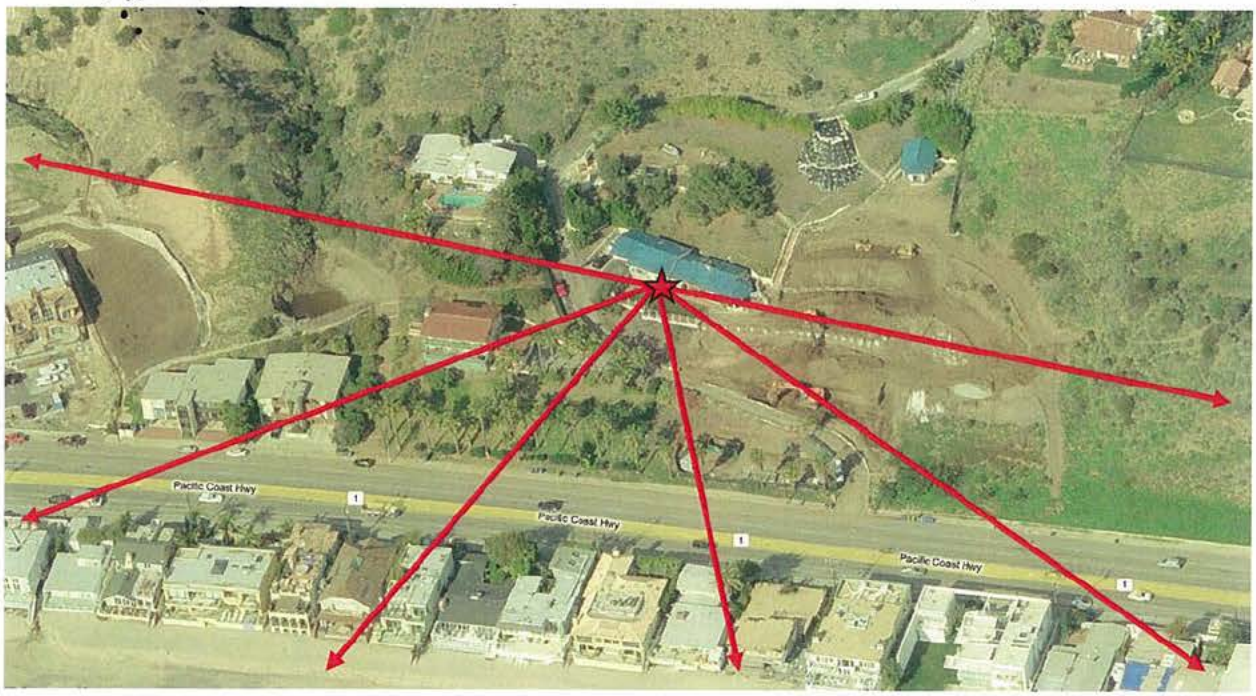
City of Malibu

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

PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 22001 PCH – [redacted]

- On December 4, 2012, staff conducted a primary view determination at 22001 PCH. Staff documented the primary view standing at a fixed location within the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



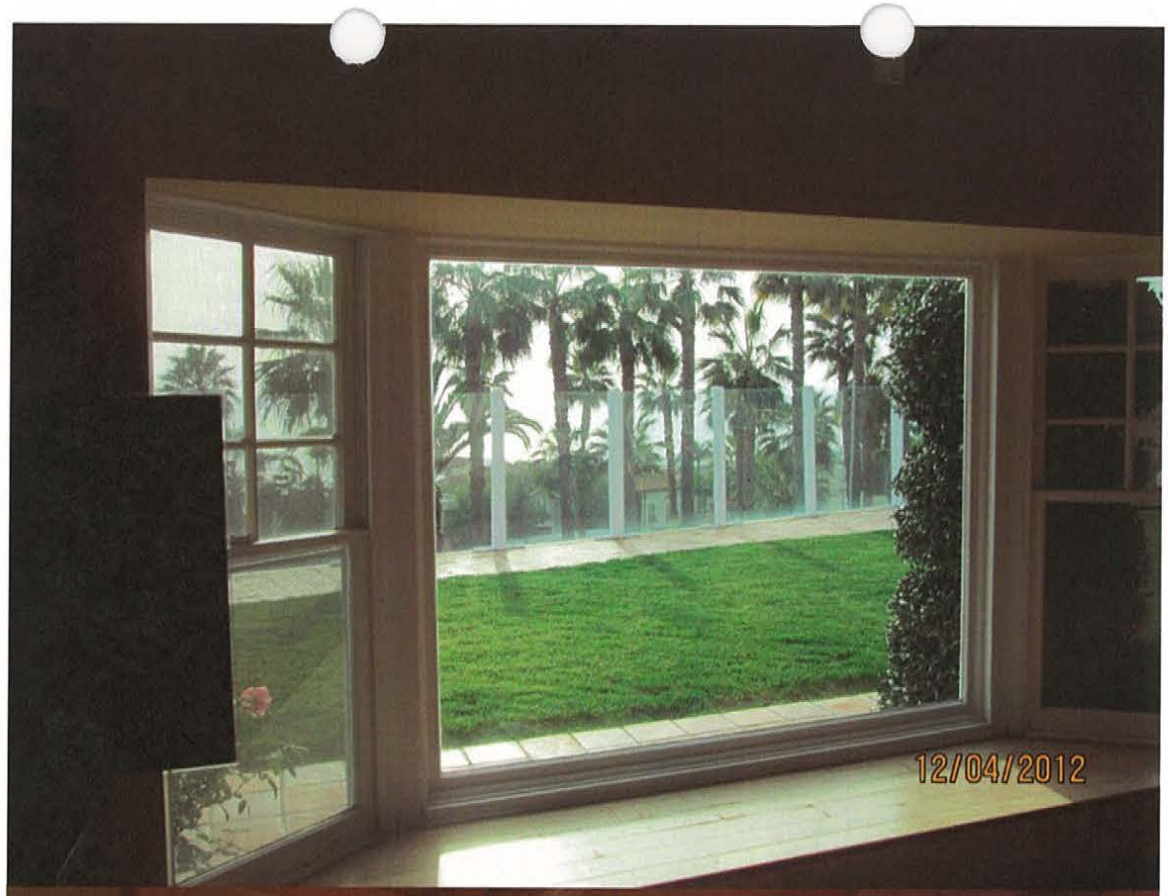
On December 4, 2012, the view from this location on the property is as follows, from east to west:


12/04/2012

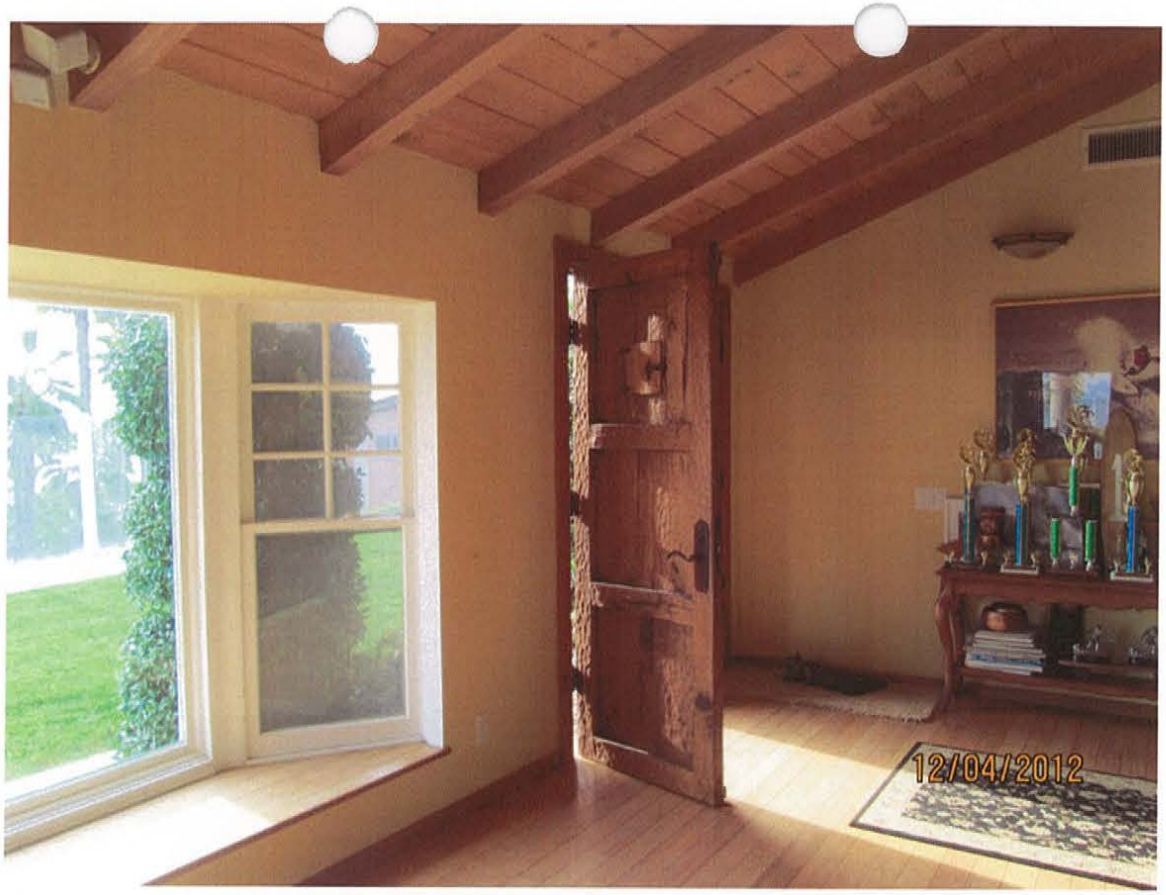

12/04/2012


12/04/2012


12/04/2012


12/04/2012


12/04/2012


12/04/2012

City of Malibu
PRIMARY VIEW DETERMINATION

Address: 3873 Carbon Canyon

Property Owner: [redacted]

Reason for Determination: ☑ View Restoration Ordinance ☐ View Restoration Program

---

The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".

* **The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.**

Location of main viewing area: deck adjacent to primary living area (7 feet)

Nature of primary view: Ocean / Pier (Malibu) / mountains

Date of determination: January 9, 2014

☐ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

[redacted] 2014
property owner date

Lisa Toledo 1.9.14
Planner date

Recycled Paper

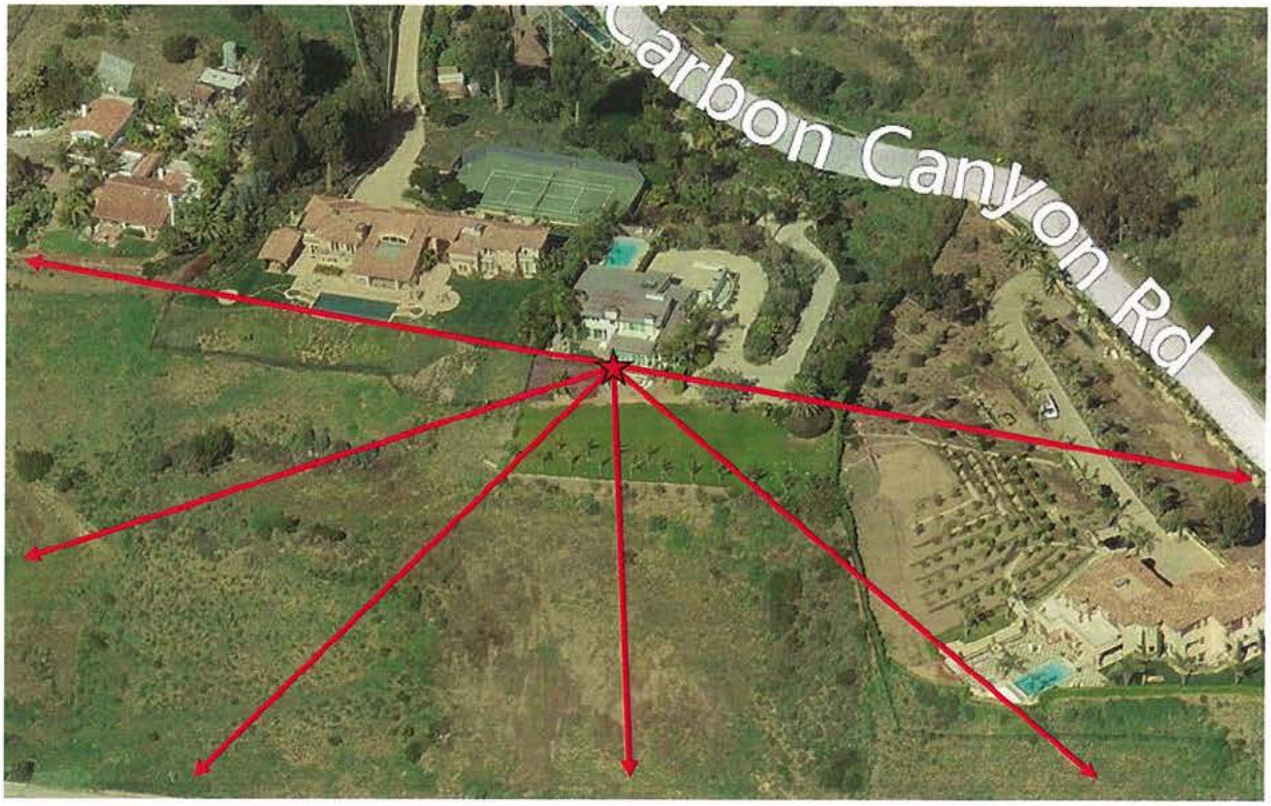
City of Malibu

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

PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 3873 Carbon Canyon – [redacted]

On January 9, 2014, staff conducted a primary view determination at 3873 Carbon Canyon. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the primary living area, a location chosen by the property owner. The location that the primary view determination photographs were taken from is denoted by a red star in the aerial below.



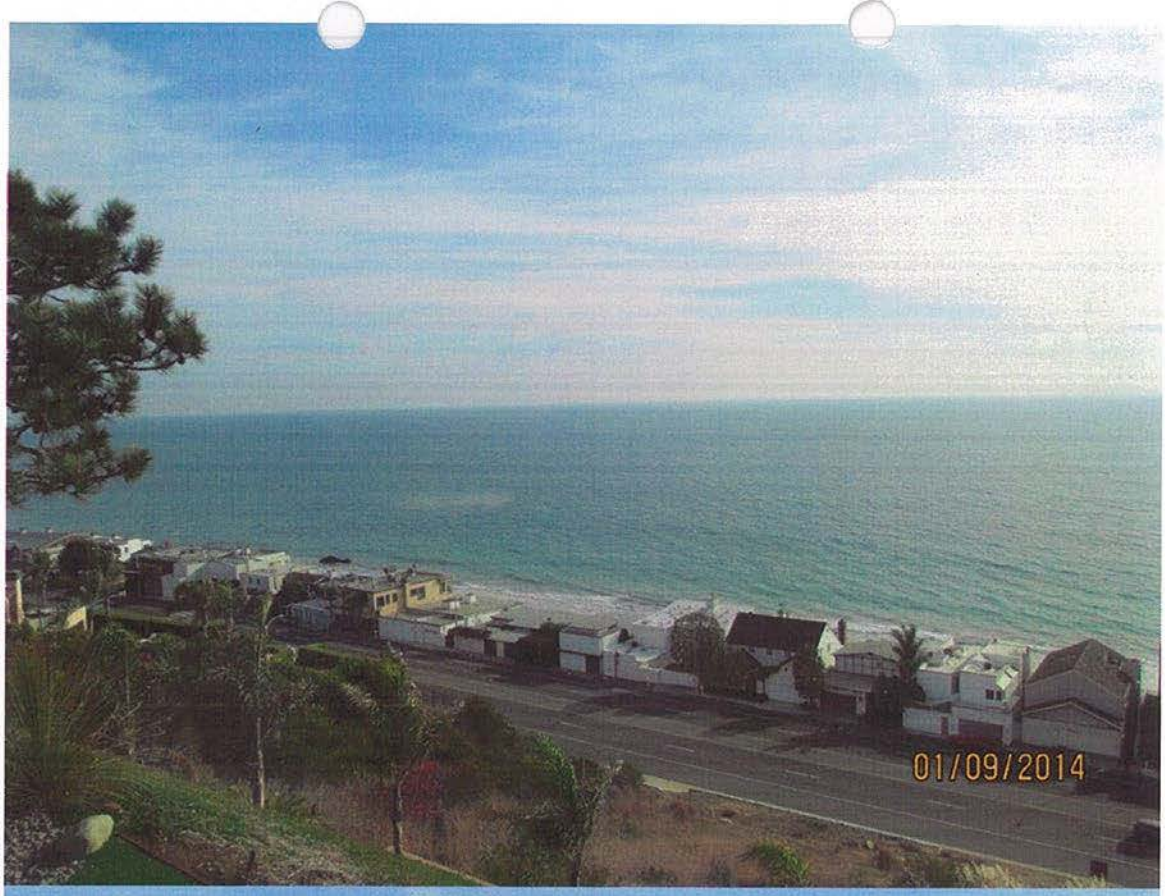
On January 9, 2014, the view from this location on the property is as follows, from west to east:

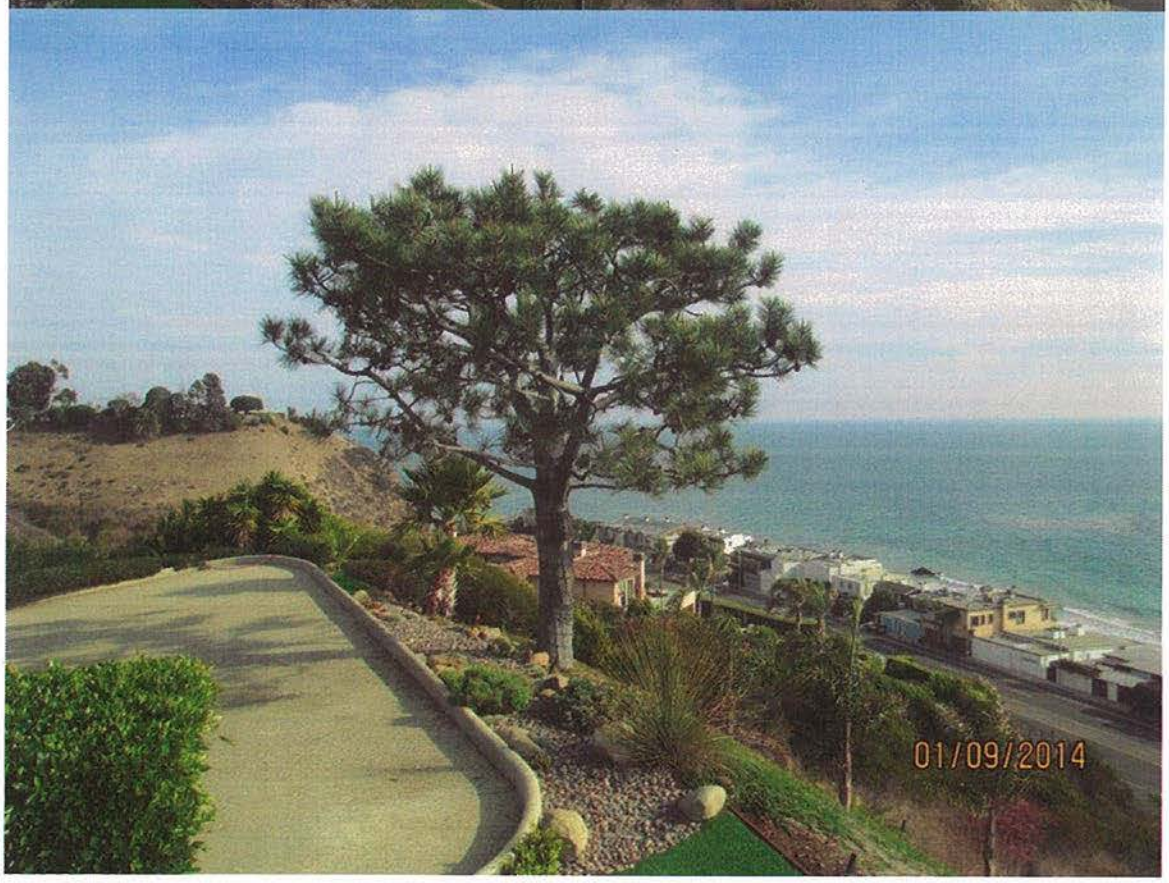

01/09/2014

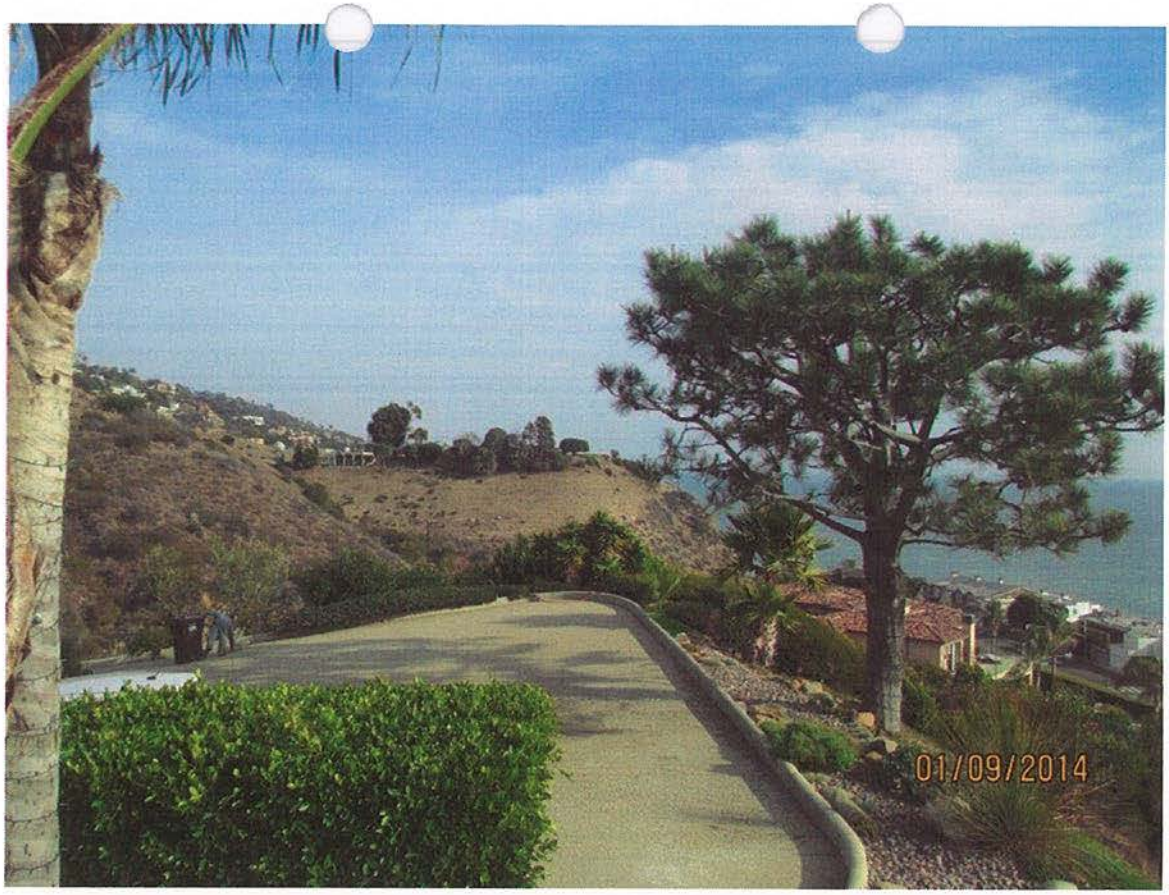

01/09/2014


01/09/2014


01/09/2014


01/09/2014


01/09/2014


01/09/2014

City of Malibu

23825 Stuart Ranch Rd. · Malibu, California · 90265-4816
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 22-035
21967 Pacific Coast Highway, Malibu, CA 90265

On December 22, 2022, staff conducted a primary view determination at 21967 Pacific Coast Highway. Pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the kitchen dining area of a single-family residence, a location chosen by the property owner, [redacted]. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 21967 Pacific Coast Highway.



(City of Malibu GIS, 2022)

A total of five photographs were captured in sequence from West to East. The nature of the view determination consists of the Pacific Ocean and Palos Verdes. The specific location of the view determination was on the outdoor patio abutting the kitchen dining area, a primary living area. The photos were taken one foot in front of the dining room wall at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180-degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 21967 Pacific Coast Highway.



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view are provided below.



View 1 Looking West.



View 2 Looking Southwest.



View 3 Looking South.



View 4 Looking Southeast.



View 5 Looking East.



Photo taken one foot from the patio doors of the main viewing area (Kitchen Dining Area).



Photo taken at an elevation of 5 feet.





ATTACHMENT 5











APR 21 1976

2486

RECORDING REQUESTED BY AND MAIL TO
NAME South Coast Commission
STREET P. O. Box 1450
CITY Long Beach, CA 90801

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
11 MIN. PAST 9 A.M APR 21 1976
Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE $5 3D

DEDICATION

This Instrument, made this 5 day of April, 1976, by Eugene S. Firestone and Blanche A. Firestone his wife, both of the City/County of Los Angeles, State of California, for his successors and assigns, hereinafter collectively referred to as "the Dedicator";

WHEREAS, pursuant to the California Coastal Zone Conservation Act of 1972, sections 27000 through 27650 of the California Public Resources Code, the Dedicator has made Application No. P-6015 to the California Coastal Zone Commission, South Coast Region, for the issuance of a permit for the development of certain real property owned by the Dedicator; and

WHEREAS, said Commission has determined to grant said application and issue a permit for the development of said real property subject to certain conditions among which are that the Dedicator shall give the public the privilege and right to pass and repass over a strip of Dedicator's said real property 25 feet in width measured landward from the line of the mean high tide of the Pacific Ocean, however, in no case will said dedication be nearer than 5' to the proposed development. The Commission has determined that prior to the issuance of the permit, the Dedicator shall execute and deliver to said Commission an instrument in the form herein set forth.

NOW, THEREFORE, in consideration of the issuance of said development permit, Dedicator agrees for perpetuity to keep the following described portions of said real property, but no other portions thereof, open to the public for access to the Pacific Ocean and its shoreline for walking and agrees that Dedicator shall not construct any improvements on or in said public access area. The area subject to said public access is the following portion of the real property described in said application, to wit:

That certain real property in the County of Los Angeles, , State of California, described as:

The legal discription recorded in Los Angeles County Engineers Office and surveyed by the Los Angeles County Engineers June 1969 for the mean high tide line being 160 feet.

(Legal description of the access area)

RECEIVED
APR 6 1976
South Coast Regional Commission

APR 21 1976

ATTACHMENT 6

APR 21 1976

21844-Pacific Coast Hwy., Malibu, Calif.
An easement granting lateral, walking public access up to 25 ft. inland from the mean high tide line of 160 ft. As per recorded records in the Los Angeles County Engineers Office, surveyed by the Los Angeles County Engineers June 1969 for the mean high tide line being 160ft.

Said access shall in no way incumber, impede, or interfere with the full use of the structure as approved.

Nothing shall become payable to Dedicator, nor to the heirs or assigns of Dedicator, for the public privilege herein set forth and Dedicator consents to said privilege being administered by and duly constituted public agency.

Executed the date above written.

Eugene S. Firestone (Signed) Blanche A. Firestone (Signed)

Eugene S. Firestone, (Print Name) Blanche A. Firestone, (Print Name)

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss

On April 5, 1976, before me, the undersigned Notary Public, personally appeared Eugene S. Firestone and Blanche A. Firestone, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

Phyllis R. Isenberg
Notary Public in and for the County of Los Angeles State of California

OFFICIAL SEAL
PHYLLIS R. ISENBERG
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires JUL 8, 1977

APR 21 1976

APR 21 1976

This is to certify that the interest in or license with reference to the real property conveyed by the dedication dated April 5, 1976, from Eugene S. Firestone and Blanche A. Firestone to the public is hereby accepted by order of the California Coastal Zone Commission, South Coast Region, on April 6, 1976 (date), and said Commission consents to recordation thereof by its Executive Director, its duly authorized officer.

Date April 20, 1976.

By Robert F. Rooney
Chairman, California Coastal Zone Conservation Commission, South Coast Region.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss

On this 20th day of April, 1976, before me, the undersigned Notary Public, personally appeared Robert F. Rooney, known to me to be the Chairman of the California Coastal Zone Conservation Commission, South Coast Region, and known to me to be the person who executed the foregoing instrument on behalf of said Commission, and acknowledged to me that such Commission executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

Loeta N. Bunton
Notary Public in and for the
County of Los Angeles
State of California

OFFICIAL SEAL
LOETA N. BUNTON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 28, 1978

APR 21 1976

1976 0421 2486 Page 3 of 3

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 Biologist

FROM: City of Malibu Planning Department **DATE:** 07/08/2025

PROJECT NUMBER:	CDPPF 25-001
JOB ADDRESS:	21844 PACIFIC COAST HWY
APPLICANT / CONTACT:	Anna Mattioli, Burdge Architects, Inc
APPLICANT EMAIL:	anna@buaia.com
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **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.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **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).**

Courtney McCammon 7/10/25

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (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) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Anna Mattioli, Burdge Architects, Inc anna@buaia.com		
Project Address:	**21844 PACIFIC COAST HWY** Malibu, CA 90265		
Planning Case No.:	CDPPF 25-001		
Project Description:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS		
Date of Review:	July 10, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	7/8/25
Site Survey:	7/8/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

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 feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five 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 two business days of completion of surveys.

   C. A new residential structure shall not extend seaward of a stringline drawn between the nearest adjacent corners of the enclosed area of the nearest existing residential structures on either side of the subject lot. Similarly, a proposed new deck, patio, or other accessory structure shall not extend seaward of a stringline drawn between the nearest adjacent corners of the nearest deck, patio or accessory structure on either side.

   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. Up-lighting is prohibited. Lighting if the shore is prohibited.

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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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 07/08/2025

PROJECT NUMBER: CDPPF 25-001

JOB ADDRESS: 21844 PACIFIC COAST HWY

APPLICANT / CONTACT: Anna Mattioli, Burdge Architects, Inc

APPLICANT EMAIL: anna@buaia.com

PROJECT DESCRIPTION: NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). 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.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. 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)**

Matthew Pleasant — 8/5/2025

Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Anna Mattioli anna@buaia.com		
Project Address:	**21844 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDPPF 25-001		
Project Description:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS		
Date of Review:	August 5, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Burdge: Plans dated 7-1-2025
OWTS Plan:	Ensitu: Plans dated 6-11-2025
OWTS Report:	Ensitu: Report dated 6-11-2025
OWTS Geo. Report:	Earth Systems: Report dated 6-3-2025
Coastal Eng. Report:	David Weiss: Report dated 2-10-2025
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). 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 LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
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 advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/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.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) ***Itemized Response to Comments/Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered comments/conditions presented below. Each response should clearly explain how the comment has been addressed, including reference to any revised report or plans, or other supporting response materials. This review letter may be annotated directly with responses, provided the response remains clear, complete, and appropriately referenced*.

2) **OWTS on Project Plans and Cross Sections:** The final project plans and cross sections must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

3) **Building Plans:** All 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.

   Architectural Plans:

   - The final architectural plans must show 4 bedrooms and 41 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.

   - Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.

   - **Proof of 1.6 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

     The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.

4) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all 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 plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

5) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of 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 a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. 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. *The bottom of the proposed dispersal field shall have a minimum of two feet temporary vertical clearance to groundwater and four feet permanent vertical clearance to groundwater. With temporary and permanent groundwater elevations of +6.4 feet and +8.2 feet, respectively, the bottom of the dispersal field shall be no lower than elevation +10.4 feet*.

b. *According to the Ensitu plans dated 6-11-2025, the treatment tank will be placed below the temporary and permanent groundwater levels. Please provide an anchorage plan with supporting calculations for Building Safety review and approval*.

c. 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 drainage fixture units, 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.

d. Sewage and effluent pump design calculations (as applicable).

e. 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.

f. 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.

g. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer.

6) **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 Malibu Municipal Code.

7) **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.*"

8) **Notice of Decision:** The final OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

9) **Engineer Certification for Reduction in Setbacks to Buildings or Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. 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 Safety 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). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All 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).

   - Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) 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 which the setback is reduced.

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

11) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

12) **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 advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

13) **Advanced Onsite Wastewater Treatment System (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 City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. 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**.

14) **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.**

15) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A S.W.P.P. Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

16) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

17) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

18) **Project Coastal Engineer Approval:** Project Coastal Engineer Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

19) **City of Malibu Coastal Engineering Approval:** City of Malibu Coastal Engineering final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

20) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

22) **Environmental Health Final Review and Reduction in Setback Fee:** A final fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design, system specifications and reduction in setbacks.

23) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System 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.

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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

21844 PACIFIC COAST HWY (CDPPF 25-001)
MALIBU, CA 90265 (FIRE REBUILD)

S.F.D.:	4 Bedroom/41 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection (N)
ACTIVE:	450-sf Drain Field (N)
FUTURE:	N/A
LOADING RATE:	1.67 gpsfd
DESIGNER:	John Yaroslaski, C 60149
REFERENCE:	Ensitu: OWTS report dated 6-11-2025
	Earth Systems: OWTS geology report dated 6-3-2025

NOTES:

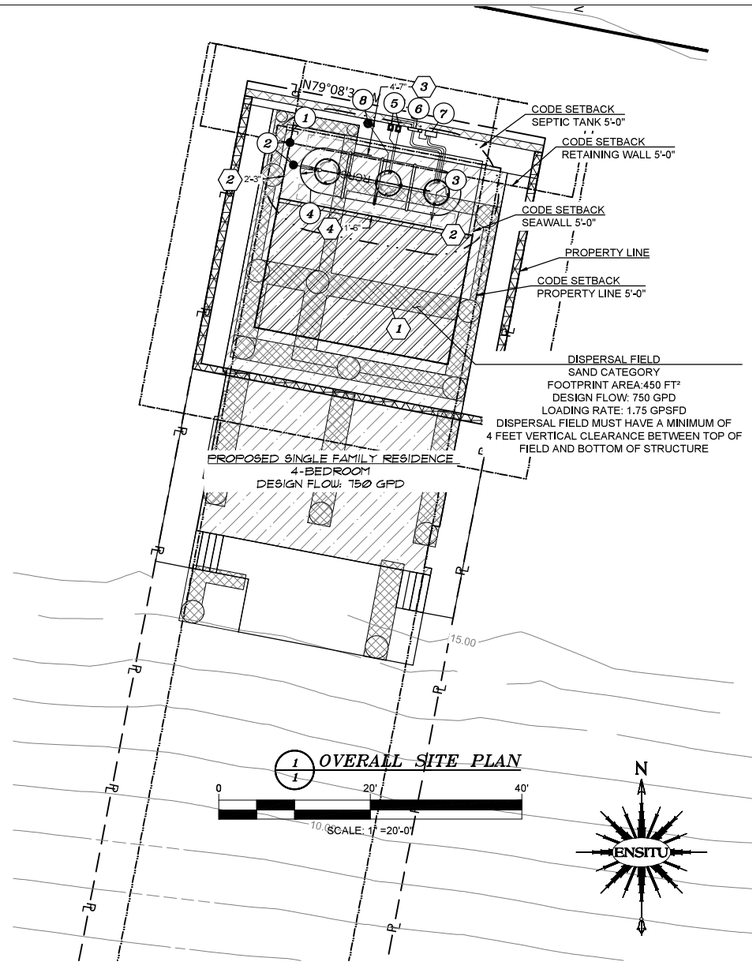
1. This conformance review is for a new single-family dwelling, seawall and advanced onsite wastewater treatment system (OWTS). The advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.
3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: 8/5/2025 DATE:

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



1/1 OVERALL SITE PLAN

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL 5475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
4	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
5	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
6	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
7	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
8	1	VENT ASSEMBLY[1][2]	ORENCO
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS ARE SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES, CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

LEGEND

- PROPOSED DISPERSAL FIELD
- BUILDINGS AND STRUCTURES
- SHORELINE PROTECTION DEVICE
- RETAINING WALL
- FOUNDATION

PIPING SCHEDULE			
	TAG	DESCRIPTION	SPECIFICATION
GSL	GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PEL	PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
PAL	PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
PVL	PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
RCRC	RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC

SETBACK REDUCTIONS				
	COMPONENT	SITE ELEMENT	CODE REQUIREMENT	ACTUAL
1	DISPERSAL FIELD	STRUCTURAL PILES	8'	0
2	SEPTIC TANK	STRUCTURAL PILES	5'	0
3	SEPTIC TANK	RETAINING WALL	5'	4'-7"
4	SEPTIC TANK	DISPERSAL FIELD	5'	1'-6"

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   - 1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
   - 1.2. 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.
   - 1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C. AND SECTION 15.40.170 D. TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE-WASHED SAND, THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

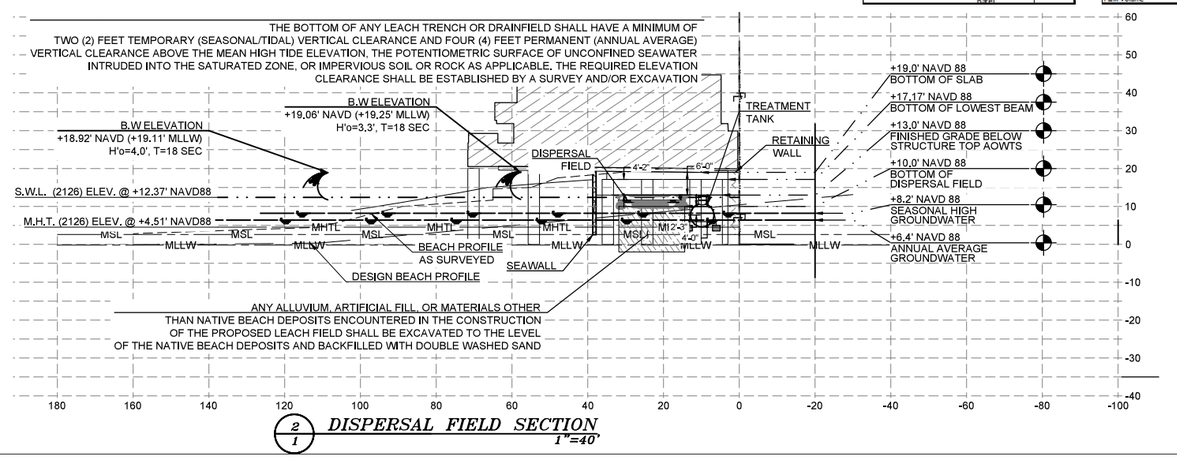
OWTS Capacity (Design and Maximum)				
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	41 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	200 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Sand Category Dispersal	Sand Category	450 square feet at 1.67 gallons per square foot per day	750 gpd	788 gpd

Septic Tank (ST) Calculations		
Total Existing Fixture Units		
Total Proposed Fixture Units	41	
Total Fixture Units	41	
Minimum Septic Tank Size based on FU	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal

Leaching Field Calculations		
Max Sand Category Loading Rate, L_R	1.75	gpsfd
Preferred Sand Category Loading Rate, L_R	1.75	gpsfd
Minimum Square Feet of Leaching Area Required, A_R	429	ft²
Preferred Square Feet of Leaching Area Required, A_R	429	ft²
Footprint Area, A_F	450	ft²
Actual Calculated Leaching Area, $A_C = A_F \times A_R$	450	ft²
Is Design Area Adequate (Is $A_C > A_R$)	Yes	
Actual Loading Rate, L_A	1.67	gpsfd
Maximum Allowable Flow Based on Design Area and Maximum Loading Rate	787.5	gpd

MicroSepTec Design		
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/l
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Fixture Units Summary		
Total Proposed Fixture Units	41	
Total Fixture Units	41	
Dwelling Units Summary		
Total Proposed Dwelling Units	1	
Proposed Bedroom Summary		
Total Proposed Bedrooms	4	bedrooms
Number of Proposed Master Bedrooms	1	bedrooms
Number of Proposed Standard Bedrooms	3	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Proposed (Q_P)		
Peak Flow, Q_P	750	gpd
Average Flow, Q_A	500	gpd
Design Flow, Q_D	750	gpd
Influent Characteristics		
BOD5 (mg/L)	220	
TSS (mg/L)	220	
TN (mg/L)	35	
Effluent Characteristics		
BOD5 (mg/L)	20	
TSS (mg/L)	20	
TN (mg/L)	17.5	



2/1 DISPERSAL FIELD SECTION
1"=40'

FINAL FOR APPROVAL
ISSUED
06/11/2025

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
7479 CARMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS

NO.	DATE	BY

21844 PACIFIC COAST HIGHWAY AOWTS
CONFORMANCE REVIEW DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
No. 60149
EXP. 06-2026
CIVIL
STATE OF CALIFORNIA

DATE: 06/11/2025
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO.
144-125

SHEET
1 OF 1

Project Engineer: John N Yaroslaski PE # 60149
DRAWING NAME: J:\Ensitu Projects\144-125 21844 Pacific Coast Highway PMCR\Cad Design\144-125.010 21844 Pacific Coast Highway PMCR-03.dwg
CREATION TIME: Friday, June 13, 2025 10:15:27 AM
MOD. TIME: Friday, June 13, 2025 10:26:28 AM
PLOT TIME: Friday, June 13, 2025 10:26:58 AM

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 07/08/2025

PROJECT NUMBER: CDPPF 25-001

JOB ADDRESS: 21844 PACIFIC COAST HWY

APPLICANT / CONTACT: Anna Mattioli, Burdge Architects, Inc

APPLICANT ADDRESS:

APPLICANT PHONE #: (818) 268-9898

APPLICANT FAX #:

PROJECT DESCRIPTION: NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS Access Approval Only.

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

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

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

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

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

James Dominguez
SIGNATURE

01/13/2026
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

Rev 04/21/10 mr

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND, FIRE CODE 503.2.5

3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.

7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903, AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

REASON : FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION : **MAIN HOUSE AND ATTACHED GARAGE**
TYPE OF FIRE SPRINKLER SYSTEM : FIRE CODE 903.3.1.3 - NFPA 13D

9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS, FIRE CODE 505.1

12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1,1 (RESIDENTIAL CODE R327.5.2 & R902)

14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.0019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327,534 AND BUILDING CODE 705A,4)

16. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

17. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

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

20. THE ELECTRIC SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

21. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314,4

23. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN
WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES, REQUIRED
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS
SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE
CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE
ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1,2. BUILDING CODE 420.4,1

24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.
VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
(RESIDENTIAL CODE R327.6,1 AND BUILDING CODE 706A,1)

25. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS **1,250 GPM**, AT **20 PSI** RESIDUAL PRESSURE, FOR A DURATION OF **ONE (1) HOUR** OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION.
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE **VB**
VHFHSZ: YES
SIZE OF LOT (ACRES): 0.119 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA **1,500 GPM**
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 250 GPM
TOTAL FIRE FLOW REQUIRED MIN: **1,250 GPM (MIN) @ 20 PSI, FOR 1 (ONE) HOUR**

FIREFIGHTER WALKING ACCESS
HOSE PULL DISTANCE: A-B = 85' HOSE PULL DISTANCE: C-B = 98' TOTAL WALK AROUND = 183'

PROJECT INFORMATION:

PALISADES FIRE REBUILT PROJECT

•ADDRESS: 21844 PACIFIC COAST HWY,,MALIBU,CA 90265

•OWNER: EPIC SUNSETS, LLC,

•A.P.N: 4451-004-017

•OCC. GROUP: R-3/U

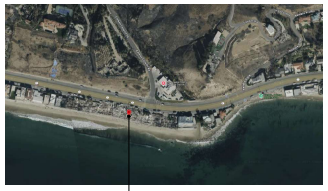
•TYPE OF CONST.: **V-B**
•NUMBER OF STORIES: **2**
•FIRE ZONE: **VHFHSZ**
•SPRINKLERED: Yes (Sprinklered per LACo. Fire Dept. Requirements **NFPA 13D**)

LOT INFORMATION:

• ZONING: SFM
• GROSS LOT AREA: SF 5,189 SF (0.119 Ac.)

PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	897 SF +
SECOND FLOOR:	1,562 SF =
TOTAL HABITABLE:	2,459 SF
GARAGE:	512 SF +
CARPORT:	227 SF +
COVERED AREA(>6')	112 SF =
TOTAL AREA	3,310 SF

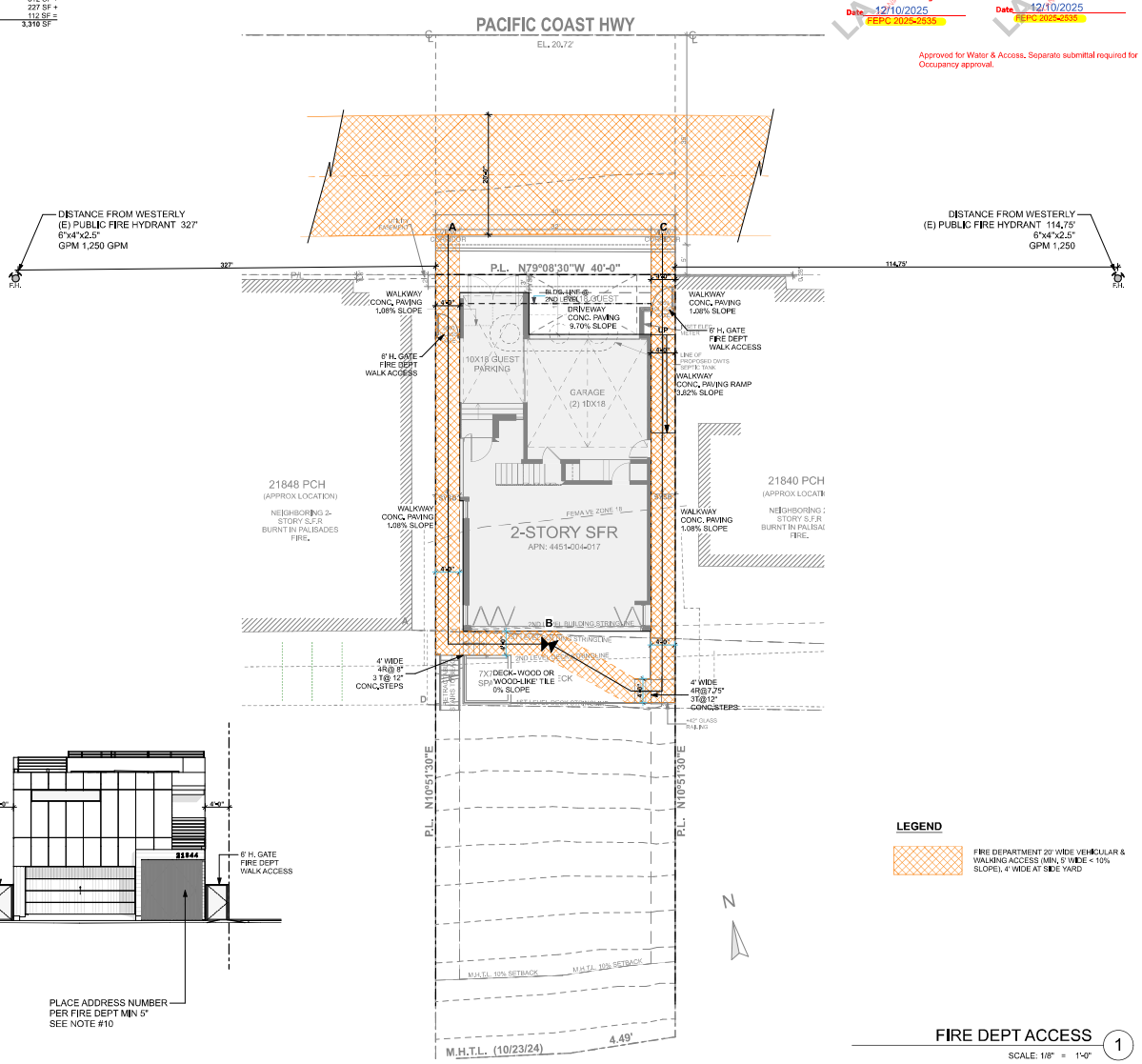


VICINITY MAP

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION ENGINEERING
APPROVED
FIRE HYDRANT LOCATION ONLY
By J Yanez
Fire Prevention Engineer
Date 12/10/2025
FEPC 2025-2535

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION ENGINEERING
APPROVED
ACCESS REQUIREMENTS ONLY
By J Yanez
Fire Prevention Engineer
Date 12/10/2025
FEPC 2025-2535

Approved for Water & Access. Separate submittal required for Occupancy approval.



PLACE ADDRESS NUMBER PER FIRE DEPT MIN 5" SEE NOTE #10

LEGEND

FIRE DEPARTMENT 20' WIDE VEHICULAR & WALKING ACCESS (MIN, 5' WIDE < 10% SLOPE), 4' WIDE AT SIDE YARD

FIRE DEPT ACCESS 1
SCALE: 1/8" = 1'-0"

ANVAR RESIDENCE

21844 PACIFIC COAST HWY.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/23
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA 90265
TEL. (310) 456-5905

SHEET TITLE

DIAGRAM - FIRE DEPT. ACCESS

DRAWING NO.
A-0.4

PROJECT NO:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	12/10/25
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.

City of Malibu

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

GEOTECHNICAL ENGINEERING REVIEW SHEET

PROJECT INFORMATION

Date: February 11, 2026

Review Log #: 68

Subject Property

Address: 21844 Pacific Coast Highway

APN/Legal: 4451-004-017

Applicant/Primary Contact

Name: Anna Mattioli, Burdge Architects, Inc.

Phone:

Email: Anna@buaia.com

Project Description

New single-family residence with attached garage, rooftop deck, and rear deck; new advanced onsite wastewater treatment system (OWTS); new seawall and return walls. The construction is not subject to PVPF due to the building heights.

Planning #: CDPPF 25-001
Planning Seq: P2
BPC/GPC #: N/A
BPC/GPC Seq: N/A
Planner:

SUBMITTAL INFORMATION

Current Submittal	Date	Consultant
Addendum #1 Geotechnical Report	12-23-25	Earth Systems Pacific
Architectural Plans	12-21-25	Burdge Architects

Previous Submittals	Date	Consultant
Geotechnical Report	06-05-25	Earth Systems Pacific
Coastal Engineering Report	02-10-25	David C. Weiss (SE1867)
OWTS Report	06-11-25	Ensitu Engineering, Inc.
Architectural Plans	07-01-25	Burdge Architects, Inc.

Previous Reviews	Date	Review Status
Geotechnical, CSA	11-25-25	Not acceptable
Environmental Health	08-05-25	Conformance Review Complete

PLANNING STAGE REVIEW FINDINGS

☒ The project is **FEASIBLE** from a geotechnical engineering perspective.

☐ The project is **NOT ACCEPTABLE** from a geotechnical engineering perspective. The listed "*Planning Stage Review Comments*" shall be addressed prior to Building Plan-Check Stage approval.

☒ 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.

Project submittals were reviewed by the City of Malibu's consultants from a geotechnical engineering perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013), referred to herein as "Geotechnical Guidelines"
- City of Malibu *Fire Rebuild – Geologic/Geotechnical Engineering Guidelines* (April 2025), referred to herein as the "Fire Rebuild Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and/or Fire Rebuild Guidelines, and any other referenced standards, the most restrictive standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Description section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

While this project is a fire rebuild because it is submitted as a Coastal Development Permit (CDP), the Fire Rebuild Guidelines do not apply, unless otherwise specified by the Community Development Department. This project was reviewed under the City of Malibu Environmental Sustainability Department's Fire Rebuild policies, guidelines, and geotechnical engineering report considerations. Fire Rebuild Guidelines that address like-for like construction for PVPFs do not apply. All CDP projects are subject to the requirements of prevailing building codes and regulations.

REMARKS

The referenced reports and plans have been reviewed by the City's consulting reviewers from a geotechnical and coastal engineering perspective. This review represents a combined Geotechnical and Coastal Engineering review and comments are presented for both under separate sections.

The property was previously developed with a single-family residence that was destroyed in the 2025 Palisades Fire. Based on the submitted information, the proposed project will consist of construction of a two-story, single-family residence with a partial roof deck and a rear (south) deck at the lower level.

An advanced Onsite Wastewater Treatment System (AOWTS) is proposed and will include a MicroSepTecES-12 treatment tank and a 450-sf dispersal area under the north portion of the proposed residence. The OWTS will be protected with a new seawall and return walls. The proposed residence and walls are recommended to be supported on a deepened foundation system of concrete piles/piers embedded a minimum of 10 feet into bedrock.

The coastal engineering report submitted includes sea level rise of 6.5 feet, which represents the intermediate to high sea level rise scenario over 100-year life of the project, based on the 2024 updated guidance from the California Coastal Commission. This agrees with general coastal engineering practice for design of beachfront homes under the LCP-LIP. Prevailing wave conditions for the region were used to evaluate wave uprush and provide a recommended bottom of lowest horizontal structural member of 19.06 feet, NAVD88, such that the most critical breaking wave will pass under the bottom of the structure. The recommended top of the seawall is 18.75 feet NAVD88.

PLANNING STAGE REVIEW COMMENTS - GEOTECHNICAL

1. **None**

Review by: 1/30/26

Jason Meares, PG, CEG Date
Email: jmeares@fenaghengineering.com

Checked by: 2/10/26

Emil Rudolph, PE, GE Date
Email: erudolph@fenaghengineering.com

This review sheet was prepared by representatives of Fenagh Engineering & Testing, an agent of the City of Malibu.

BUILDING PLAN-CHECK STAGE REVIEW COMMENTS

Please ensure all applicable items listed on the attached Geotechnical Notes for Building Plan Check are included in the future Building Plan Check submittal.

1. The structural engineer should read and incorporate the recommendations of the Geotechnical Consultant made in the December 23, 2025 report entitled "Addendum No. 1 Geotechnical Engineering Report." The plans must highlight for the shoring design engineer's type selection the nature of the geological conditions listed in the report.
2. The proposed project will encroach into the required setbacks for the OWTS. On Page 15 of the referenced report, the Project Geotechnical Consultants state, "If the proposed building foundations bear into the underlying bedrock as recommended, and the seawall is designed per the requirements set forth in the coastal engineering report, the proposed OWTS will not negatively be affected by the setback reductions." This statement should be confirmed once the plans have been submitted for Plan Check.
3. Shoring may be required along the eastern and western sides of the excavations for the OWTS septic tank and leach field. The Project Geotechnical Consultants recommend a monitoring program for vertical and lateral deflections of the shoring elements during construction. The structural or shoring plans shall reflect these recommendations and specify the party responsible for monitoring and reporting.
4. The plans and sections should include the design beach profile, maximum wave uprush elevations and all structure maximum and minimum elevations per the recommendations presented in the coastal engineering report. All structural details and recommendations for materials provided in the coastal engineering report shall be included as notes and details on the pans.
5. The owner shall sign a copy of the Seawall Monitoring and Inspection Program included in the coastal engineering report and execute a shoreline Protection Device Maintenance covenant prior to permitting. The covenant must be recorded with the City of Malibu. Planning may require additional covenants related to beachfront development under a Coastal Development Permit.

City of Malibu

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LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 7/8/2025**

PROJECT NUMBER:	**CDPPF 25-001**
JOB ADDRESS:	**21844 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Anna Mattioli, Burdge Architects, Inc**
APPLICANT EMAIL:	**anna@buaia.com**
APPLICANT PHONE #:	**(818) 268-9898**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	X**
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	X**
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	X***

The required fire flow for this project set by the Fire Department is 1250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:

*FEPC2025-2535.

**Fees to be determined upon receipt of full water service application.

***Improvements may be required subject to fire and domestic demands of the property. To be determined by Development Services during Civic Center Participation process.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

SIGNATURE 11-12-2025 DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

City of Malibu

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(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 07/08/2025

PROJECT NUMBER:	CDPPF 25-001
JOB ADDRESS:	21844 PACIFIC COAST HWY
APPLICANT / CONTACT:	Anna Mattioli, Burdge Architects, Inc
APPLICANT EMAIL:	anna@buaia.com
PROJECT DESCRIPTION:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X 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.

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $_____



SIGNATURE

07/22/2025
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: July 22, 2025

Re: Proposed Conditions of Approval for 21844 Pacific Coast Hwy, CDPPF 25-001

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 new improvements or to work 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.

3. 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 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 copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

FEMA

4. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

5. The proposed spa is located within a SFHA, Zone VE, EL 18'. The proposed spa must be elevated above one foot above the base flood elevation (BFE), the structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. All pool equipment shall be placed above the BFE. A professional engineer must certify by that these standards have been satisfied.

6. The proposed septic system is located within a SFHA, Zone VE, EL 18'. The proposed septic system shall be designed to eliminate infiltration of flood waters into the system and discharges from the system into flood waters. The septic system shall be located to avoid impairment or contamination during flooding. The septic system shall be buried below the expected depth of erosion and scour. The tank shall be anchored to prevent a buoyancy failure. Septic system tanks must not be structurally attached to building foundations. All septic lines shall be protected from water and debris damage. Riser lines shall be located on the landward side of a pile or other vertical structural member or inside an enclosure designed to withstand the forces from the event.

7. Beach Access Stairs – The proposed access stairs are located within a SFHA, Zone VE, EL 18' and are subjected to City and FEMA regulations. Stairs must be designed and constructed to either:

    - Break away during base flood conditions without causing damage to the building or its foundation.

    - Resist flood loads and remain in place during the base flood. If this option is selected, the elevated building and its foundation must be designed to resist any flood loads that are transferred from the stairs to the building.
        - Provide design calculations that the access stairs are designed to resist hydrostatic and hydrodynamic loads.

    During flooding, flood forces often move the stairs and can separate them from point of attachment. When this occurs, the stairs become debris and can cause damage to nearby structures. The debris shall not cause any damage to adjacent structures. Provide wave

uprush analysis that discusses the impact to adjacent structures, including future structures.

8. Prior to the issuance of any Grading or Building permits, the applicant shall notify the Public Works Department to take this action to City Council to obtain a variance.

MISCELLANOUS

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

10. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    - There are sufficient BMPs in place to prevent soil erosion; and
    - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

    Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

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COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 07/08/2025

PROJECT NUMBER: CDPPF 25-001

JOB ADDRESS: 21844 PACIFIC COAST HWY

APPLICANT / CONTACT: Anna Mattioli, Burdge Architects, Inc

APPLICANT EMAIL: anna@buaia.com

PROJECT DESCRIPTION: NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $_____

_____ **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 11/25/25

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.

Coastal Engineering approved in Planning per the appended review letter (combines coastal engineering and geotechnical engineering review, see p. 4).

City of Malibu

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GEOTECHNICAL AND COASTAL ENGINEERING REVIEW SHEET

PROJECT INFORMATION

Date: November 25, 2025

Review Log #: G59/GC60

Subject Property
Address: 21844 Pacific Coast Highway
Address:
APN/Legal: 4451-004-017

Applicant/Primary Contact
Name: Anna Mattioli, Burdge Architects, Inc.
Phone:
Email: anna@buaia.com

Project Description
New single-family residence with attached garage, rooftop deck, and rear deck; new advanced onsite wastewater treatment system (OWTS); new seawall and return walls

Planning #: CDPPF 25-001
Planning Seq: P1
BPC/GPC #: N/A
BPC/GPC Seq: N/A
Planner: Rick Casswell

SUBMITTAL INFORMATION

Current Submittal	Date	Consultant
Geotechnical Report	06-05-25	Earth Systems Pacific (Allen, CEG 2648; Russell GE 2393)
Coastal Engineering Report	02-10-25	David C. Weiss (SE 1867)
OWTS Report	06-11-25	Ensitu Engineering, Inc.
Architecture Plans	07-01-25	Burdge Architects, Inc.

Previous Reviews	Date	Review Status
Environmental Health Review	08-05-25	Conformance Review Complete

PLANNING STAGE REVIEW FINDINGS

☐ The project is **ACCEPTABLE** from a geotechnical and coastal engineering perspective.

☒ The project is **NOT ACCEPTABLE** from a geotechnical and coastal engineering perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

☐ 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.

Project submittals were reviewed by the City of Malibu's consultants from a geotechnical and coastal engineering perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Local Coastal Program Amendment No. 25-001 and Zoning Text Amendment No. 25-001 (2025 Palisades Fire, 2024 Franklin Fire, and 2024 Broad Fire)

- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013), referred to herein as "Geotechnical Guidelines"
- City of Malibu *Guidelines for the Preparation of Coastal Engineering Reports and Procedures for Report Submittal* (January 2014), referred to herein as "Coastal Guidelines"
- City of Malibu *Fire Rebuild – Geologic/Geotechnical and Coastal Engineering Guidelines* (April 2025), referred to herein as the "Fire Rebuild Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and/or Coastal Guidelines, Fire Rebuild Guidelines, and any other referenced standards, the most restrictive standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Description section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

While this project is a fire rebuild because it is submitted as a Coastal Development Permit (CDP), the Fire Rebuild Guidelines do not apply, unless otherwise specified by the Community Development Department. This project was reviewed under the City of Malibu Environmental Sustainability Department's Fire Rebuild policies, guidelines, and geotechnical and coastal engineering report considerations. Fire Rebuild Guidelines that address like-for like construction for PVPFs do not apply. All CDP projects are subject to the requirements of prevailing building codes and regulations.

REMARKS

The referenced reports and plans have been reviewed by the City's consulting reviewers from a geotechnical and coastal engineering perspective. This review represents a combined Geotechnical and Coastal Engineering review and comments are presented for both under separate sections.

The property was previously developed with a single-family residence that was destroyed in the 2025 Palisades Fire. Based on the submitted information, the proposed project will consist of construction of a two-story, single-family residence with a partial roof deck and a rear (south) deck at the lower level.

An advanced Onsite Wastewater Treatment System (AOWTS) is proposed and will include a MicroSepTec ES-12 treatment tank and a 450-sf dispersal area under the north portion of the proposed residence. The OWTS will be protected with a new seawall and return walls. The proposed residence and walls are recommended to be supported on a deepened foundation system of concrete piles/piers embedded a minimum of 10 feet into bedrock.

The coastal engineering report submitted includes sea level rise of 6.5 feet, which represents the intermediate to high sea level rise scenario over 100-year life of the project, based on the 2024 updated guidance from the California Coastal Commission. This agrees with general coastal engineering practice for design of beachfront homes under the LCP-LIP. Prevailing wave conditions for the region were used to evaluate wave uprush and provide a recommended bottom of lowest horizontal structural member of 19.06 feet, NAVD88, such that the most critical breaking wave will pass under the bottom of the structure. The recommended top of the seawall is 18.75 feet NAVD88.

NOTE TO PROEJCT DESIGN TEAM: Please prepare a written response to this letter that addresses each of the numbered *Planning Stage Review Comments* listed below. Each response should clearly discuss how the comment has been fully addressed and should include reference to any revised reports, plans, or other supporting materials, as warranted.

PLANNING STAGE REVIEW COMMENTS FOR — GEOTECHNICAL

1. The research discussion in the referenced geotechnical report appears to have discrepancies with the Area Exploration Map. Please review and revise the map and/or discussion:
    a. 21812 Pacific Coast Highway
        i. Is 21818 Pacific Coast Highway, next door to the west, part of these explorations?
        ii. P7 for "GCM, 1987" is missing
        iii. "GCM, 1990" is missing
        iv. "GCI, 2002" test pits missing; perhaps mislabeled "GCM, 2002"
        v. Which firm is GMB?
    b. 21830 Pacific Coast Highway
        i. Where did "GCI, 2005" TP-1 to -3 come from? Perhaps mislabeled "GSI, 2005"
        ii. Who did the TP-B to -F? Likely "GCI, 2016" but not labeled
        iii. Where are the rest of the "GCI, 2016" test pits (only 6 of 8 shown)?
    c. 21854 Pacific Coast Highway: The report says GCI but map says "GSI, 2001"
2. Bedrock was not encountered in Boring No. B4; however, the contact between the bedrock and the overlying beach sand is interpreted immediately below the bottom of this boring. Please provide recommendations to address unanticipated conditions during foundation construction in the event bedrock is encountered at greater depths than depicted in the report. Steps to address unanticipated conditions must be shown or included as notes on the civil and structural plans. Revisions to approved design and construction plans should not be implemented during construction without the review and approval of the City Inspector.

3. The subject property is located within 350 feet of the Malibu Coast Fault (noted west of the site on Page 6 and north of the site on page 8) according to the CGS Fault Evaluation Report FER-229 (Treiman, 1994). The Project Geotechnical Consultants note that the City may require an *Assumption of Risk and Release* (ARR) to waive the fault rupture study. Under Los Angeles County Code Section 110, fault rupture hazard is not a geotechnical hazard that is eligible for an ARR. Furthermore, new Coastal Development Permit projects are not eligible for an ARR. For projects submitted under a new Coastal Development Permit, Section 5.3.1 of the Geotechnical Guidelines requires that the fault rupture hazard shall be evaluated for habitable building sites located within 500 feet of faults identified on the FER-229 maps. The Guidelines also state, "*While trenching in beach areas and areas of ancient landslides is impractical and unsafe, the project engineering geologist is responsible for providing a detailed discussion of faulting in the area, utilizing pertinent references and stereographic pairs of aerial photographs. Other forms of site-specific fault rupture hazard investigations may be acceptable provided they are conclusive (based on mutual agreement in writing between the project engineering geologist and the City Geologist). Acceptable methods may include CPT investigations and large diameter borings. Seismic reflection surveys may be utilized to determine areas to trench on a property*." Determination of the absence of a Holocene-active fault under the building area may also be demonstrated by structural and geologic mapping. Please evaluate the proposed project for the fault rupture hazard as required by the Guidelines.

4. Please define the terms "seasonal high groundwater" and "annual average groundwater" and provide references for these values. Note that Section 5.8.2 (*Effluent Dispersal (seepage pits, leach lines, and leach fields)*) of the Geotechnical Guidelines require "*[t]he current static and highest anticipated groundwater levels under the subject site,* ***citing appropriate references/data****. It should be clearly demonstrated that the bottom of the disposal areas maintains the minimum separation distance from groundwater*." (Emphasis added.)

5. The Project Geotechnical Consultants provide recommendations for temporary excavations up to 10 feet high. Shoring recommendations are provided only to support the north portion of the excavations (along Pacific Coast Highway). Based on the referenced architecture plans and OWTS report, the anticipated excavation for installation of the OWTS will be as much as 20 feet below the existing grade. Please review the latest architectural plans and OWTS report and provide revised shoring recommendations for the proposed project for the maximum anticipated excavation heights, to include shoring recommendations for return walls along the east and west property lines. Revise Geologic Cross Section A-A' to show the anticipated removals and recommended shoring. Provide an additional cross section to demonstrate the highest anticipated removals along the east and west property lines.

6. Please discuss if the retaining wall along the north property line (adjacent to Pacific Coast Highway) is planned to be repaired or replaced. Will the proposed seawall/return walls/PCH wall create a vault to protect the OWTS? If so, how will the effluent drain from the vault?

7. Based on site characterization and engineering analyses presented that the only potentially continuous liquefiable layer along which lateral spreading might occur is at a depth of approximately 7.5 feet. Lateral spread was evaluated utilizing several methodologies. Additional analyses utilizing other methods were performed, including a sliding block analyses. However, the sliding block analyses appears to use circular failure mode within the slope stability program that resulted in a pseudo-static factor of safety of 2.45 with a yield acceleration of 0.45. While the yield acceleration of 0.45 exceeds the Malibu pseudo static screening coefficient of 0.35, is the result the same for block failure mode as circular mode? Please address block failure produces a lower yield acceleration or a factor of safety below 1.0 for the continuous layer at 7.5 feet.

8. Please provide a complete discussion of risk for the Malibu Coast Fault and associated potential effects, including secondary seismic shaking effects and potential fault rupture, in accordance with eh City's Geotechnical Guidelines. While a fault trench investigation may not be practical for beach front location, the fault should be discussed from a ground rupture perspective. Please update the Section 111 statement to address potential impacts from the Malibu Coast Fault.

9. The sieve analyses indicate little if any fines, however, compaction is recommended at 90% relative compaction. Please revisit whether this recommendation is appropriate for beach sand and for the purpose. Will this support flatwork? Is this for the dispersal field behind the seawall?

PLANNING STAGE REVIEW COMMENTS — COASTAL ENGINEERING

None.

BUILDING PLAN-CHECK STAGE REVIEW COMMENTS

1. Please ensure all applicable items listed on the attached ***Geotechnical Notes for Building Plan Check*** are included in the future Building Plan Check submittal.
2. It appears that the temporary shoring is recommended to be supported by the beach sands ("firm native soil") instead of the bedrock. Please provide calculations for the recommended shoring and the unshored temporary excavations, and include a discussion on the appropriateness of the beach sand to support the temporary shoring.
3. The proposed project will encroach into the required setbacks for the OWTS. On Page 15 of the referenced report, the Project Geotechnical Consultants state, "*If the proposed building foundations bear into the underlying bedrock as recommended, and the seawall is designed per the requirements set forth in the coastal engineering report, the proposed OWTS will not negatively be affected by the setback reductions*." This statement should be confirmed once the plans have been submitted for Plan Check.
4. The Project Geotechnical Consultants recommend a monitoring program for vertical and lateral deflections of the shoring elements during construction. The structural plans shall reflect these recommendations and specify the party responsible for monitoring and reporting.
5. The plans and sections should include the design beach profile, maximum wave uprush elevations and all structure maximum and minimum elevations per the recommendations presented in the coastal engineering report.
6. All structural details and recommendations for materials provide in the coastal engineering report shall be included as notes and details on the pans.
7. The owner shall sign a copy of the Seawall Monitoring and Inspection Program included in the coastal engineering report and execute a shoreline Protection Device Maintenance covenant prior to permitting. The covenant must be recorded with the City of Malibu. Planning may require additional covenants related to beachfront development under a Coastal Development Permit.

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

Geotechnical Engineering Review by:  11-25-25

Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer
Phone: (805) 370-8710
Email: ldoyel@malibucity.org

Date

Engineering Geology Review by:  11-25-25

Christina Clark, C.E.G. #2586, Exp. 07-31-26
Engineering Geology Reviewer
Phone: (323) 677-1006
Email: cclark@malibucity.org

Date

Distribution:

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Planning Administrator	planningadmin@malibucity.org
ESD Administrator	ESDadmin@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

GEOTECHNICAL NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, *where applicable*:

ALL DESIGN PLANS:

- One set of architectural, structural, civil, OWTS, and landscape plans incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet shall be submitted to City Geotechnical Staff for review. Additional review comments may be issued at that time that may require a response from the design team and applicant.
- Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of all design plans.
- Show all components of the onsite wastewater treatment system (OWTS) on all design plans, including the Site Plan and/or Geologic/Geotechnical Map.
- Ensure the Project Geotechnical Consultants have reviewed, stamped, and signed the design plans where appropriate.
- Ensure that all plans are text-searchable.

GRADING AND FOUNDATION PLANS:

- A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the project submittal. Show all area drains, outlets, and non-erosive drainage devices on the Plan. Water shall not be allowed to flow uncontrolled over descending slopes. Please contact the Building Safety Department regarding the submittal requirements for a drainage plan review.
- Grading Plans shall clearly depict the limits of ground disturbance and the limits and depths of overexcavation and fill placement. Please contact the Building Safety Department regarding the submittal requirements for a grading plan review.
- The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
- Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel*."
- The Foundation Plans shall show a pile schedule on the plans, as applicable. The pile schedule shall clearly indicate the pile diameter, embedment material, minimum embedment depth, and total pile depth.
- The Foundation Plans shall show the Malibu Municipal Code-required minimum foundation setbacks from descending slopes in accordance with Section 1808.7.1 and Section 1808.7.2 of the Code or with the Project Geotechnical Consultants' recommendations, whichever are more stringent.
- Please include the following note on the Foundation Plans: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, minimum depth into the recommended bearing material, actual depth into the recommended bearing material, the depth to any observed groundwater, and a map depicting the locations of the piles*."
- Include the following note on Grading and Foundation Plans: "*An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range*."
- Please include the following note on the Grading and Foundation Plans: "*An evaluation of soil Corrosivity shall be made in accordance with Section 6.2.4 and Appendix C of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finished grade materials*."
- Include the following note in the Grading and Foundation Plans: "*Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% above the optimum moisture content or to*

the moisture content and depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand."

- Section 7.4 of the City's Geotechnical Guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Grading and Foundation Plans shall reflect this requirement or the recommendation of the Project Geotechnical Consultant, whichever is more stringent.
- Please include the following note on the Grading Plan if manufactured fill slopes are proposed: "*Direct shear tests should be performed on soil samples of the fill slope to verify that the manufactured fill slope meets the minimum requirement for gross rotational, translational, and surficial stability. Additional slope stability analyses shall be performed and additional mitigation measures shall be recommended if the obtained shear strength values are lower than those assumed during the design stage*."
- Include the following note on the Grading Plans: "*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 operations must be depicted on an as-built geologic map***."

RETAINING WALLS:

- Retaining walls separate from a residence require separate permits. Contact the Building Safety Department for permit information. One set of Retaining Wall Plans shall be submitted to the City for review by City Geotechnical Staff. Additional comments may be issued at that time, which may require a response from the Project Geotechnical Consultant and applicant.
- Show retaining wall backdrain and backfill design on the Civil and Structural Plans as recommended by the Geotechnical Consultant.
- Please include the following note on the Retaining Wall and Basement Wall Plans: "*The Project Geotechnical Consultant shall review the retaining wall and basement wall designs for the recommended wall drainage and waterproofing required in the wall design*."

OWTS PLANS:

- Please include the following note on the OWTS Plans, as applicable: "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits for the new OWTS and provide the City Inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans.*"
- Please include the following note on the OWTS Plans, as applicable: "*The Project Engineering Geologist shall observe and approve the installation of the dispersal area for the new OWTS and provide the City Inspector with a field memorandum(s) documenting and verifying that the dispersal area was installed per the approved OWTS plans.*"
- If components of the existing OWTS are planned to be abandoned, please show the existing OWTS on the Geologic/Geotechnical Map and OWTS Plans, and provide geotechnical recommendations to abandon the existing OWTS components during grading operations per the Geotechnical Guidelines (Section 7.7.1, *Removal and Recompaction*). The recommendations should include minimum removal dimensions, recommended backfill materials, and required inspections. These recommendations should be provided on the OWTS Plan. Backfill materials placed to abandon the OWTS should be included in the as-built compaction reports.

SHORELINE PROTECTION DEVICE:

- A Shoreline Protection Device Monitoring Program is required. Please consult with the City Coastal Engineer to enroll in the Program.

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 17, 2026, at 6:30 p.m**. in the Multi-Purpose Room, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA on the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT-PALISADES FIRE NO. 25-001 AND STRINGLINE MODIFICATION REVIEW NO. 26-002 - An application for the construction of a new 2,971 square foot two-story single-family residence, new onsite wastewater treatment system with associated seawall shoreline protective device, hardscaping, first and second floor decks, and a rooftop deck; including a stringline modification request for the building stringline

LOCATION / APN:	**21844 Pacific Coast Hwy** / 4451-004-017
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Burdge Architects, Inc / Epic Sunsets LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(a)
APPLICATION FILED:	July 8, 2025
CASE PLANNER:	Rick Casswell, Contract Planner, rcasswell@malibucity.org / (619) 483-3950

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 can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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 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 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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.

YOLANDA BUNDY, Community Development Director — Date: July 23, 2026

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.C.

To: Chair Peak and Members of the Planning Commission

Prepared by: Adam Pisarkiewicz, AICP, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit No. 25-034 and Demolition Permit No. 26-002 – An application to construct a new single-family residence and associated development

Location: 33650 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-021-006
Owner: 33650 Pacific Coast Highway LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-36 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system (OWTS); including Demolition Permit (DP) No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre (RR-2) zoning district at 33650 Pacific Coast Highway (PCH) (33650 Pacific Coast Highway LLC).

DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's consistency with the 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 proposed project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a previously disturbed, vacant blufftop property located on the ocean side of PCH in western Malibu, within a developed residential area between Nicholas Canyon Beach to the west and El Sol County Beach to the east. The parcel is approximately 4.1 acres in size. Prior to 1952, the subject parcel was first disturbed by grading activities. Since then, additional unpermitted grading, landscaping, fencing and hardscaping have been installed on the site. Topography gradually descends from PCH southward where it transitions into steep slopes and a coastal bluff descending down to the Pacific Ocean. There are slopes to the east which are characterized as canyon slopes because there is a drainage course generally following the easterly parcel line. Due to the parcel's location within the RR-2 zone and the project site being located at the top of a coastal bluff, the parcel is subject to the non-beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed from PCH.

Figure 1: Aerial Map



Source: City GIS

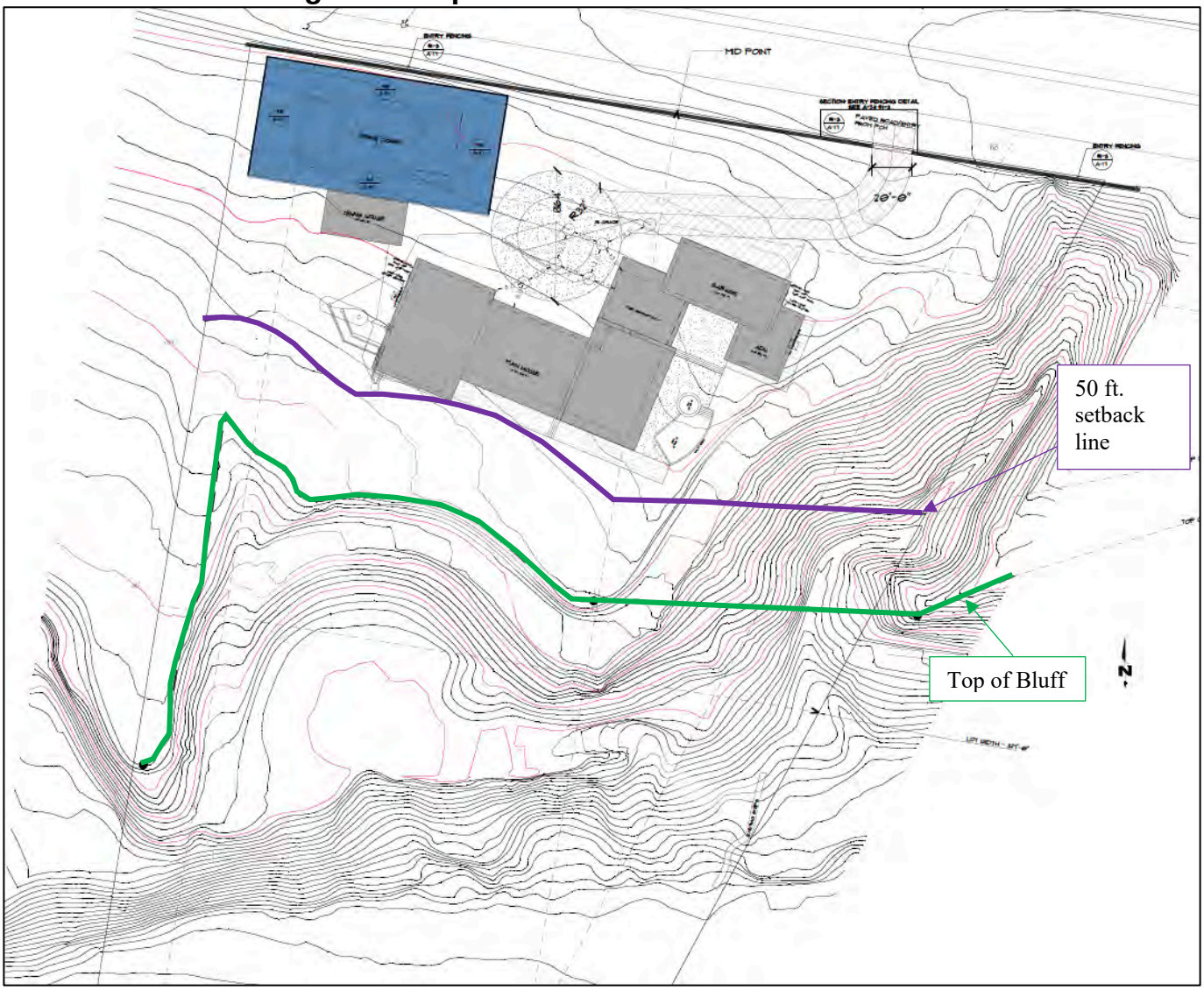
The proposed project involves the construction of a new, one-story single-family residence with a basement and attached garage, attached accessory dwelling unit, tennis cabana and tennis court, swimming pool and spa, grading, landscaping, hardscaping, and an

OWTS. Other than the DP request, the project does not include any discretionary requests for deviations from development standards. Code Violation (CV) No. 22-008 is currently open on the subject parcel due to several improvements completed without the benefit of permits, including a paved driveway, chain-link gates and fences, grading, planted non-native trees, plants, and grasses for nursery-type displays, and planted Eucalyptus trees blocking public views of the ocean from PCH. The subject application includes the demolition and removal of the unpermitted development which will address the outstanding violation. The applicant has applied for DP No. 26-002 to demolish the driveway as it does not meet the Los Angeles County Fire Department (LACFD)'s standards for driveway width. The chain-link gates and fences are proposed to be replaced with fencing in compliance with LIP standards. The non-native plantings and Eucalyptus trees are proposed to be removed and any other existing vegetation above the PCH road grade within the public view of the ocean is conditioned to be trimmed down or removed so as not to project above the PCH road grade elevation. In addition, two sets of unpermitted stairs are present on the eastern side of the subject parcel. The applicant has stated that the stairs were installed prior to 1972 and proposes to keep them in place. As these were installed prior to the City's incorporation and the California Coastal Act, they are deemed to be existing non-conforming and since they are not being altered they are allowed to remain pursuant to LIP Chapter 13.5.

Grading occurred on the subject parcel between 1928 and 1952. This grading resulted in an amphitheater-shaped landform overlooking the ocean and several driveways across the parcel. It is unknown whether this grading took place without the benefit of permits since several Los Angeles County parcel records were lost during the City's transition to cityhood in 1991. A code enforcement case has never been opened for the grading that occurred prior to 1952. It has been the City's policy that development prior to 1991, where no evidence has been found that the development took place without the proper approvals and permits, would not result in the City retroactively opening a code enforcement case as the development is presumed existing, non-conforming. Additionally, development occurring within sensitive coastal resource areas that occurred prior to the Coastal Act would not have required a coastal development permit since the act was not in effect.

The applicant's consulting engineer prepared a report that determined the location of the top of bluff. In their report, it was determined that a significant amount of grading had been performed within the southern portion of the parcel in order to construct an amphitheater-shaped landform and access path and driveway. This grading altered and removed a portion of the natural coastal bluff observed in aerial photographs from 1928. As shown in Figure 2, the top of bluff (green) was determined based on the resulting bluff edge and used to establish the 50 foot (ft.) top of bluff setback (purple).

Figure 2: Top of Bluff and 50 ft. Setback Line



Source: Project Plans

Story poles representing the location and height of the proposed buildings were installed on July 13, 2026 (Attachment 4 – Story Pole Photographs). Staff conducted an inspection of the story poles on July 22, 2026, and visually assessed the proposed structures for neighborhood character and the protection of public views from PCH, which is an LCP-designated scenic road. Based on the project plans and staff's site visit, it was determined that the proposed residence would be consistent with neighborhood character and would not adversely affect but rather will result in a net benefit to public views from PCH due to the removal of unpermitted landscaping and the height of the proposed structures would be located below the PCH road grade.

Previous Project

An application for a similar project was submitted in 2019 under CDP No. 19-073. This project consisted of a one-story single-family residence with basement, detached garage,

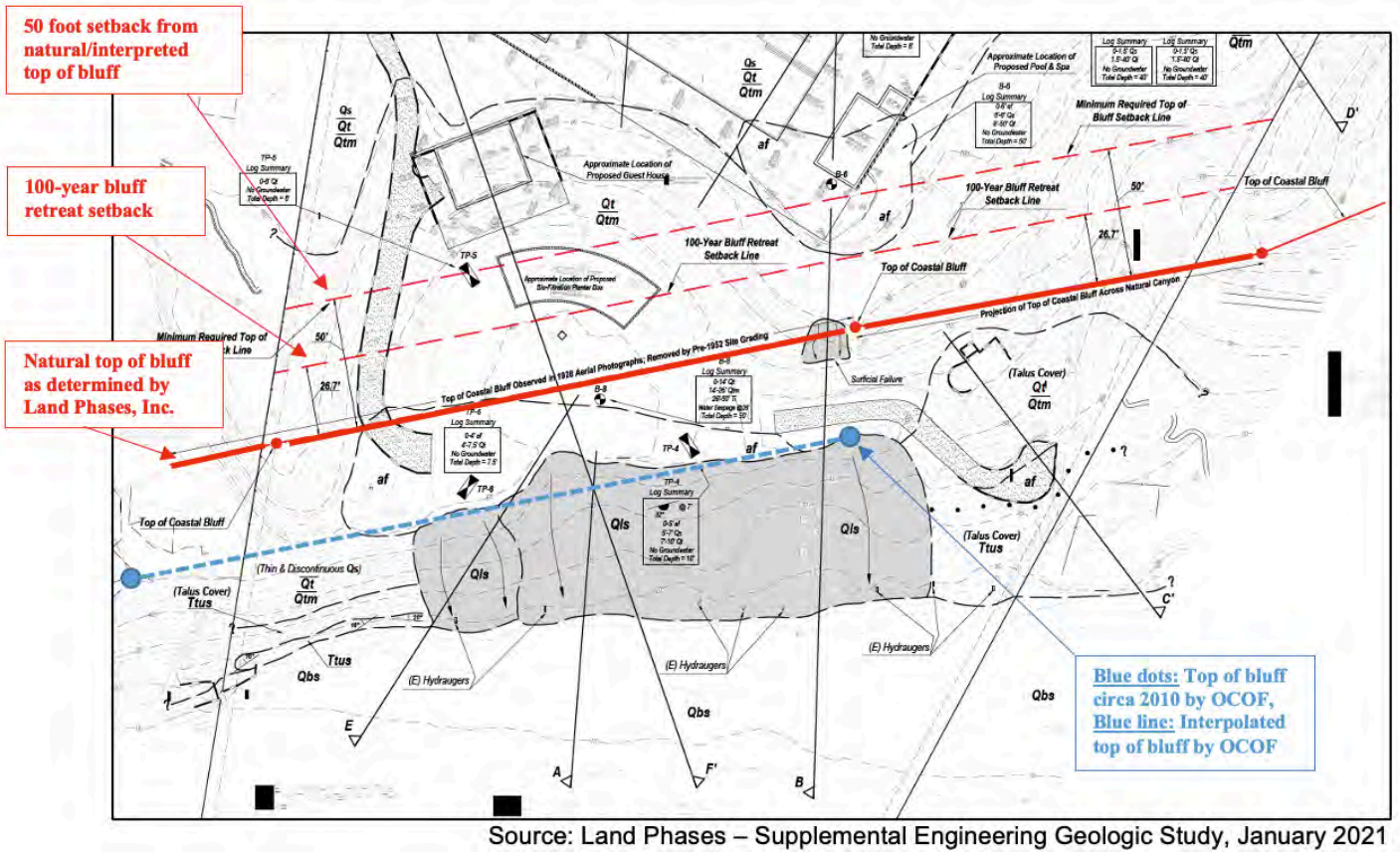
detached second unit, tennis court and cabana, swimming pool, spa, grading and onsite wastewater treatment system; including demolition of an unpermitted driveway, fencing and landscaping. The application was approved by the Planning Commission on July 18, 2022.

The project was appealed by the state's Mountain Recreation and Conservation Authority (MRCA) to the City Council on July 28, 2022 based on the lack of a requirement to dedicate a lateral public access easement over the parcel. On July 27, 2022, the project was also appealed by Jake Jesson on behalf of 180 PCH, LLC based on the blufftop setback determination's conformance to LIP Sections 10.4(d)(1) and (2). The City Council heard the item on May 22, 2023, denied the appeals and amended conditions of approval to prohibit the use of shoreline and bluff protection devices. The project was appealed to the California Coastal Commission (CCC) on July 10, 2023. The project was withdrawn on June 18, 2025 after the applicant opted to redesign the project.

Top of Bluff Determination

Under CDP No. 19-073 and its associated scope of work, the applicant's consulting engineer produced a report that determined the location of the historic top of bluff. In their report, it was determined that a significant amount of grading had been performed within the southern portion of the site to construct an amphitheater-shaped pad area and associated access path/driveway. Based on site observations and mapping, it appears the grading consisted primarily of cutting but also appears to have involved the placement or casting of fill materials over the face of the bluff. This grading altered/removed a portion of the natural coastal bluff observed in an aerial photograph from 1928. Based on the review of historical photos, the applicant asserted that the bluff top determination and bluff retreat modeling conducted for the Our Coast, Our Future Hazard Map (OCOF) (referenced by the California Coastal Commission) determined the location of the top of bluff (circa 2010) at a location that was more seaward than the natural top of bluff observed in the 1928 aerial photograph. Accordingly, the applicant used the location of the 1928 natural top of bluff when measuring the 50-foot setback.

Figure 3: CDP No. 19-072 Engineering Report - Natural and Artificial Coastal Bluffs



Source: Land Phases – Supplemental Engineering Geologic Study, January 2021

As shown in Figure 3 above, the applicant stated the blue line represents the current top of bluff location which was artificially created due to the aforementioned unpermitted grading. The red line represents the natural top of bluff that was present before the unpermitted grading. The applicant utilized the original location of the top of bluff when calculating the setback and siting the proposed structures. The interpreted location of the 1928 natural top of bluff was utilized when measuring the 50-foot setback, rather than the current top of bluff. An individual Planning Commissioner inquired as to why the stepped area further landward of the 1928 natural top of bluff location was not considered to be the top of bluff. This stepped area was created due to pre-Coastal Act grading to create the existing dirt access road. The LIP does not address alterations of bluffs when determining the top of bluff and the applicant argued the City's established precedent is to utilize the historical top of bluff when determining the top of bluff location. In addition, the area of land between the stepped area and the 1928 natural top of bluff is not subject to coastal processes such as erosion and sea level rise. The City's coastal engineering consulting engineers, geotechnical engineers, and the majority of the Planning Commission and City Council agreed with the applicant's determination of the natural top of bluff location.

Upon appeal of CDP No. 19-072 to the CCC, the applicant withdrew the application and redesigned the project to utilize the current top of bluff as the setback measurement point, set the proposed residence 50 feet from the current top of bluff (as shown in Figure 2) and submitted the new project to the City under CDP No. 25-034.

Lateral Public Access Easement

The Planning Commission and City Council found that the proposed project would not interfere with existing beach access and found no correlation between the project and beach access. Therefore, the Commission and Council did not find it appropriate to condition the project to grant a lateral easement. However, at the public hearing a Planning Commissioner inquired whether the property owner would voluntarily grant a lateral access easement, but the applicant declined. Not requiring such an easement does not inhibit or obstruct any existing public access. Similarly, the new single-family residential development 33834 PCH (CDP No. 17-064), located directly adjacent to Nicolas Canyon Beach, was not required to have a lateral access easement as part of its 2018 approval.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	567 ft.
Lot Width	327 ft.
Gross Lot Area	178,596 sf. (4.1 acres)
Area Comprised of 1:1 Slopes	11,055 sf.
Net Lot Area	167,541 sf. (3.85 acres)

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

The project site is within the Appeal Jurisdiction of the California Coastal Commission as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea.

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the project site as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 550 ft. to the west of the subject parcel toward Nicholas Canyon Beach.

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel at the toe of the coastal bluff. Lateral beach access exists at Nicholas Canyon Beach (approximately 1,200 ft. to the west), El Sol County Beach (approximately 1,150 ft. to the east), and on several parcels in-between. Vertical public access from PCH to the beach is available at Nicholas Canyon Beach; however, it has not yet been provided at El Sol County Beach. The nearest inland mapped trail is the Coastal Slope Trail located approximately one mile north of the subject parcel.

The subject parcel is zoned RR-2 as are the surrounding parcels to the east and west that are developed with single-family residence and accessory development. The parcel to the north, on the opposite side of PCH, is zoned Commercial Recreation (CR) and is used as a Nature Trust of the Santa Monica Mountains with multiple smaller buildings. Table 2 provides a summary of the surrounding land uses adjacent to the subject parcel.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	33905 PCH	98.88 acres	CR*	Wildlife Preserve
South	Pacific Ocean			
West	33730 PCH	0.84 acre	RR-2	Single-Family Residence
	33730 PCH	0.64 acre	RR-2	Single-Family Residence
East	33634 PCH	1.99 acres	RR-2	Single-Family Residence

Source: City GIS

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Construction

a. 6,734 sf., one-story single-family residence, 18 ft. in height;
b. 1,782 sf. basement[1]
c. 1,384 sf. attached six-car garage;
d. 643 sf. attached accessory dwelling unit;
e. 417 sf. detached tennis cabana 755 sf. pool and spa;
f. 2,808 sf. tennis court and sports-court fencing;
g. 755 sf. pool and spa;
h. Approximately 798 cubic yards (c.y.) of non-exempt grading
i. Retaining walls, 6 ft. or less in height;
j. Landscaping;
k. Hardscaping;
l. OWTS; and

Discretionary Request

m. DP No. 22-008 for removal of improvements completed without the benefit of permits, including a paved driveway, chain-link gates and fences, grading, planted non-native trees, plants, and grasses for nursery-type displays, and planted Eucalyptus trees blocking public views of the ocean from PCH.

[1] Basement TDSF calculation: 1,782 sf. proposed -1,000 sf. exempt = 782 sf. x 50% = 391 sf. (LIP Section 3.6(K)(3))

Proposed Total Development Square Footage (TDSF)

• Residence:	6,734 sf.	
• Basement	391 sf.	
• Attached Garage:	1,384 sf.	
• Attached Accessory Dwelling Unit:		643 sf.
• Detached Tennis Cabana		417 sf.
Total:	**9,569 sf.**	

LCP and MMC Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Development; Hazards; and Shoreline and Bluff Development. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed DP as required by the MMC.

The proposed project has been reviewed by the Planning Division, City coastal engineering and geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, LACFD, and Los Angeles County Waterworks District No. 29 (WD29) (Attachment 3 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

Zoning (LIP Chapter 3)

The project is subject to the non-beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (20%)	65’	66’	Complies
Rear Yard	85 ‘	395’	Complies
Side Yard (Minimum 10%)	33’	77’	Complies
Side Yard (Cumulative 25%)	81’ 9”	174’	Complies
Bluff-top	100’; reduced to 50’ with geotechnical	50’	Complies
PARKING SPACES			
Enclosed	2	6	Complies
Unenclosed	2	2	Complies
TDSF (sf.)	10,166	9,569	Complies
HEIGHT (ft.)			
Residence	18	18	Complies
Second Unit	18	12	Complies
Cabana	18	18	Complies
IMPERMEABLE COVERAGE (sf.)	25,000	24,675	Complies
NON-EXEMPT GRADING (c.y.)	1,000	798	Complies
STRUCTURES ON SLOPES	3 to 1 and flatter	3 to 1 and flatter	Complies
FENCES/WALLS/HEDGES (ft. in.)			
Retaining Walls	6’ single 12’ cumulative	6’	Complies
Front Yard	6’; lower 42” view impermeable	5’ 10”; entirely permeable	Complies
Rear & Side Yard	6’	None	Complies
Sports Court	12’ view permeable	10’	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The total amount of grading is approximately 5,170 c.y. as provided for on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is approximately 798 c.y., which is less than the maximum allowable. The remaining grading is approximately 493 c.y. of exempt understructure, 311 c.y. of exempt safety grading, and 7,136 c.y. of removal and recompaction. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Study was prepared by Robert J. Wlodarski of the Historical Environmental Archaeological Research Team (H.E.A.R.T.) in September 2018. The study concluded that the project area yielded no cultural resources, either prehistoric or historic within the parcel. Any modification to the area surveyed as part of the study will have no adverse effect on known cultural resources. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Public Access (LIP Chapter 12)

Given the location of the subject parcel is 1,200 ft. east of Nicholas Canyon County Beach and 1,150 ft. west of El Sol County Beach, requiring vertical access between Nicholas Canyon County Beach and El Pescadero State Beach is called for in the LUP approximately every 2,500 ft. The subject parcel is only 1,200 ft. from Nicholas Canyon County Beach (and nearly 1 mile from El Pescadero State Beach), so the development of a future vertical access at El Sol County Beach is key in the LUP policy for this stretch of coastline, as El Sol County Beach is approximately 2,500 ft. east of the Nicholas Canyon State Beach vertical access. The policy notes that El Sol County Beach would count as one of the two required access ways, so access should be petitioned with Los Angeles County for a future potential public access project. The policy then notes a second access is to be provided at least 600 ft. “west" of El Sol County Beach which appears to be inadvertently misstated, as it should read at least 600 ft. “east" of El Sol County Beach. This is because the distance between El Sol County Beach and El Pescadero State Beach is approximately 3,200 ft. (0.6 miles), and no vertical access between the two is shown on the LCP Park Lands map. Based on this information, no vertical access was considered warranted on the subject parcel as the proposed development would be consistent with LUP Policy 2.86 (a) and (b) as adequate vertical access exists within 1,200 ft. of the subject parcel in an area called for vertical access every 2,500 ft. between Nicholas Canyon Beach and El Pescadero State Beach.

> ***LUP Policy 2.86:*** *The following standards shall apply in carrying out the access policies of the LCP relative to requiring and locating vertical accessways to the shoreline. These standards shall not be used as limitations on any access requirements pursuant to the above policies.*
>
> *a. Nicholas Canyon. No new dedications required — public beach.*
> *b. Encinal. A minimum of two vertical accessway (OTDs) between Nicholas Canyon and El Pescadero for a separation of approximately one accessway per 2500 feet. Development of an accessway at El Sol may*

satisfy one of the requirements. Additional offers of dedication should be located at least 600 feet west of El Sol.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the proposed development. The proposed OWTS consists of a 7,540-gallon MicroSepTec ES25 with ultraviolet disinfection unit located at the western portion of the parcel adjacent to the proposed residence, a 720 sf. dispersal field, and a 360 sf. future dispersal field, both of which are located underneath the driveway turnaround area. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC. The proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval have been included in the resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (e) – New Construction. The Community Development 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).

PUBLIC NOTICE: On August 6, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, the Planning Division recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-36. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-36
2. Project Plans
3. Department Review Sheets
4. Story Pole Photographs
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-36

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. 25-034 TO CONSTRUCT A NEW 6,734 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE, 1,782 SQUARE FOOT BASEMENT, 1,384 SQUARE FOOT ATTACHED SIX-CAR GARAGE, 643 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT, 417 SQUARE FOOT TENNIS CABANA, TENNIS COURT, SWIMMING POOL, SPA, RETAINING WALLS, GRADING, LANDSCAPING, HARDSCAPING AND NEW ONSITE WASTEWATER TREATMENT SYSTEM; INCLUDING DEMOLITION PERMIT NO. 26-002 TO DEMOLISH AN UNPERMITTED DRIVEWAY, FENCING, AND LANDSCAPING LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 33650 PACIFIC COAST HIGHWAY (33650 PACIFIC COAST HIGHWAY LLC)

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

SECTION 1. Recitals.

A. On August 11, 2025, an application for Coastal Development Permit (CDP) No. 25-034 and Demolition Permit (DP) No. 26-002 was submitted to the Planning Division by applicant, Eric Rochin, on behalf of the property owner, 33650 Pacific Coast Highway LLC. The application was routed to the City coastal engineering and geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review.

B. On May 18, 2026, the CDP application was deemed complete for processing.

C. On July 10, 2026, a Notice of CDP Application was posted on the subject parcel.

D. On July 13, 2026, story poles were installed to demonstrate the location and height of the proposed project.

E. On July 22, 2026, staff conducted a site visit to document the site conditions, assess visual impacts, and document the story poles.

F. On August 6, 2026, 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 (ft.) radius of the subject parcel.

G. On August 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission 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 according to CEQA Guidelines Sections 15303(a) and (e) – Existing Facilities. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on the evidence contained within the record, including the agenda report for the project and the hearing on August 17, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9, and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 25-034 to construct a new one-story 6,734 square foot single-family residence, 1,782 square foot basement, 1,384 square foot six-car attached garage, 643 square foot attached accessory dwelling unit, 417 square foot tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, and the installation of a new onsite wastewater treatment system (OWTS); including Demolition Permit (DP) No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential-Two Acre (RR-2) zoning district located at 33650 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. Coastal Development Permit Findings (LIP Chapter 13)

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

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

2. *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 and will not adversely impact public access or recreation due to the location of proposed development and that adequate access exists nearby. No development is proposed on the coastal bluff or beach, and all development is setback

from the bluff edge consistent with the LIP. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel at the toe of the coastal bluff. Lateral beach access exists at Nicholas Canyon Beach (approximately 1,200 ft. to the west), El Sol County Beach (approximately 1,150 ft. to the east), and on several parcels in-between. Vertical public access from PCH to the beach is available at Nicholas Canyon Beach; however, it has not yet been provided at El Sol County Beach. The nearest inland mapped trail is the Coastal Slope Trail located approximately one mile north of the subject parcel. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

3. *The project is the least environmentally damaging alternative*

The proposed project consists of a new single-family residence, attached accessory dwelling unit, attached garage, swimming pool, tennis court, and tennis cabana, all of which are permitted uses within the RR-2 zoning designation. The scope of work that is proposed has been reviewed and conditionally approved by the Planning Division, City coastal engineering consultant reviewers, City Environmental Health Administrator, City geotechnical consultant reviewers and City Public Works Department, and meets the City's residential development policies. The proposed project is sited on relatively flat slopes and would create conforming structures that comply with the 50-foot top of bluff setback, affording the least amount of visual impact and minimizing the potential impacts to the natural topography. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project is consistent with the RR-2 land use and zoning designations. Adjacent properties to the east and west are development with similar single-family residences. The proposed project, as conditioned, will comply with all applicable requirements of State and local law. Various alternatives to site development were considered but ultimately rejected by the applicant prior to the proposed designed in order to comply with bluff setback standards, LACFD access requirements, allowable total development square footage amounts, and allowable impervious surface amounts. One alternative considered the design of a smaller residence; however, given the large size of the parcel and the developable area of the parcel, the proposed residence is consistent with adjacent single-family residential development and the City's development standards. Another alternative considered reorienting the footprint of the residence to a different location on the parcel; however, an alternative location would either encroach closer to the established bluff edge and/or encroach closer to steeper topography on the parcel requiring more land disturbance. An alternative location was not found to offer more environmental benefits than the proposed location as no significant impacts were identified for the proposed project. Therefore, the project, as proposed, is the least environmentally damaging alternative.

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

The project site is not located in or adjacent to an Environmentally Sensitive Habitat Area (ESHA) as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 550 ft. to the west of the subject parcel toward Nicholas Canyon Beach. Therefore, Environmental Review

Board review was not required, and this finding does not apply.

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

As stated in Finding A.4, the subject parcel does not contain ESHA or ESHA buffer. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject parcel is located on PCH and the proposed development will be visible from PCH, an LCP-designated scenic road. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

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

The proposed project will not result in significant adverse impacts to scenic or visual resources. The proposed one-story residence and detached structures have been sited and designed to preserve bluewater ocean views over the subject parcel because they will not extend higher than 18 ft. As described in Finding A.2, the closest inland mapped trail, the Coastal Slope Trail, is approximately one mile north of the subject parcel. Additionally, the CCT is located along the shoreline at the toe of the coastal bluff. The Coastal Slope Trail is at a significantly higher elevation than the project site and the siting of the proposed structure in the front half of the parcel minimizes any potential visual impact of the ocean from the trail. As the proposed development will maintain the required 50 ft. bluff setback and at heights not to exceed 18 ft., the proposed buildings are not expected to be prominent as viewed from the beach and CCT as only the top portions of the residence and second unit will be visible. Moreover, the project site is within a developed residential area between Nicholas Canyon Beach to the west and El Sol County Beach to the east with several residences in this area visible from the CCT. Therefore, the project, as proposed will have no significant adverse scenic or visual impacts.

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

As discussed in Finding D.1, the project, as conditioned, will not result in significant adverse scenic or visual impacts and will be compatible with the character of the surrounding neighborhood but rather will result in a net benefit to public views from PCH due to the removal of unpermitted landscaping that currently blocks public views.

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

As described in Finding A.3, the proposed project represents the least environmentally damaging

feasible alternative with respect to scenic and visual resources. The applicant evaluated a range of alternatives, including alternative building massing and relocation of the building footprint. The proposed residence and other structures minimize visual impacts through compliance with the maximum permitted building height, one-story design, articulated building mass, maintaining bluewater views over the site, and use of visually compatible materials. Based upon the alternatives analysis and the project, as designed, there is no other feasible design that would substantially reduce impacts to scenic and visual resources more than the proposed project.

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

The subject parcel's topography, setbacks and height restrictions to preserve public views limit a feasible alternative to the siting of the proposed development. The structures are below the PCH road elevation, meeting the LIP standard for new development on parcels located on the ocean side of scenic roads. As such, there are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map, and is over 300 ft. from the nearest mapped ESHA. As designed and location, the project ensures compliance with the sensitive resource protection policies in the LCP.

E. Transfer of Development Credit (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

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

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

The applicant submitted geotechnical engineering reports prepared by CalWest Geotechnical and

Land Phases, Inc. These reports are on file at City Hall. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. The applicant's geotechnical consultant has recommended the use of deepened and/or conventional foundations for support of the proposed structures. The use of deepened foundations (i.e., piles) would be required for those structures located close to descending slopes so as to satisfy the H/3 foundation setback requirement of the California Building Code. Based on the review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City coastal engineering and geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As described in Finding F.1, the proposed project, as designed, conditioned, and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications,

landscaping, or other conditions.

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

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As described in Findings A.3 and F.3, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development The project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division City Biologist, City Environmental Health Administrator, City Public Works Department, City coastal engineering and geotechnical consultant reviewers, and LACFD.

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

As discussed in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The Shoreline and Bluff Development Chapter governs those CDP applications that include development on a parcel located along the shoreline as defined by the LCP. The project site is located on a coastal blufftop parcel on the ocean side of PCH. No construction on the bluff or beach below is proposed. The required findings are made as follows.

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

The proposed project is sited on the northern (upper) half of the parcel, at least 50 ft. from the top of bluff. Lateral beach access exists in the vicinity at Nicholas Canyon Beach (approximately 1,200 ft. to the west), El Sol County Beach (approximately 1,150 ft. to the east), and on several parcels in-between. Vertical public access from PCH to the beach is available at Nicholas Canyon Beach; however, it has not yet been provided at El Sol County Beach. As no development is proposed on the bluff or beach below and would maintain the 50 ft. bluff setback on the upper portion of the parcel, there are no anticipated impacts to public access, shoreline sand supply, and other shoreline resources as a result of the project.

Based on existing site conditions and possible extreme weather events, the applicant's geology report estimates the long-term natural bluff retreat rate is 2 in. per year (0.167 ft. per year). The amount of bluff retreat on the subject parcel over a 100-year period is estimated to be 16.7 ft. In addition, the applicant's geotechnical engineer determined that the subject parcel possesses a calculated slope stability factor of which is greater than 1.5 (static). Therefore, a Geotechnical

Factor of Safety Line (GFSL) for the static condition has not been established by the applicant's geotechnical engineer on the bluff slope. Per LIP Section 10.4.D.2, a 10 ft. buffer is required to be added to the 100-year bluff retreat setback distance of 16.7 ft. The resulting 100-year bluff retreat setback line is determined to be 26.7 ft. from the topographic top of bluff. Therefore, the minimum 50 ft. setback is more restrictive than the 100-year bluff retreat setback from the topographic top of slope. Accordingly, the 50 ft. setback was determined to govern the siting of the proposed development.

Per LIP Section 10.4(D), the City's geotechnical consultant reviewers agreed with the project engineer's assessment in determining the top of bluff and agreed that the setback should be 50 ft. The proposed development, as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to its location on the site.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.*

As discussed in Finding G.1, the project is sited in the only feasible location which is in conformance with LIP Chapter 10 and will not have significant adverse impacts on public access, shoreline sand supply, or other resources.

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

As discussed in Finding A.3, the project, as designed and conditioned, is the least environmentally damaging alternative.

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

As discussed in Findings A.2 and G.1, the proposed project, as designed and conditioned, is sited to avoid any potential impacts to public access, shoreline sand supply, and other resources.

5. *In addition, if the development includes a shoreline protective device, that 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, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

The proposed project does not include a shoreline protection structure or any bluff slope protection structures. Therefore, this finding is not applicable.

H. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – Given the location of the subject parcel is 1,200 ft. east of Nicholas Canyon County Beach and 1,150 ft. west of El Sol County Beach, requiring vertical access between Nicholas Canyon County Beach and El Pescadero State Beach is

called for in the LUP approximately every 2,500 ft. The subject parcel is only 1,200 ft. from Nicholas Canyon County Beach (and nearly 1 mile from El Pescadero State Beach), so the development of a future vertical access at El Sol County Beach is key in the LUP policy for this stretch of coastline, as El Sol County Beach is approximately 2,500 ft. east of the Nicholas Canyon State Beach vertical access. The policy notes that El Sol County Beach would count as one of the two required access ways, so access should be petitioned with Los Angeles County for a future potential public access project. The policy then notes a second access is to be provided at least 600 ft. "west" of El Sol County Beach which appears to be inadvertently misstated, as it should read at least 600 ft. "east" of El Sol County Beach. This is because the distance between El Sol County Beach and El Pescadero State Beach is approximately 3,200 ft. (0.6 miles), and no vertical access between the two is shown on the LCP Park Lands map. Based on this information, no vertical access was considered warranted on the subject parcel as the proposed development would be consistent with LUP Policy 2.86 (a) and (b) as adequate vertical access exists within 1,200 ft. of the subject parcel in an area called for vertical access every 2,500 ft. between Nicholas Canyon Beach and El Pescadero State Beach.

B. Blufftop Access – No development is proposed on the coastal bluff or beach, and all development is setback from the bluff edge consistent with the LIP. Vertical public access from PCH to the beach is available at Nicholas Canyon Beach. No condition for blufftop access is warranted.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the shoreline route of the CCT is oriented on the subject parcel at the toe of the coastal bluff. No condition for trail access is warranted.
D. Recreational Access – Nicholas Canyon Beach is located approximately 1,200 ft. to the west and El Sol County Beach is located approximately 1,150 ft. to the east. No condition for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

I. Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

J. 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 findings for DP No. 20-018 are made as follows:

1. *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.

2. *A development plan has been approved or the requirement waived by the City.*

This CDP application is being processed concurrently with DP No. 26-002, and approval of the demolition permit is subject to the approval of CDP No. 25-034.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 25-034 and DP No. 26-002, 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 project described herein. The scope of work approved includes:

Demolition

a. DP No. 26-002 for removal of unpermitted chain-link gates, fences, grading and paving of driveways, planting of non-native trees, plants and grasses for nursery-type displays, and planting of Eucalyptus trees blocking public views of the ocean/beach from PCH.

Construction

b. 6,734 square foot (sf.) single-family residence;
c. 1,782 sf. basement;
d. 1,384 sf. attached six-car garage;
e. 643 sf. attached accessory dwelling unit;
f. 417 sf. detached tennis cabana;
g. 2,808 sf. tennis court and sports-court fencing;
h. Approximately 798 cubic yards of non-exempt grading;
i. 755 sf. pool and spa;
j. Retaining walls, 6 ft. or less in height;
k. Landscaping;
l. Hardscaping; and
m. New onsite wastewater treatment system.

3. Except as specifically changed by conditions of approval, the authorized use must be operated in substantial conformance with the approved scope of work. as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **January 22, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The CDP shall 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. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City Public Works Department, City coastal engineering and geotechnical consulting reviewers, Environmental Health Administrator, WD29, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. 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.

11. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

12. The property owner shall comply with all provisions of the MMC and LIP.

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 Community Development 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.

Biology/Landscaping

15. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

16. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

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

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

20. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

21. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

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

23. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

24. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from WD29.

25. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

26. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

27. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

28. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

29. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

30. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials

(excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Fencing/Walls/Screening

31. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

32. Any above-ground equipment 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).

33. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.

34. For the portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter.

35. Necessary boundary fencing shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40-inches high, and have a space greater than 14-inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

36. Fencing or walls shall be prohibited within ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited in any wildlife corridor.

37. Development adjacent to, but not within ESHA, may include fencing, if necessary for security, that is limited to the area around the clustered development area.

Public View Corridor

38. Pursuant to LIP Section 6.5(E)(1)(e) and in order to ensure the protection of scenic and visual resources, the project is conditioned as follows:
    a. Structures shall extend no higher than the road grade of PCH adjacent to the project site.
    b. Fences shall be located away from the road edge and fences or walls shall be no higher than adjacent road grade of Pacific Coast Highway, with the exception of fences that are composed of visually permeable design and material.
    c. The project site shall be landscaped with native vegetation types that have a maximum growth height at maturity and are located such that landscaping will not extend above Pacific Coast Highway road grade.
    d. Existing vegetation shall be removed or trimmed and maintained in perpetuity so as not to extend above the adjacent road elevation of Pacific Coast Highway.

Environmental Health

39. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment

regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

40. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC 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 OWTS plot plan shall show essential features of the OWTS 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).

41. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

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

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, 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 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. 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 the Environmental Health Administrator). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

43. Proof of Ownership: Proof of ownership of subject property shall be submitted to the Environmental Health Administrator.

44. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

45. Maintenance Contract: 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 onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

46. Advanced OWTS Covenant: Prior to final Environmental Health approval, 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 Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the Environmental Health Administrator.

47. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

48. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

49. City Public Works Approval: Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

50. Waterworks District No. 29 Approval: WD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WD29.

51. City Geologist/Geotechnical Approval: City geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

52. City Planning Approval: City Planning Division final approval of the OWTS plan shall be obtained.

53. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City for Environmental Health review of the OWTS design and system specification.

54. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System 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.

55. Prior to final Environmental Health approval, the construction plans for all structures and/or buildings with reduced setbacks must be approved by the City Building Safety Division. The architectural and/or structural plans submitted to 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 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).

56. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

57. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show a new single-family residence with no more than 6 bedrooms and 63 drainage fixture units for the main house and attached accessory dwelling unit, and 1 bedroom and 7 drainage fixture units for the tennis pavilion.

58. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

Geology

59. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers 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 consultant reviewers prior to the issuance of a grading permit.

60. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Swimming Pool/Spa

61. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

62. Pool and air conditioning equipment that will be installed shall be screened from public view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

63. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

64. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries).

65. Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

66. 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. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

67. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Water Quality

68. A State Construction Activity Permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the Waste Discharge Identification (WDID) number prior to the issuance of grading or building permits.

Water Service

69. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from WD29 to the Planning Division indicating the ability of the property to receive adequate water service.

Lighting

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

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

71. Night lighting for sports courts or other private recreational facilities shall be prohibited.

72. 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.

73. 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 or the beach in excess of one foot-candle is prohibited.

74. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

75. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

76. No lighting can exceed 18 feet in height except as required by the California building code.

77. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

78. Up-lighting of landscaping is prohibited.

Demolition/Solid Waste

79. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

80. 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.

81. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development 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.

82. 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.

83. 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.

84. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

85. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate “Investigation Fees” as required in the Building Code.

86. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction/Framing

87. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

88. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

89. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM. and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

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

91. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

92. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign-off on framing.

93. The applicant/property owner shall obtain all required permits, including approval for mechanized equipment to access to the beach, from the Los Angeles County Department of Beaches and Harbor prior to commencement of construction.

94. The applicant/property owner shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

95. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on state highways, the applicant/property owner is required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

96. 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 and the following:

    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 Community Development 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.

97. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

98. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Fire Department

99. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

Public Works

100. There shall be no lane closures, obstruction of public streets, parking restrictions, or other encroachments into the public right of way without required prior approval and permits from the City Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent.

101. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs 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, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

102. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

103. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

104. 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.

105. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

106. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

107. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:

    a. Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    b. Prohibits the discharge of trash.
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
    d. Elimination of non-storm water discharges.

108. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. 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 WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site 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 BMPs for the expected life of the structure;
f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
g. Measures to treat and infiltrate runoff from impervious areas;
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 measure installed during construction prior to the issuance of grading or building permits; and
i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior 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 Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

109. A grading and drainage plan containing the following information shall be approved, and submitted to 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, areas disturbed 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 limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

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

Erosion Controls Scheduling	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 with 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.

111. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner/applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil 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-site
e. Non-stormwater control
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 attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality 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 properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

112. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

113. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development 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. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

Prior to Occupancy

114. Prior to, or at the time of a Planning final inspection, the property owner/applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

115. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

116. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

117. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development 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.

118. 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.

Deed Restrictions

119. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 70 to 78. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

120. 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 the Planning Division prior to final planning approval.

121. 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 Division prior to final Planning approval.

122. The property owner is required to acknowledge, by the recordation of a deed restriction, that new development on a bluff-top lot, or where demolition and rebuilding is proposed, where geologic or engineering evaluations conclude that the development can be sited and designed so as to not require a shoreline protection structure as part of the proposed development or at any time during the life of the development, the property owner shall be required to record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development approved and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235.

Fixed Conditions

123. This CDP shall run with the land and bind all future owners of the property.

124. 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 17th day of August 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, 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. 246.

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.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-36 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 17th day of August 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

PROJECT DATA

DESCRIPTION:

6,734 SQ. FT. SFR WITH 3,646 SQ. FT. DECK, 391 SQ. FT. BASEMENT, 755 SQ. FT. POOL, ATTACHED 643 SQUARE FOOT ACCESSORY DWELLING UNIT WITH 427 SQ. FT. DECK, 1,384 SQUARE FOOT ATTACHED GARAGE, 7,135 SQUARE FOOT TENNIS COURT, 417 SQUARE FOOT TENNIS CABANA, AND NEW OWTS SYSTEM.

SITE INFORMATION:

PROPERTY ADDRESS:	33650 PACIFIC COAST HIGHWAY
APN:	4473-021-006
ZONING:	RR-2
OCCUPANCY:	SFR
CONSTRUCTION TYPE:	VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	4.1 ACRES
FIRE FLOW BASED ON THE FIRE- FLOW CALC. AREA:	2,500 GPM
REDUCTION FOR THE FIRE SPRINKLERS (MAX 50%): TOTAL	1,250 GPM
FIRE FLOW REQUIRED:	1,250 GPM
UNENCLOSED COVERED AREAS:	NONE ARE PROPOSED

BUILDING AREA CALCULATIONS:

LOT WIDTH	327'
LOT DEPTH	567'
GROSS/NET LOT AREA	178,596 SQ FT - 1:1 11,055 = 167,541 TOTAL
FRONT YARD SETBACK	56' MIN / ACTUAL 66'
REAR YARD SETBACK	85' MIN / ACTUAL 395'
SIDE YARD SETBACK	15% 49' MIN EAST / 77' ACTUAL EAST
SIDE YARD SET BACK	10% 33' MIN WEST / 91' ACTUAL WEST
PROPOSED SFR	6,734 SQ FT
PROPOSED GROSS BASEMENT	1,782 SQ FT
PROPOSED BASEMENT PER Malibu MUNICIPAL CODE	391 SQ FT *SEE PAGE A-3*
PROPOSED ATTACHED GARAGE	1,384 SQ FT
PROPOSED ADU	643 SQ FT
PROPOSED TENNIS CABANA	417 SQ FT
PROPOSED POOL & SPA	755 SQ FT
PROPOSED PARKING	COVERED - 6, UNCOVERED - 2
PROPOSED TDSF	9,569 SQ FT/ 10,166 MAX ALLOWED
IMPERMEABLE COVERAGE	24,675 SQ FT/25,000 MAX ALLOWED

VICINITY MAP



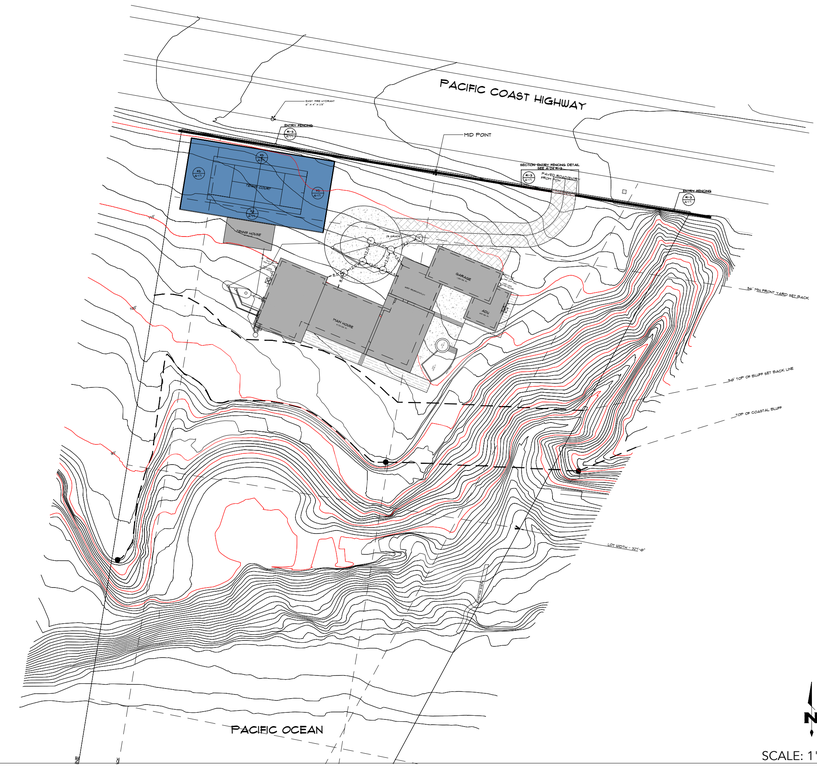
CODE REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL BUILDING AUTHORITY:

BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), GREEN BUILDING STANDARDS CODE (TITLE 31), EXISTING BUILDING CODE (TITLE 33) OF THE 2020 LOS ANGELES COUNTY CODE, ADOPTING THE 2019 EDITION OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. PART 6 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS HAVE BEEN ADOPTED AS THE ENERGY CODE FOR THE CITY.

SEPARATE PERMIT TO BE PROVIDED FOR SPRINKLERS

PLOT PLAN



FIXTURE UNIT WORKSHEET

City of Malibu
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

ONSITE WASTEWATER TREATMENT SYSTEM
BEDROOM AND FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, City of Malibu Registered Practitioner, or an "A", "C-42", "C-36" Licensed Contractor.

Date: 10/31/25
Applicant:
Project Address: 33650 Pacific Coast Highway
Number of Bedrooms (Existing):
Number of Bedrooms (Future): 7
Planning Division Reference Number:
Worksheet Certification by:
Kevin Poffenbarger, PE (Print name) (Signature) C 69089 (Applicable California State License or Registration Type) (State License or Registration Number) (Expiration Date)

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Existing Fixture Units "A x C"	Total Future Fixture Units "(A + B) x C"
Bathtub or Combination Bath/Shower	0	+	1	=	1	x	2	=	0	2
Bidet	0	+	0	=	0	x	2	=	0	0
Bar Sink	0	+	3	=	3	x	1	=	0	3
Clothes Washer	0	+	1	=	1	x	3	=	0	3
Dishwasher	0	+	1	=	1	x	2	=	0	2
Laundry Sink	0	+	0	=	0	x	2	=	0	0
Lavatory (Wash Basin)	0	+	10	=	10	x	1	=	0	10
Kitchen Sink	0	+	1	=	1	x	2	=	0	2
Shower (Single Head)	0	+	7	=	7	x	2	=	0	14
Water Closet (Flush Toilet)*	0	+	0	=	0	x	6	=	0	0
Water Closet (Flush Toilet)*	0	+	10	=	10	x	3	=	0	30
Sauna Floor Drain	0	+	2	=	2	x	2	=	0	4

TOTAL EXISTING FIXTURE UNITS: 0
TOTAL FUTURE FIXTURE UNITS: 70

Notes
*The fixture units listed on this form may not reflect the permitted number of fixture units on file with the City. Please consult with City staff to determine the approved number of fixture units for the building(s).
1. In completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (-) next to the proposed fixture quantity in column "B".
3. For plumbing fixtures not shown in this table please refer to California Plumbing Code.
4. When determining septic tank sizes based on Appendix H of the California Plumbing Code, California Code of Regulations, Title 24, Part 5, water closets shall be computed as 6 fixture units.
5. A water closet shall be computed as 3 fixture units if the proposed water closet is categorized as a flushometer tank with a 1.6 GPF. Specifications of the flushometer tank shall be submitted to the City for verification.

Fixture Unit Worksheet 100919 — Recycled Paper

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A - 3	BASEMENT FLOOR PLAN
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A - 5	NORTH/SOUTH ELEVATIONS
A - 6	EAST/WEST ELEVATIONS
A - 7	MAIN HOUSE SECTIONS
A - 8	BASEMENT SECTIONS
A - 9	ACCESSORY DWELLING UNIT
A - 10	ADU ELEVATIONS
A - 11	TENNIS HOUSE
A - 12	TENNIS HOUSE ELEVATIONS
A - 13	TENNIS COURT PLAN
A - 14	POOL PLAN/ELEVATIONS
A - 15	DOOR/WINDOW SCHEDULE
A - 16	INTERIOR DETAILS
A - 17	EXTERIOR DETAILS
A - 18	SITE LINE X SECTION
A - 19	COLOR CODED SLOPE ANALYSIS
L - 1	FUEL MODIFICATION PLAN
L - 2	LANDSCAPE PLAN
L - 3	IRRIGATION PLAN
EXHIBIT 1	CONVEX AREA PLAN

ATTACHMENT 2

WILDMAN DESIGN

PROPERTY OWNER
CHARALS HAAGAN
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

GEOLOGIST
JAKE HOLT
LANDPHASES INC.
5158 COCHRAN STREET
SIMI VALLEY, CA 93063
(805)522-5174

GEOTECHNICAL ENG.
CAL WEST GEOTECHNICAL
8889 PIERCE COURT #101
THOUSAND OAKS,
CA 91360
(818)991-7148

CIVIL ENGINEER
KEVIN POFFENBARGER
EPD CONSULTANTS
20722 MAIN STREET
CARSON, CA 90745
(805)522-5174 EXT.101

DESIGNER
WILDMAN DESIGN GROUP
C/O ERIC ROCHIN
25205 MALIBU ROAD
MALIBU, CA 90265
323-403-2240

TITLE:
TITLE SHEET

DATE:
1/22/2026

A-0

KEY:

FIRE FIGHTER ACCESS:
5' WIDE CONCRETE WALKWAYS
ON GRADE AT 0% SLOPE

IMPERMEABLE COVERAGE:

PERMEABLE COVERAGE:

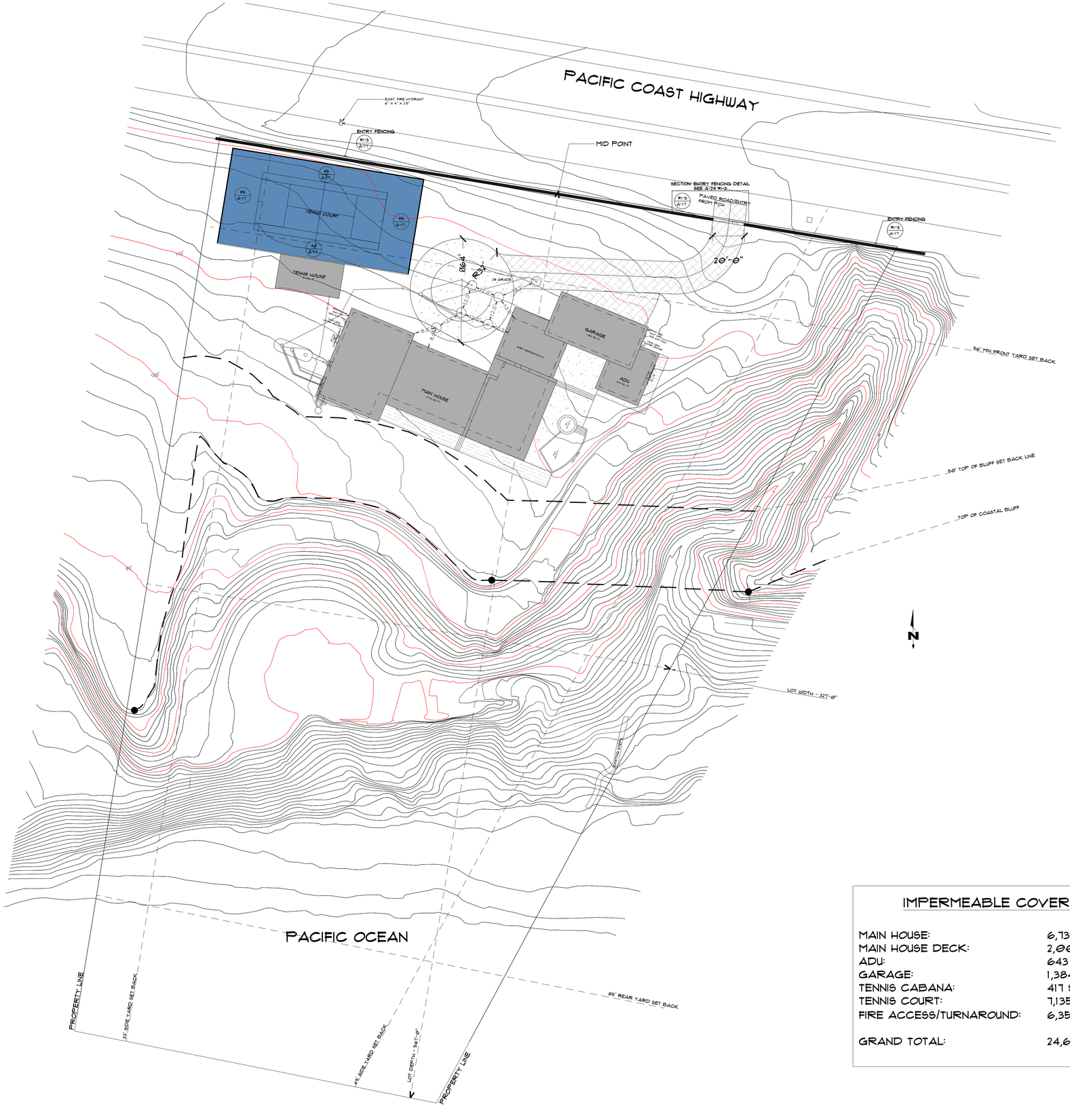
HARD TENNIS COURT
MATERIAL:

IPE DECKING MATERIAL:
(PERMEABLE COVERAGE)

ENTRY FENCING:

PROPERTY SET BACKS:

FRONT YARD SETBACK	56' MIN / ACTUAL 66'
REAR YARD SETBACK	85' MIN / ACTUAL 395'
SIDE YARD SETBACK	15% 49' MIN EAST / 77' ACTUAL EAST
SIDE YARD SET BACK	10% 33' MIN WEST / 91' ACTUAL WEST



IMPERMEABLE COVERAGE:

MAIN HOUSE:	6,734 SQ. FT.
MAIN HOUSE DECK:	2,001 SQ. FT.
ADU:	643 SQ. FT.
GARAGE:	1,384 SQ. FT.
TENNIS CABANA:	417 SQ. FT.
TENNIS COURT:	7,135 SQ. FT.
FIRE ACCESS/TURNAROUND:	6,355 SQ. FT.
GRAND TOTAL:	24,675 SQ. FT.

WILDMAN DESIGN

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MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
SITE PLAN

SCALE:
1" = 30'

DATE:
1/22/2026

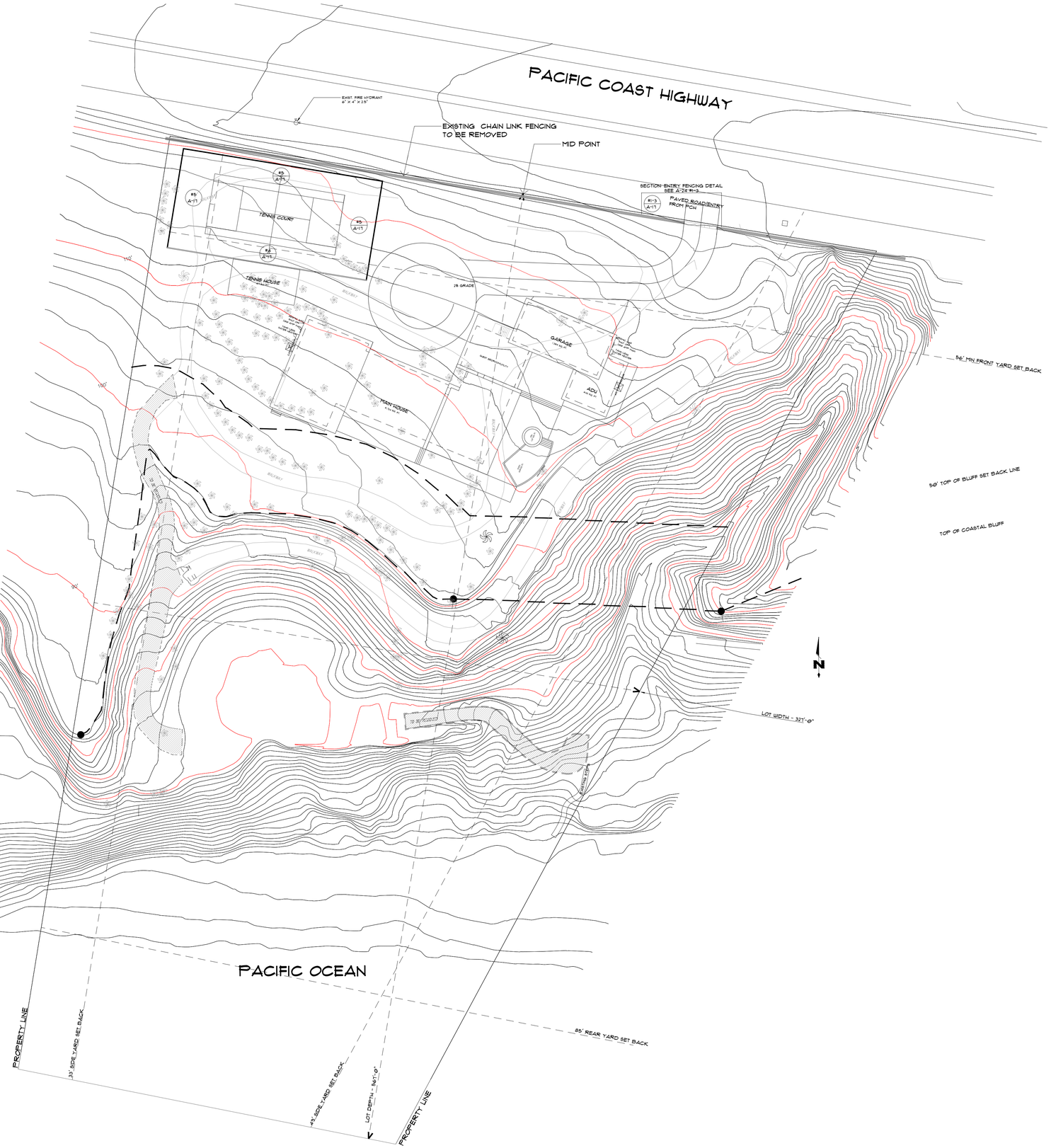
A-1

DEMOLITION KEY:

EXISTING DRIVEWAY TO BE REMOVED:

EXISTING LANDSCAPING TO BE REMOVED:

EXISTING CHAIN LINK FENCING TO BE REMOVED:



WILDMAN DESIGN

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JOB TITLE:
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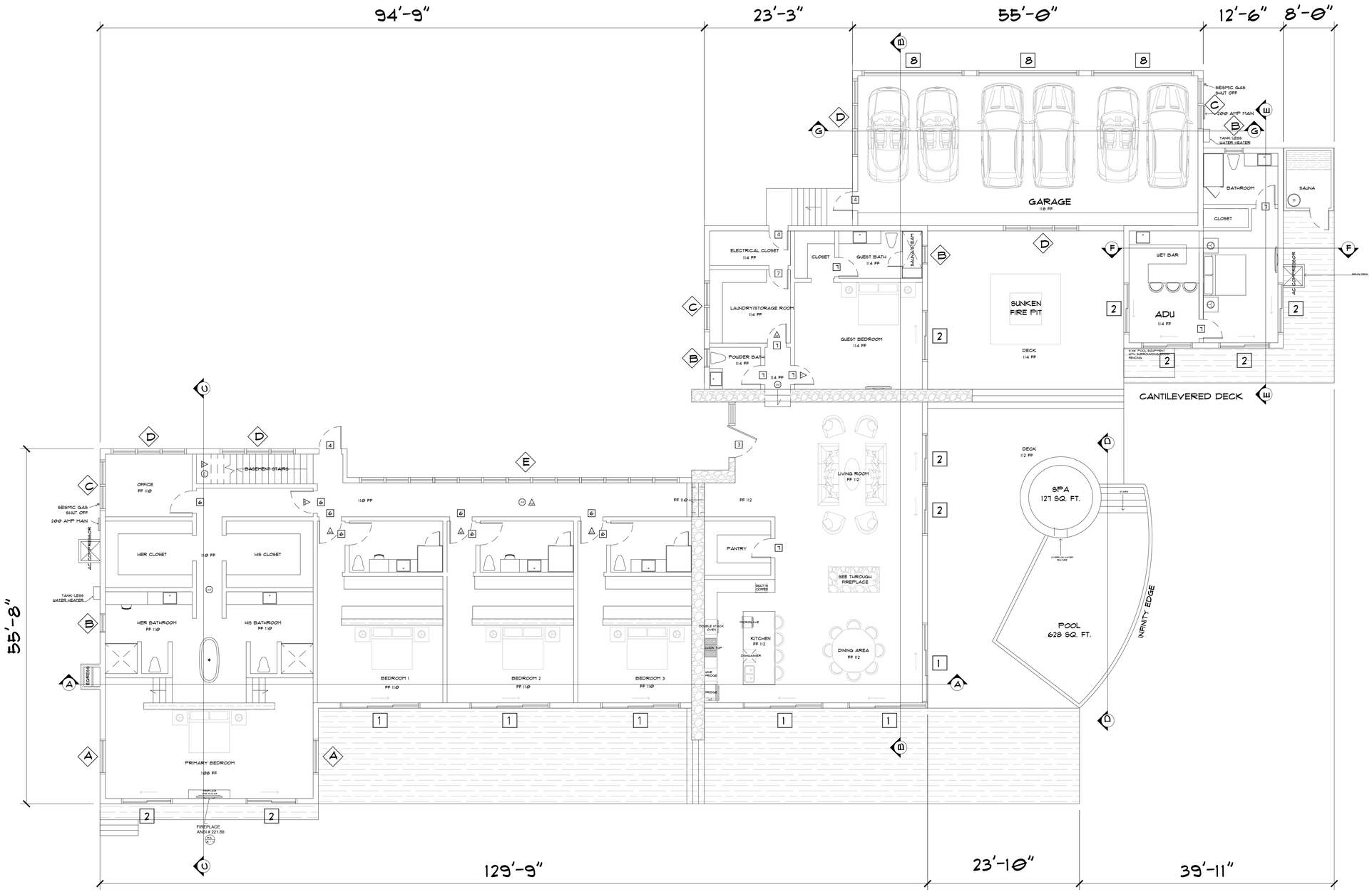
CDP SUBMITTAL:

TITLE:
DEMOLITION PLAN

SCALE:
1" = 30'

DATE:
1/22/2026

A-1A



MAIN HOUSE/GARAGE/GUEST HOUSE FLOOR PLAN

MAIN HOUSE TDSF: 6,734 SQ. FT.

GARAGE TDSF: 1,384 SQ. FT.

ACCESSORY DWELLING UNIT TDSF: 643 SQ. FT.

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JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
MAIN HOUSE FLOOR PLAN

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

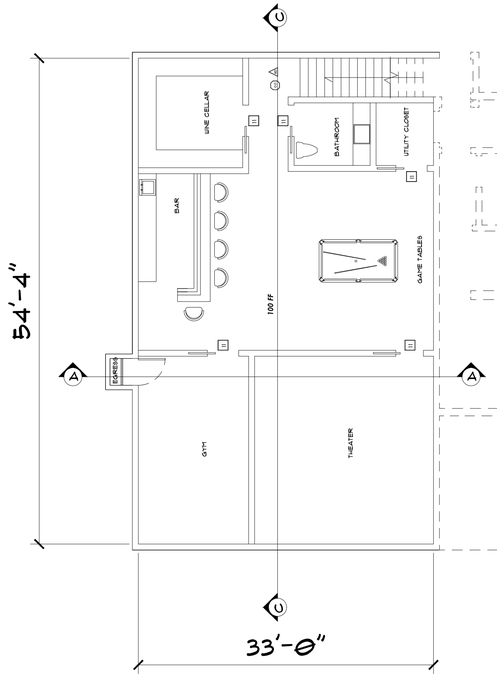
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1/22/2026

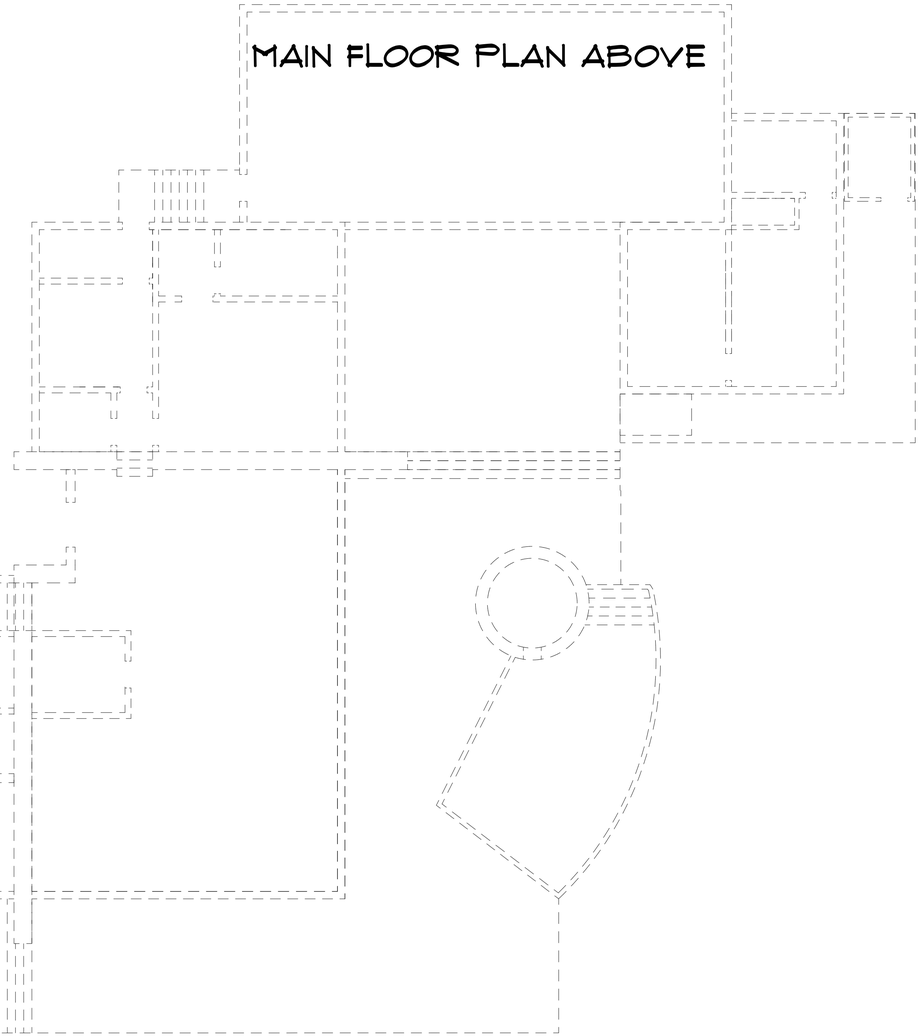
A-2

BASEMENT TDSF CACULATIONS:

1,782 SF - 1,000 SF = 782 SF
$\frac{782}{2}$ = 391 SF

BASEMENT TDSF CALCULATED BASED ON THE MALIBU MUNICIPAL CODE (MMC) SECTION 17.40.040.13.B:
A. "THE SQUARE FOOTAGE OF A BASEMENT SHALL BE INCLUDED IN THE CALCULATION OF TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF), CONSISTENT WITH THE FOLLOWING FORMULA: THE INITIAL 1,000 SQUARE FEET OF A BASEMENT SHALL NOT COUNT TOWARD TDSF; ADDITIONAL AREA IN EXCESS OF 1,000 SQUARE FEET SHALL BE INCLUDED IN THE CALCULATION OF TDSF AT THE RATE OF ONE SQUARE FOOT OF TDSF FOR EVERY TWO SQUARE FEET OF PROPOSED BASEMENT SQUARE FOOTAGE. A BASEMENT SHALL BE LOCATED BENEATH OR PARTIALLY BENEATH THE FIRST FLOOR FOOTPRINT OF THE STRUCTURE ABOVE. ANY PORTION OF A BASEMENT WALL EXTENDING BEYOND THE FIRST FLOOR FOOTPRINT ABOVE SHALL BE NON-DAYLIGHTING. ALL BASEMENTS SHALL BE LIMITED TO ONE FLOOR LEVEL, NOT TO EXCEED 12 FEET IN HEIGHT ANY GRADING REQUIRED FOR THAT PORTION OF A BASEMENT NOT UNDER THE FIRST FLOOR FOOTPRINT ABOVE SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 17.40.040(AX9XA) THROUGH (E). THOSE AREAS OF A BASEMENT THAT EXTEND BEYOND THE FIRST FLOOR FOOTPRINT ABOVE SHALL BE SUBJECT TO THE IMPERMEABLE COVERAGE DEVELOPMENT STANDARDS CONTAINED IN SECTION 17.40.040(AX11)."





BASEMENT FLOOR PLAN
TDSF 391

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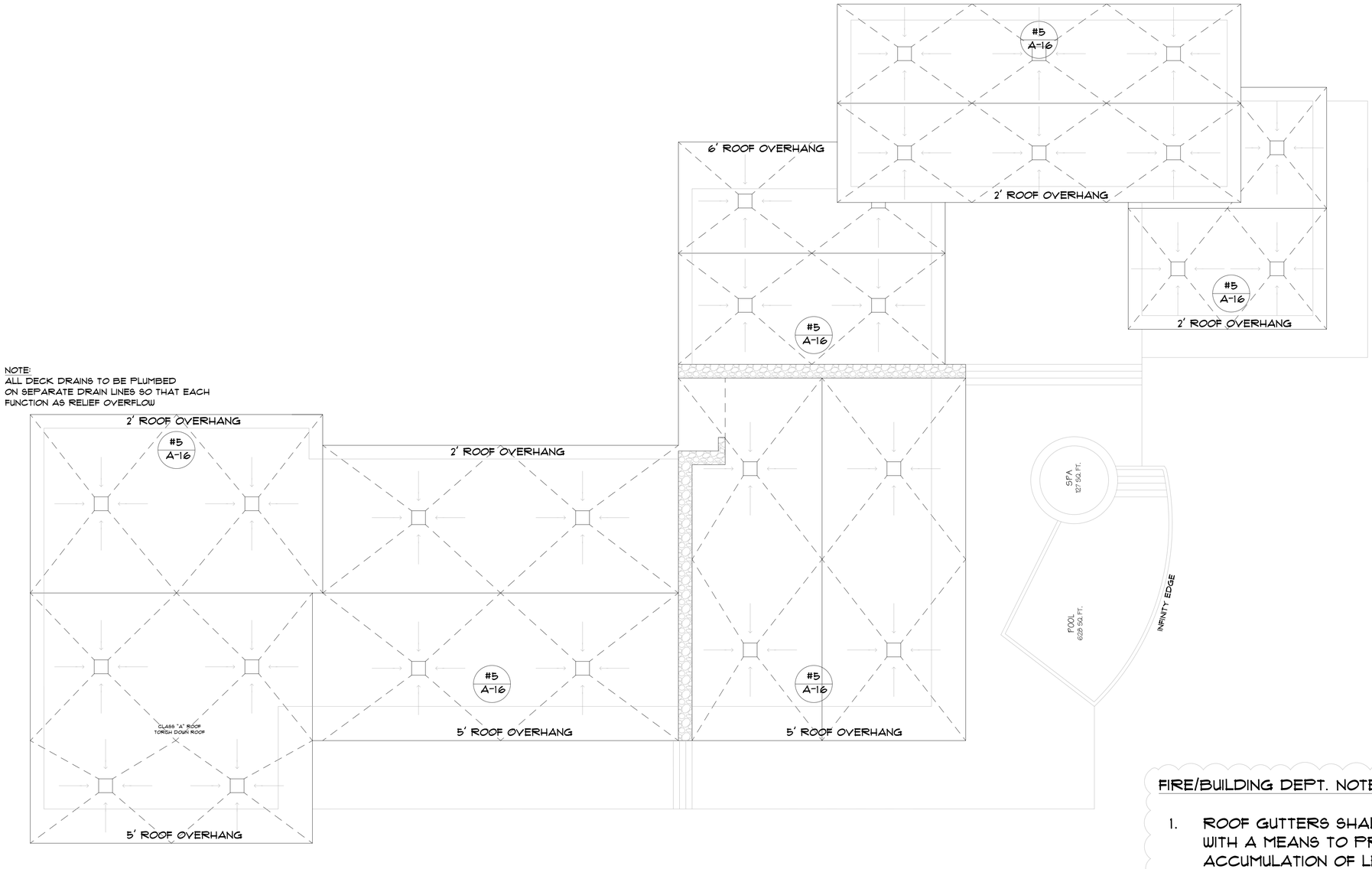
JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
BASEMENT FLOOR PLAN
SCALE:
$\frac{1}{8}$" = 1' - 0"
DATE:
1/22/2026

A-3

NOTE:
ALL DECK DRAINS TO BE PLUMBED
ON SEPARATE DRAIN LINES SO THAT EACH
FUNCTION AS RELIEF OVERFLOW



NOTE:

→ 1/4" PER FT. MINIMUM ON ALL FLAT ROOFS

3" CAST IRON ROOF DRAIN WITH OVERFLOW

3" THUNDERBIRD COPPER ROOF DRAIN

ROOF PLAN

FIRE/BUILDING DEPT. NOTES:

1. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
2. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1
3. ROOF DRAINS SHOWN WITHOUT SEPARATE OVERFLOWS ARE LOCATED ON ROOF PITCHES WITH 2" VERTICAL RISE TO ROOF EDGE. IF A ROOF DRAIN BECOMES BLOCKED WATER, OVERFLOWING 2" WILL VISIBLY FLOW OVER EDGE OF ROOF TO AND TO ADJACENT DRAIN.

WILDMAN DESIGN

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JOB TITLE:
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33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

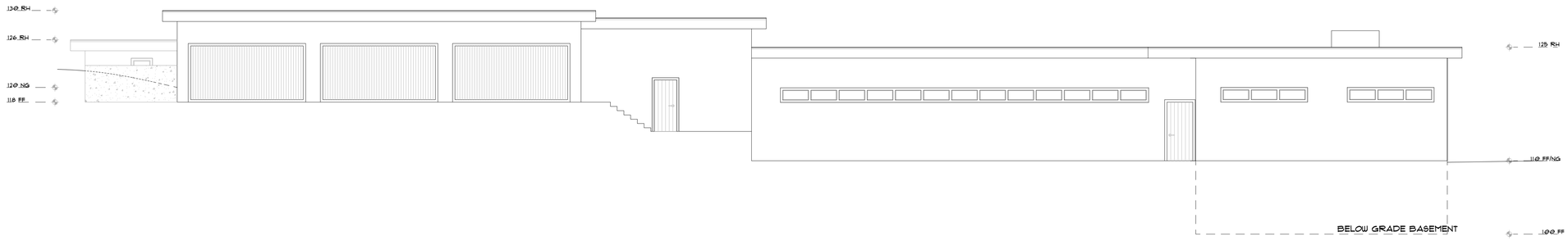
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TITLE:
MAIN HOUSE
ROOF PLAN

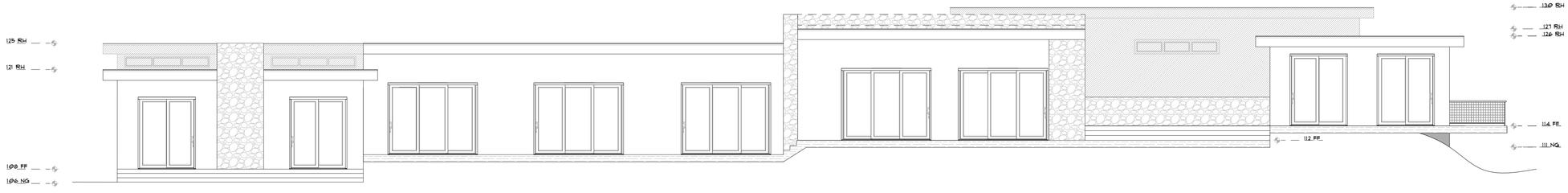
SCALE:
1/8" = 1' - 0"

DATE:
1/22/2026

A-4



NORTH ELEVATION



SOUTH ELEVATION

WILDMAN DESIGN

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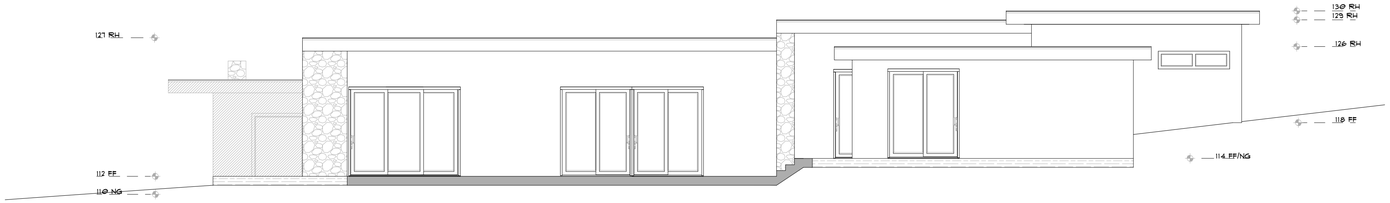
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TITLE:
MAIN HOUSE ELEVATIONS

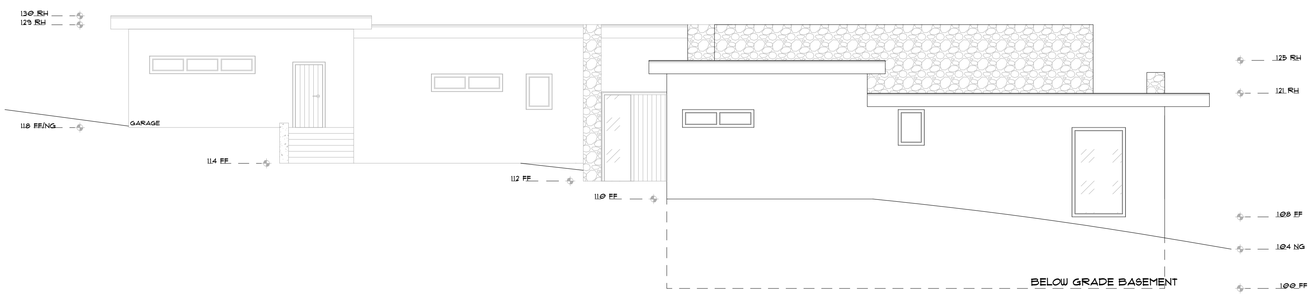
SCALE:
1/8" = 1'-0"

DATE:
1/22/2026

A-5



EAST ELEVATION



WEST ELEVATION

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JOB TITLE:
HAAGAN HOUSE
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MALIBU, CA 90265

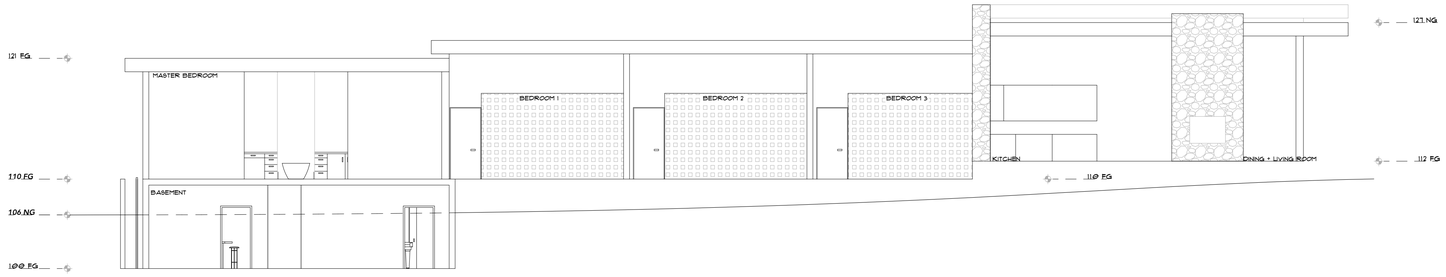
CDP SUBMITTAL:

TITLE:
MAIN HOUSE ELEVATIONS

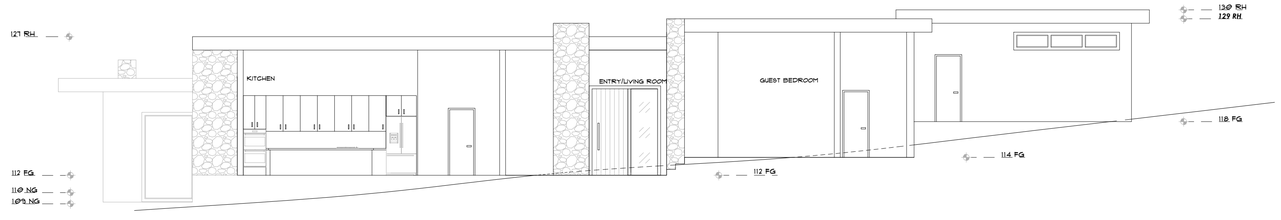
SCALE:
1/8" = 1'-0"

DATE:
1/22/2026

A-6



SECTION A



SECTION B

WILDMAN DESIGN GROUP
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PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

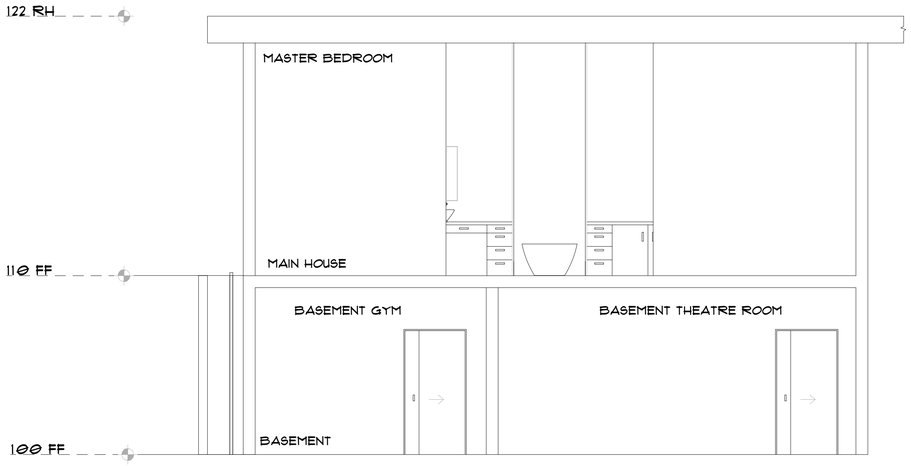
CDP SUBMITTAL:

TITLE:
MAIN HOUSE SECTIONS

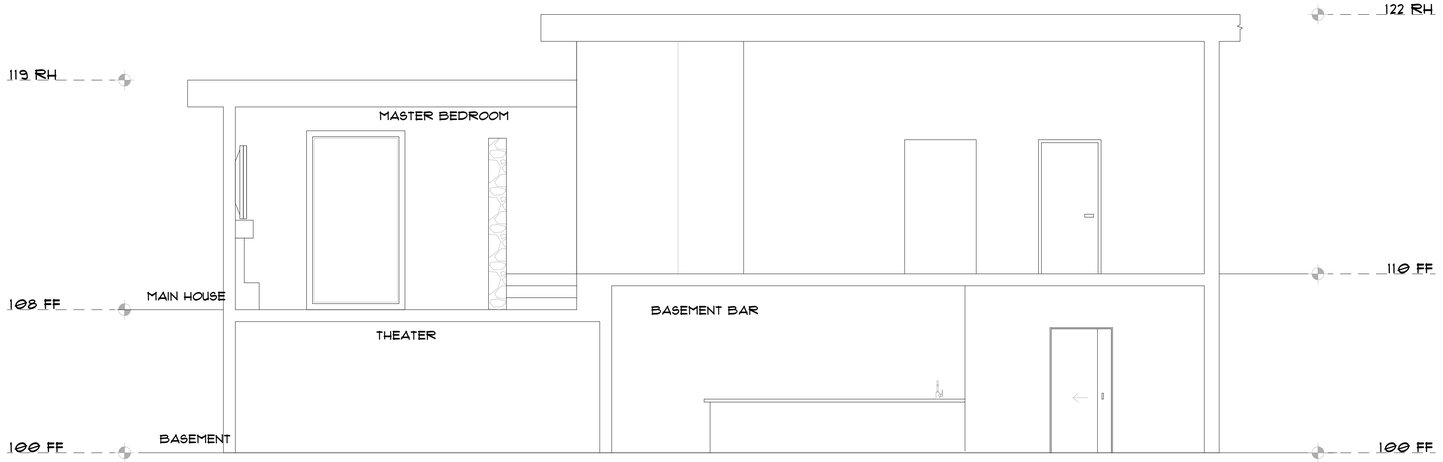
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DATE:
1/22/2026

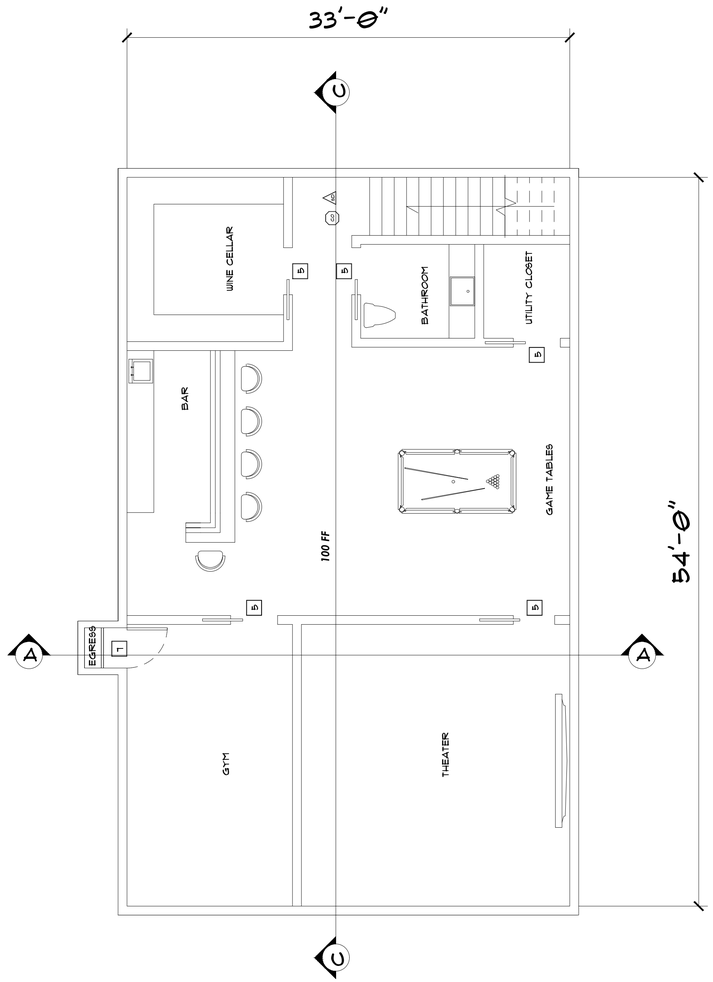
A-7



SECTION A



SECTION C



BASEMENT FLOOR PLAN
TDSF 391

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
BASEMENT

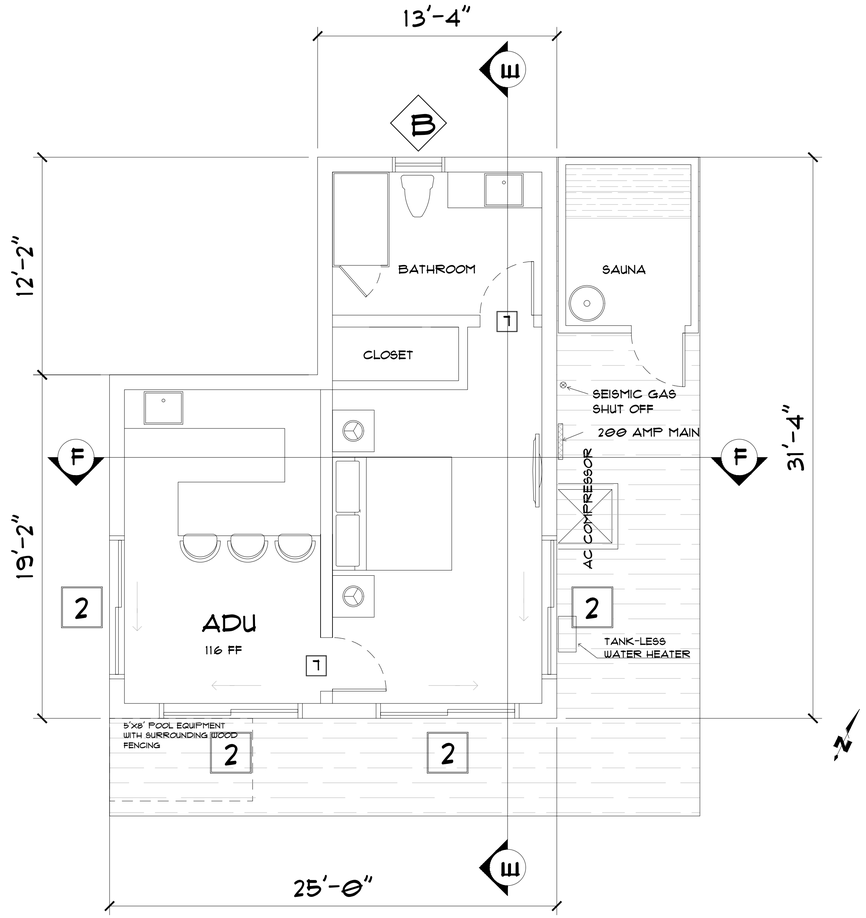
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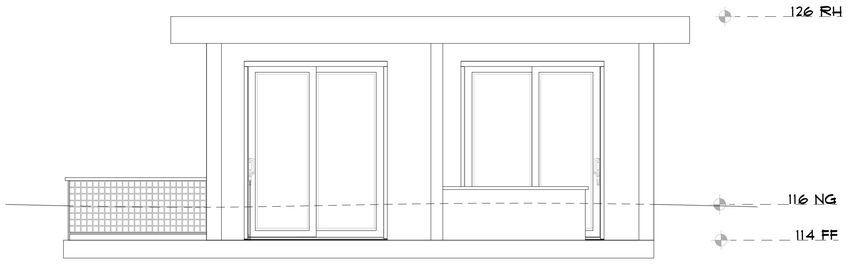
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FIRE NOTES:

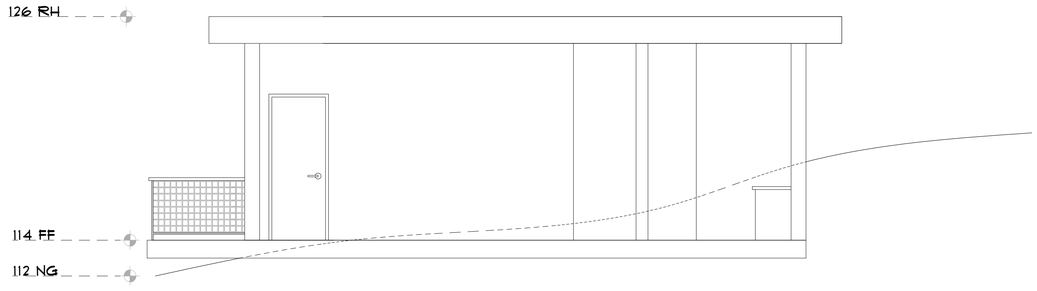
1. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
2. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1



ADU FLOOR PLAN
TDSF 643



SECTION F



SECTION E

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

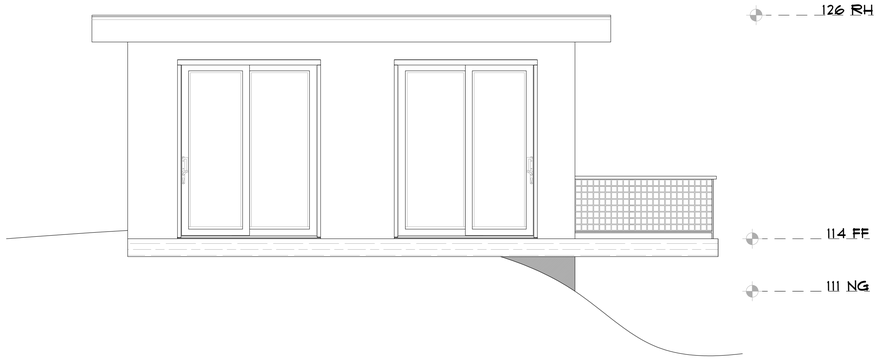
CDP SUBMITTAL:

TITLE:
ADU FLOOR PLAN/SECTIONS

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DATE:
1/22/2026

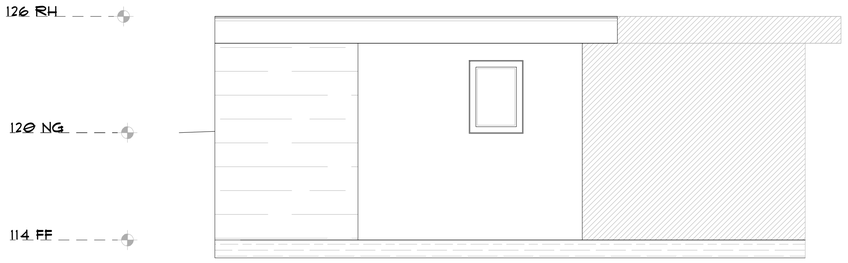
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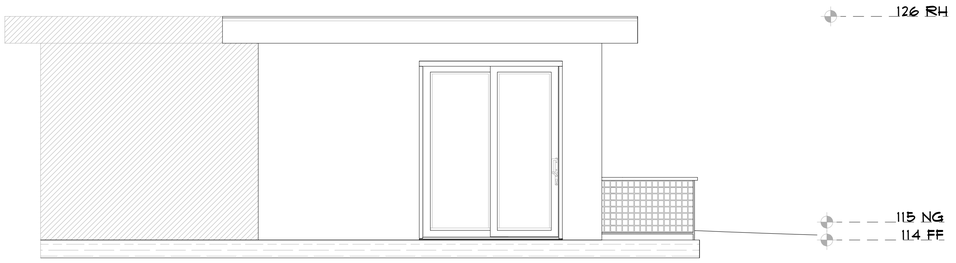
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SCHEDULE

	2X6 IPE WOOD SIDING WITH TYVEK OVER $\frac{5}{8}$" TYPE X GYPSUM BOARD
	STONE WALL - LIMESTONE
	STANDING SEAM METAL ROOF UL 790/UL 263
	CONCRETE DECK
	RETAINING WALL

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MALIBU, CA 90265
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WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

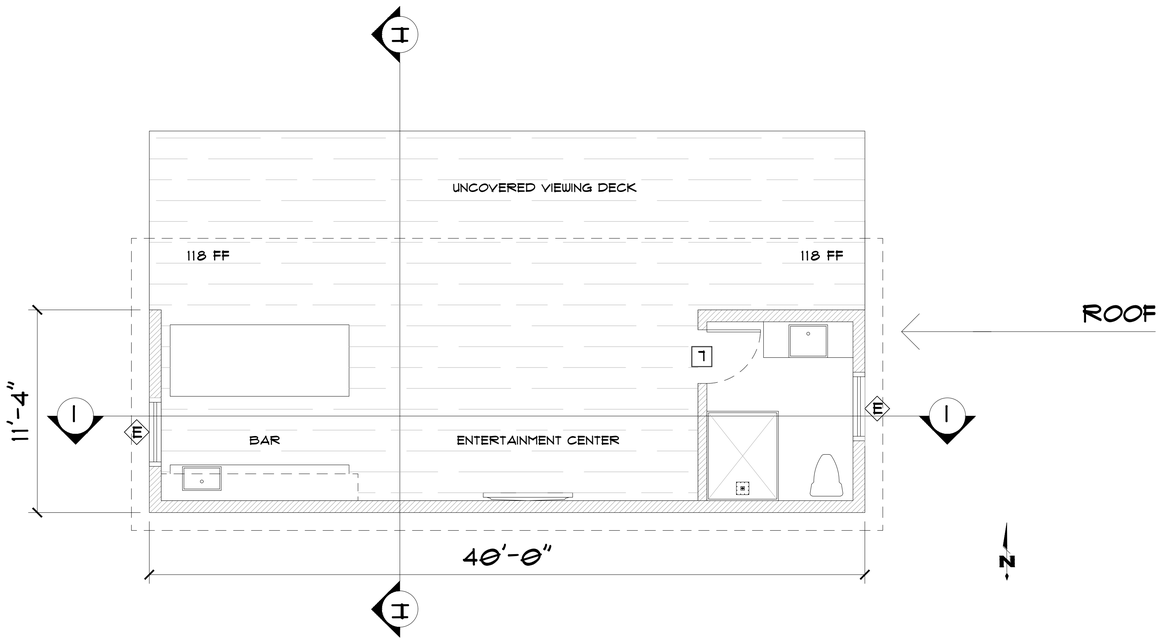
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TITLE:
ADU ELEVATIONS

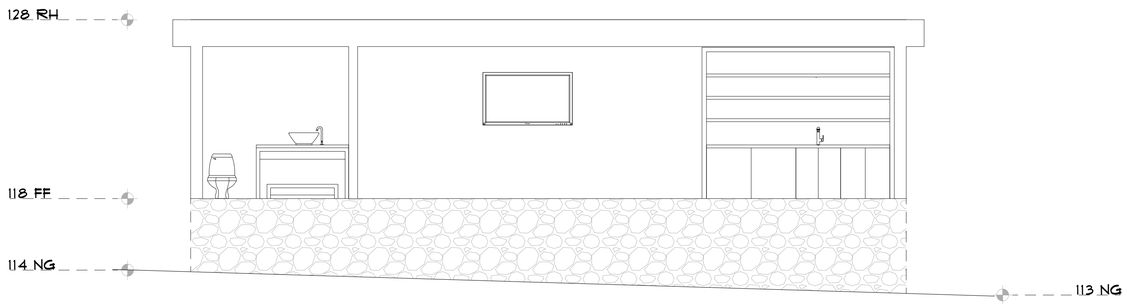
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1/22/2026

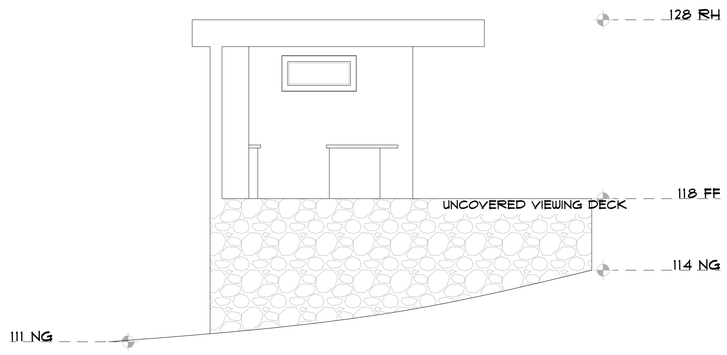
A-10



TENNIS HOUSE FLOOR PLAN
TDSF 412



SECTION I



SECTION H

WILDMAN DESIGN

WILDMAN DESIGN GROUP
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WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

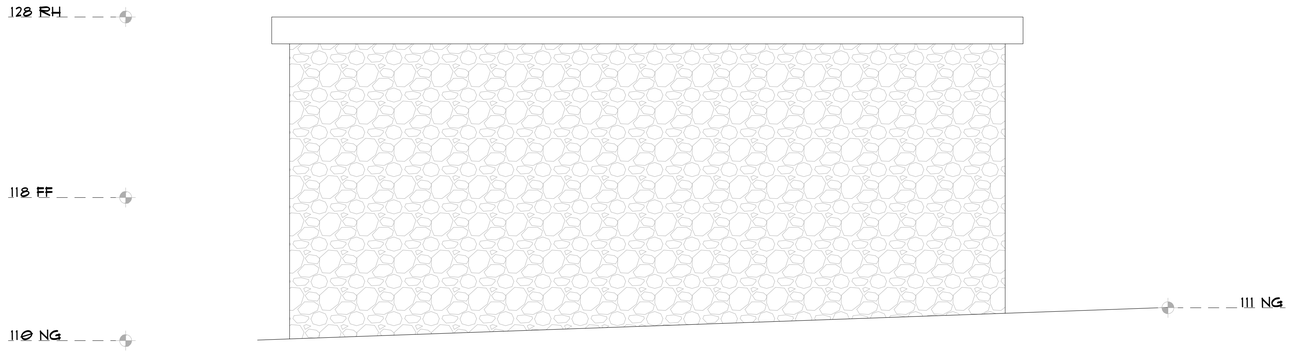
CDP SUBMITTAL:

TITLE:
TENNIS HOUSE

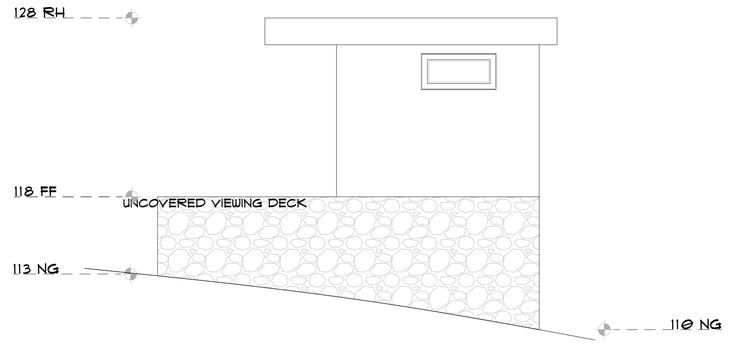
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DATE:
1/22/2026

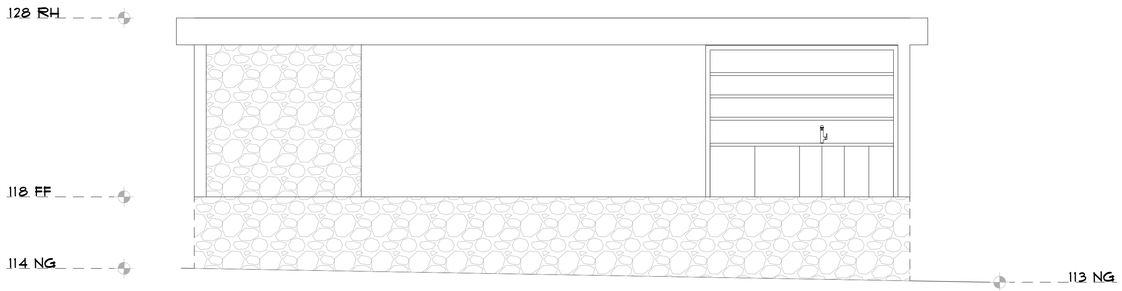
A-11



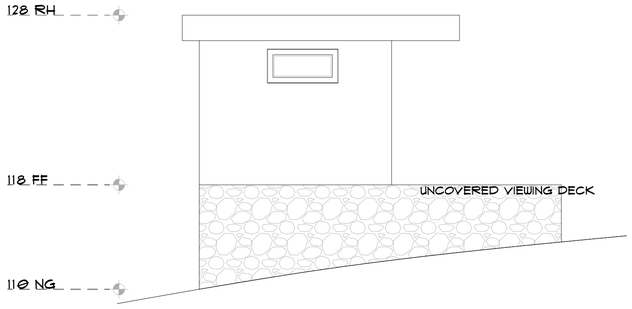
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



ROOF PLAN

FIRE NOTES:

1. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
2. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

EXTERIOR FINISH SCHEDULE

	2X6 IPE WOOD SIDING WITH TYVEK OVER ½" TYPE X GYPSUM BOARD
	STONE WALL - LIMESTONE
	STANDING SEAM METAL ROOF UL 790/UL 263
	CONCRETE DECK
	RETAINING WALL

N

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

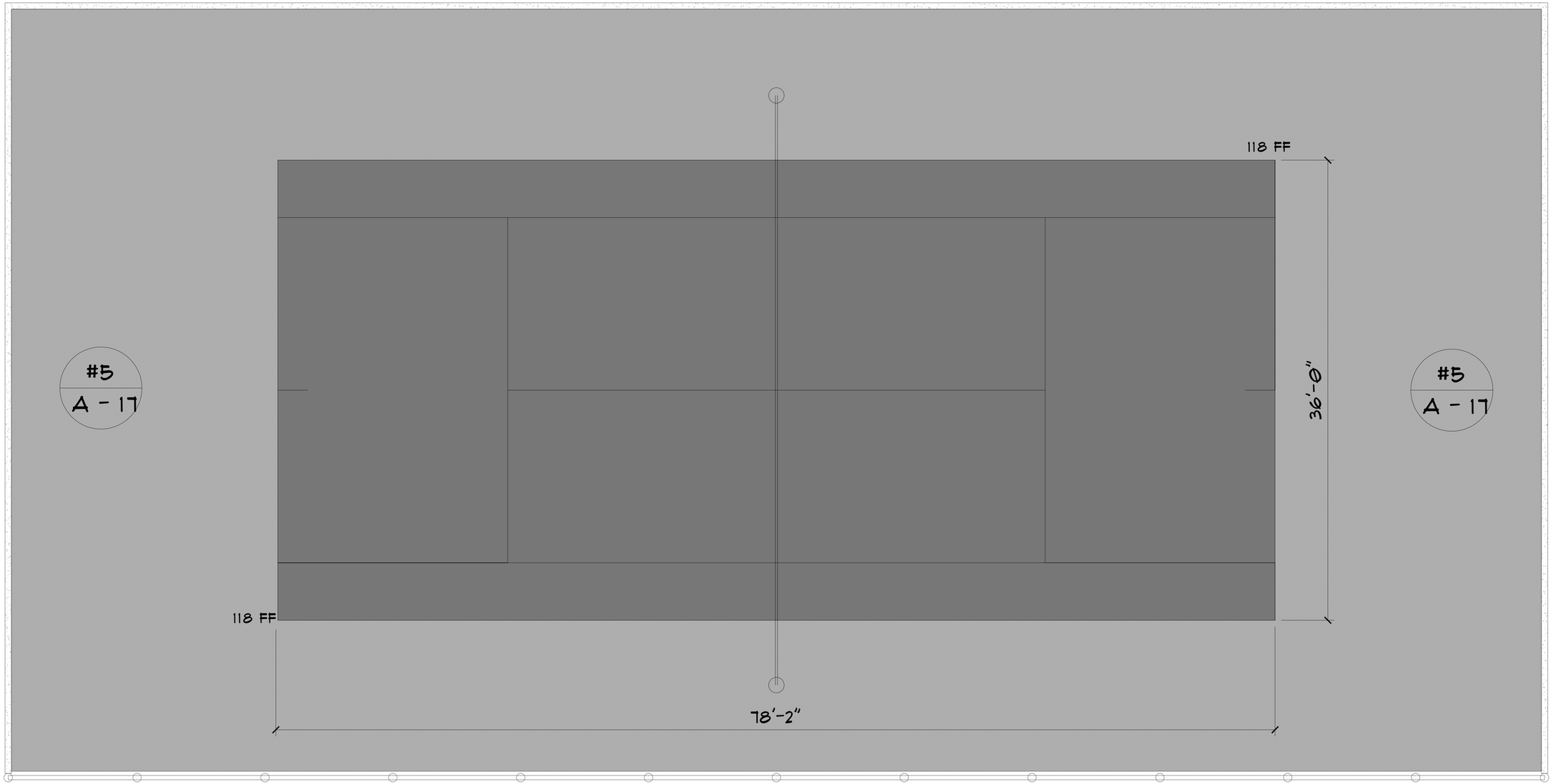
TITLE:
TENNIS HOUSE

SCALE:
$\frac{1}{4}$" = 1' - 0"

DATE:
1/22/2026

A-12

#5
A - 17



#5
A - 17

#5
A - 17

#4
A - 17

120'-2"

N

TENNIS COURT FLOOR PLAN

WILDMAN DESIGN

WILDMAN DESIGN GROUP
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PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

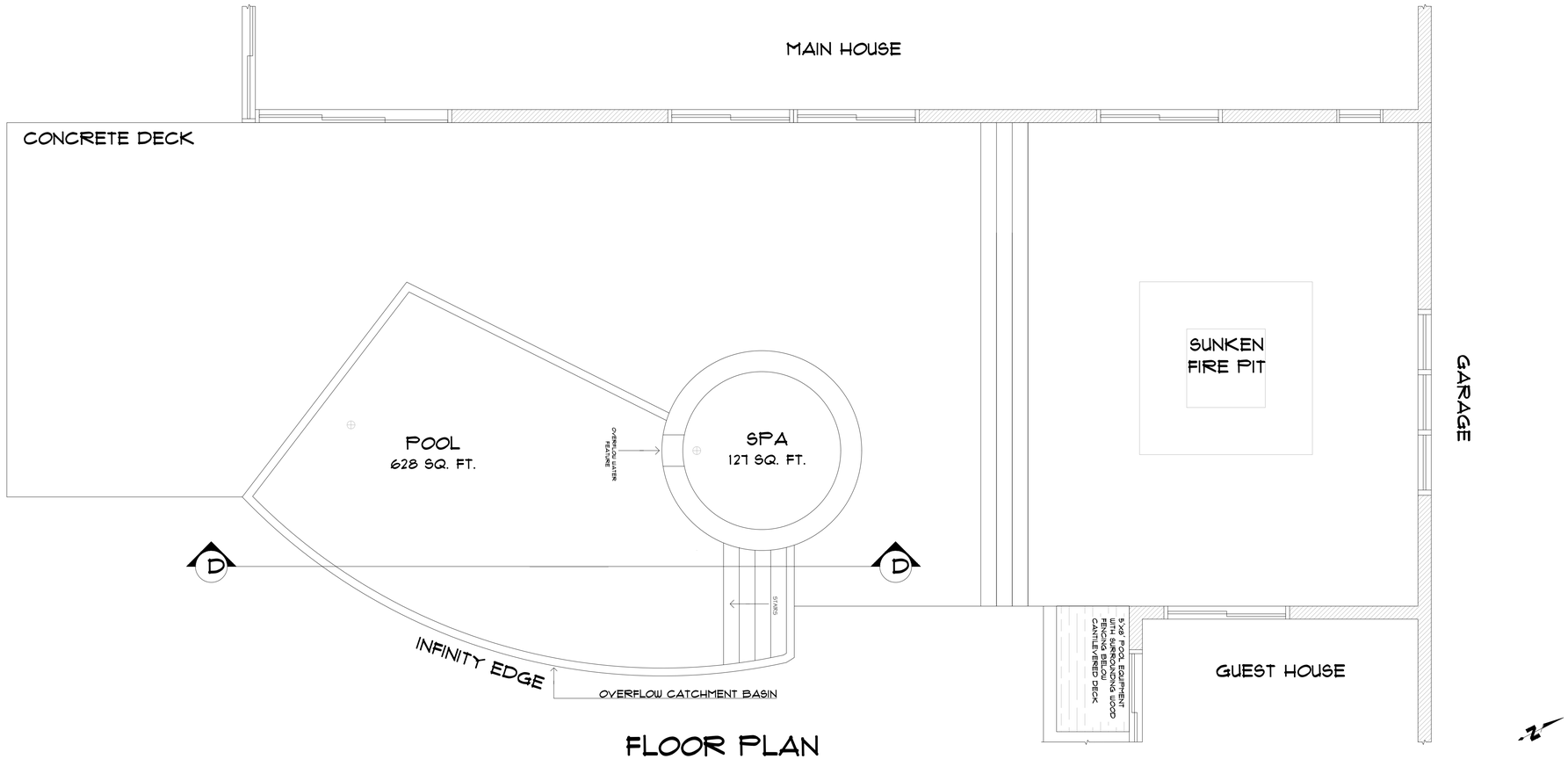
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TITLE:
TENNIS COURT

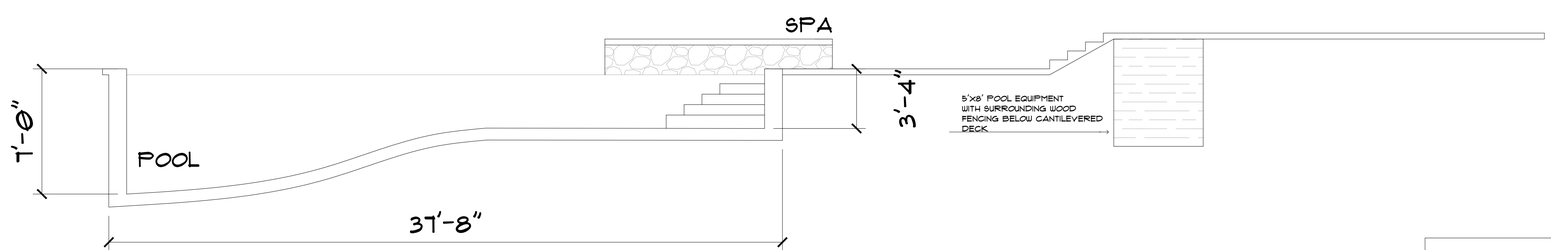
SCALE:
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DATE:
1/22/2026

A-13



FLOOR PLAN



SECTION D

1. IT IS ILLEGAL TO DISCHARGE POOL OR SPA WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060(D)(5).

EXTERIOR FINISH SCHEDULE

- 2X6 IPE WOOD SIDING WITH TYVEK OVER ⅝" TYPE X GYPSUM BOAR
- STONE WALL - LIMESTONE
- STANDING SEAM METAL ROOF UL 790/UL 263
- CONCRETE DECK

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
POOL/SPA SECTION

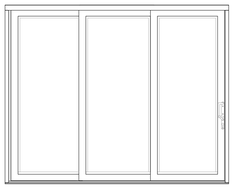
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DATE:
1/22/2026

A-14

DOOR SCHEDULE

WIDTH	HEIGHT	FUNCTION	FRAME MATERIAL	GLAZING	GLASS	SYMBOL	MANUFACTURER	MODEL	QUANTITY	NOTES
12' - 0"	10' - 0"	EXTERIOR - MULTI SLIDE	ALUMINUM	DUAL LOW E	TEMPERED	1	FLEETWOOD	SERIES 3070 - T	6	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
8' - 0"	10' - 0"	EXTERIOR - MULTI SLIDE	ALUMINUM	DUAL LOW E	TEMPERED	2	FLEETWOOD	SERIES 3070 - T	9	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
9' - 8"	10' - 0"	EXTERIOR - HINGED	SOLID CORE WOOD WITH GLASS LITE	DUAL LOW E	TEMPERED	3	FLEETWOOD	CUSTOM	1	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
3' - 0"	8' - 0"	EXTERIOR - HINGED	SOLID CORE WALNUT WOOD	N/A	N/A	4	FLEETWOOD	CUSTOM	3	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
3' - 6"	7' - 0"	INTERIOR - POCKET	SOLID CORE WALNUT WOOD	N/A	N/A	5	TBD	TBD	5	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
3' - 6"	8' - 0"	INTERIOR - HINGED	SOLID CORE WALNUT WOOD	N/A	N/A	6	TBD	TBD	8	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
3' - 0"	8' - 0"	INTERIOR - HINGED	SOLID CORE WALNUT WOOD	N/A	N/A	7	TBD	TBD	10	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
16' - 0"	8' - 0"	EXTERIOR - GARAGE DOOR	NATURAL WOOD	N/A	N/A	8	TBD	TBD	3	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8



1

MULTI SLIDING WITH GLASS LITES



2

MULTI SLIDING WITH GLASS LITES



3

HINGED SOLID WOOD CORE WITH GLASS SIDE LITE



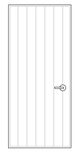
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HINGED WITH GLASS LITE



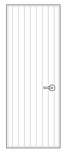
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POCKET SOLID WOOD CORE



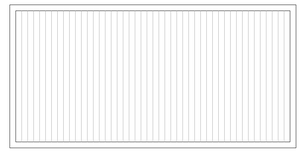
6

HINGED SOLID WOOD CORE



7

HINGED SOLID WOOD CORE



8

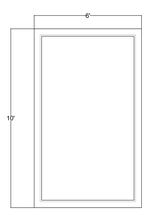
GARAGE DOOR

WINDOW SCHEDULE

WIDTH	HEIGHT	FUNCTION	FRAME TYPE	GLAZING	GLASS	SYMBOL	MANUFACTURER	MODEL	QUANTITY	NOTES
6'- 0"	10'- 0"	EXTERIOR- CASEMENT	ALUMINUM	DUAL LOW E	TEMPERED	A	FLEETWOOD	SERIES 450 - T	2	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
3'- 0"	4'- 0"	EXTERIOR- CASEMENT	ALUMINUM	DUAL LOW E	TEMPERED	B	FLEETWOOD	SERIES 450 - T	4	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
6'- 7"	2' - 0"	EXTERIOR- AWNING	ALUMINUM	DUAL LOW E	TEMPERED	C	FLEETWOOD	SERIES 3800 - T	3	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
11'-10"	2'- 0"	EXTERIOR- FIXED/AWNING	ALUMINUM	DUAL LOW E	TEMPERED	D	FLEETWOOD	SERIES 3800 - T	3	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
4'- 2"	2'- 0"	EXTERIOR- FIXED/AWNING	ALUMINUM	DUAL LOW E	TEMPERED	E	FLEETWOOD	SERIES 450 - T	15	MEETS CALIFORNIA RESIDENTIAL CODE (CRC) R337.8
N/A	N/A	SMOKE DETECTOR	N/A	N/A	N/A	SD	N/A	N/A	12	N/A
N/A	N/A	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR	N/A	N/A	N/A	CO	N/A	N/A	5	N/A

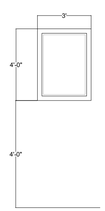
FIRE NOTES:

1. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE OF MULTI PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE
2. EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING
   - A) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
   - B) SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 $\frac{3}{8}$" THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1 $\frac{1}{4}$" THICK
   - C) MIN. 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252



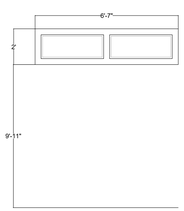
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CASEMENT



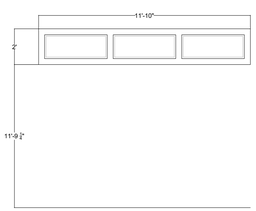
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CASEMENT



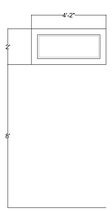
C

AWNING



D

FIXED - AWNING - FIXED



E

CASEMENT

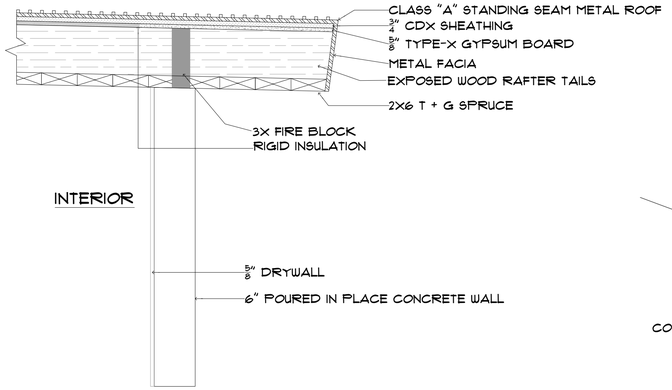
WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

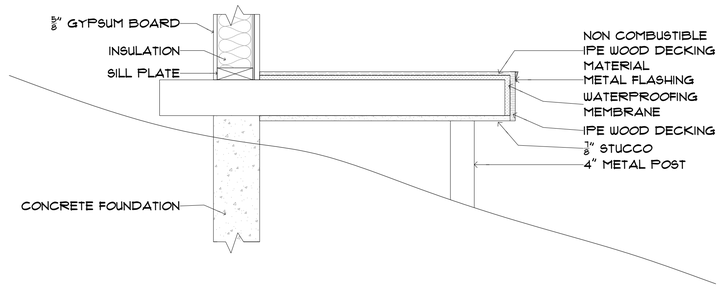
CDP SUBMITTAL:

TITLE:
DOOR + WINDOW SCHEDULE
SCALE:
$\frac{1}{4}$" = 1' - 0"
DATE:
1/22/2026

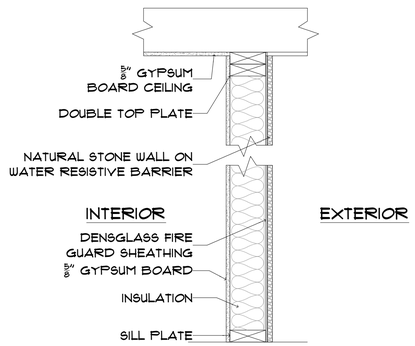
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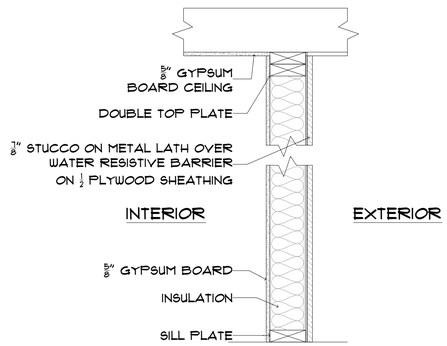
1 ROOF EAVE DETAIL



2 CANTILEVER DECK DETAIL

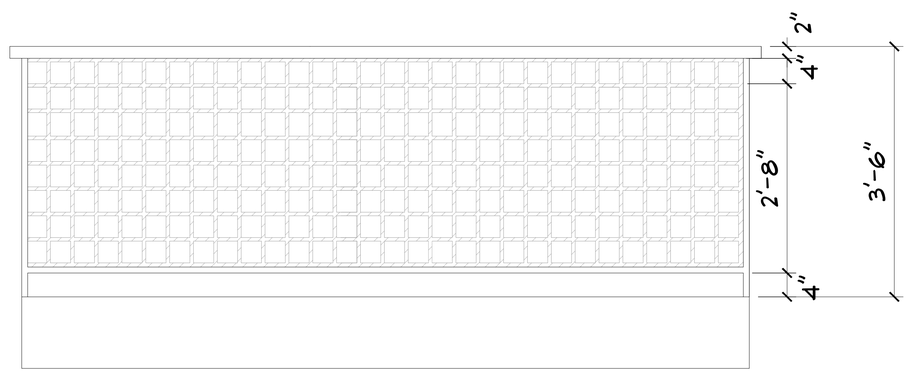


3 EXTERIOR WALL SEPARATION DETAIL (STONE)



4 EXTERIOR WALL SEPARATION DETAIL (STUCCO)

5 CONCEALED GUTTER DETAIL



6 RAILING DETAIL

WILDMAN DESIGN GROUP
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33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

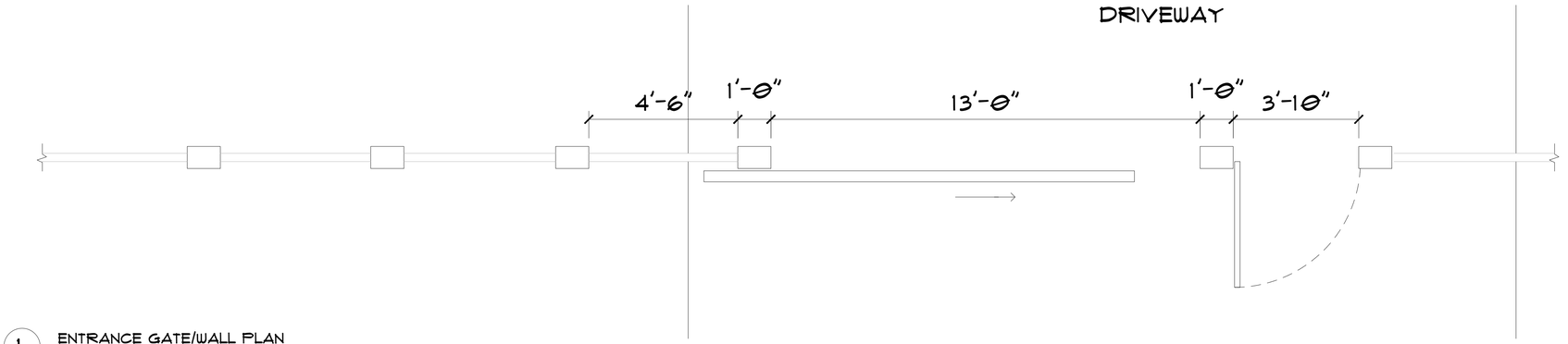
CDP SUBMITTAL:

TITLE:
DETAILS

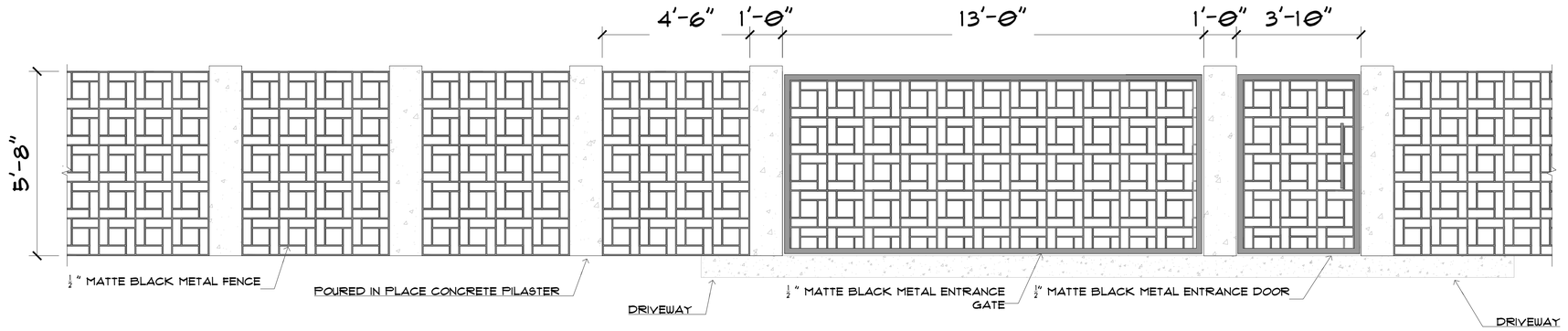
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DATE:
1/22/2026

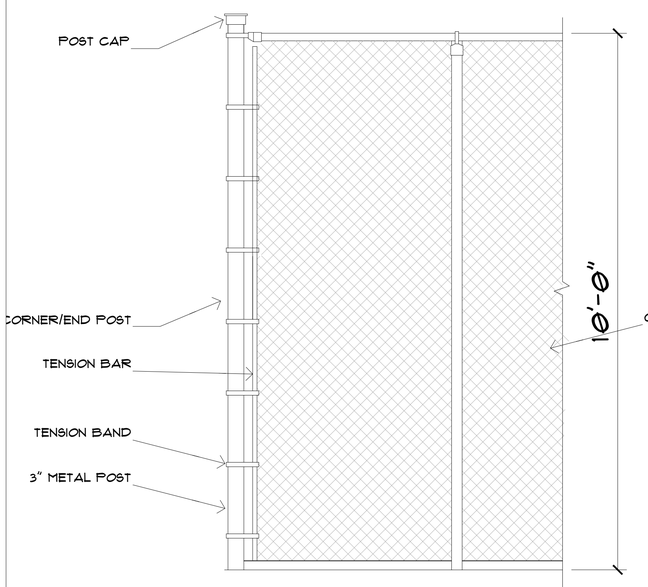
A-16



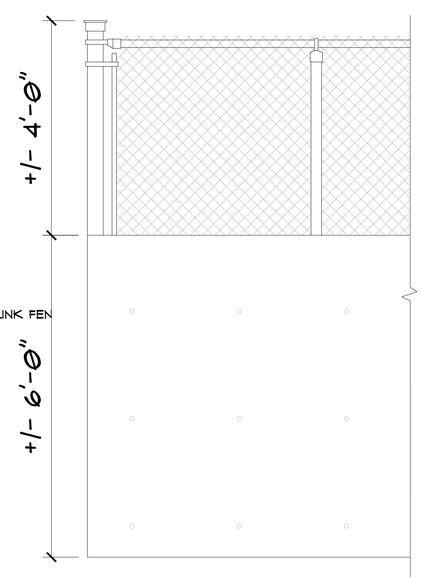
1 ENTRANCE GATE/WALL PLAN



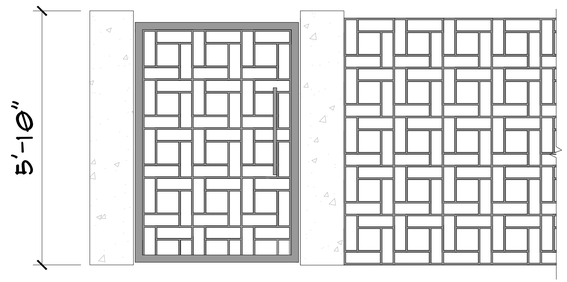
2 ENTRANCE GATE/WALL SOUTH ELEVATION



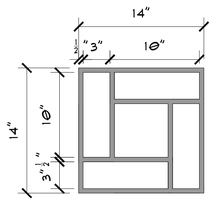
4 TENNIS FENCE DETAIL



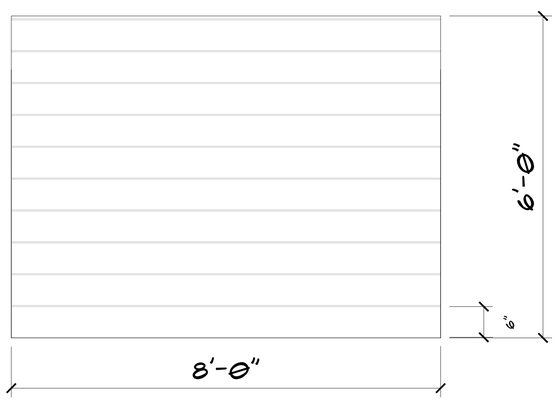
5 RETAINING WALL DETAIL

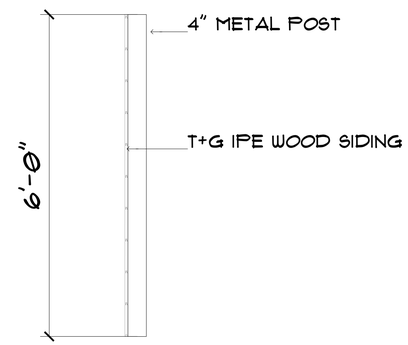


3 ENTRANCE WALKWAY DOOR DETAIL



3A METAL GATE PATTERN DETAIL





6 POOL + EQUIPMENT ENCLOSURE DETAIL

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

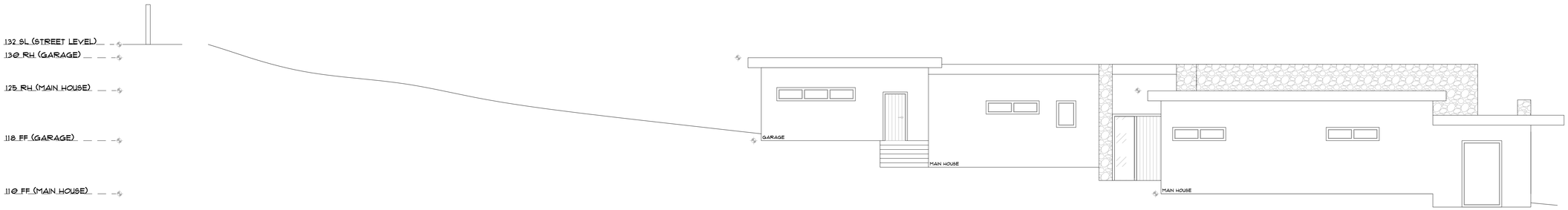
CDP SUBMITTAL:

TITLE:
DETAILS

SCALE:
¼ " = 1' - 0"

DATE:
1/22/2026

A-17



SITE LINE CROSS SECTION

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
SITE LINE CROSS SECTION

SCALE:
$\frac{1}{4}$" = 1' - 0"

DATE:
1/22/2026

A-18

NOTES:

1. BOUNDARIES SHOWN HEREON ARE FROM RECORD INFORMATION.
2. UNDERGROUND UTILITIES (IF ANY) ARE NOT SHOWN.
3. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
4. TREELINE CANOPIES ARE NOT ACCURATE
5. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

PROFESSIONAL LAND SURVEYOR
CHRIS D. NELSON
No. 6385
STATE OF CALIFORNIA
03-30-21



Slope Range Table					
Number	Color	Minimum Slope	Maximum Slope	AREA	PERCENTAGE
1		LESS THAN	4:1	101824.67	61.3 %
2		4:1 TO	3:1	6457.00	3.9 %
3		3:1 TO	2.5:1	4360.59	2.6 %
4		2.5:1 TO	1:1	42300.63	25.5 %
5		1:1 AND	GREATER	11147.15	6.7 %

Total Area 166,090.04 Sq. Ft.

30' 0 30' 60' 90

SCALE: 1" = 30'

REVISION NOTES		
DATE	DESCRIPTION	BY
11-10-20	UPDATE SLOPE RANGES	DWK
03-26-21	UPDATE SLOPE RANGES	DWK

PREPARED BY:
chris nelson & Associates, inc.
PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite H, Westlake Village, CA. 91362
Voice: 818.991.1040 Fax: 818.991.0614

PREPARED FOR:
CHARLES HAAGEN
P.O. BOX 66369
LOS ANGELES, CA 90066

SLOPE ANALYSIS SURVEY

A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
INSTRUMENT NO. 88-1099759 O.R.
33650 PACIFIC COAST HIGHWAY,
MALIBU, CALIFORNIA 90265

JOB NO. 18-4590
SCALE: 1" = 30'
DATE: JAN. 21 2026
DRAFTED: DWK

SHEET NO.
A-19
OF 1 SHEET

O:_Projects\2018\18-4590 CHARALS HAAGEN 33650 PACIFIC COAST HIGHWAY MALIBU\dwg\2021-03-26_18-4590_C3D_TOPO_2018-08-31_CF_update.dwg, 3/30/2021 6:30:54 AM, AutoCAD PDF (High Quality Print).pc3,
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KEY:

FIRE FIGHTER ACCESS:
5' WIDE CONCRETE WALKWAYS ON GRADE AT 0% SLOPE

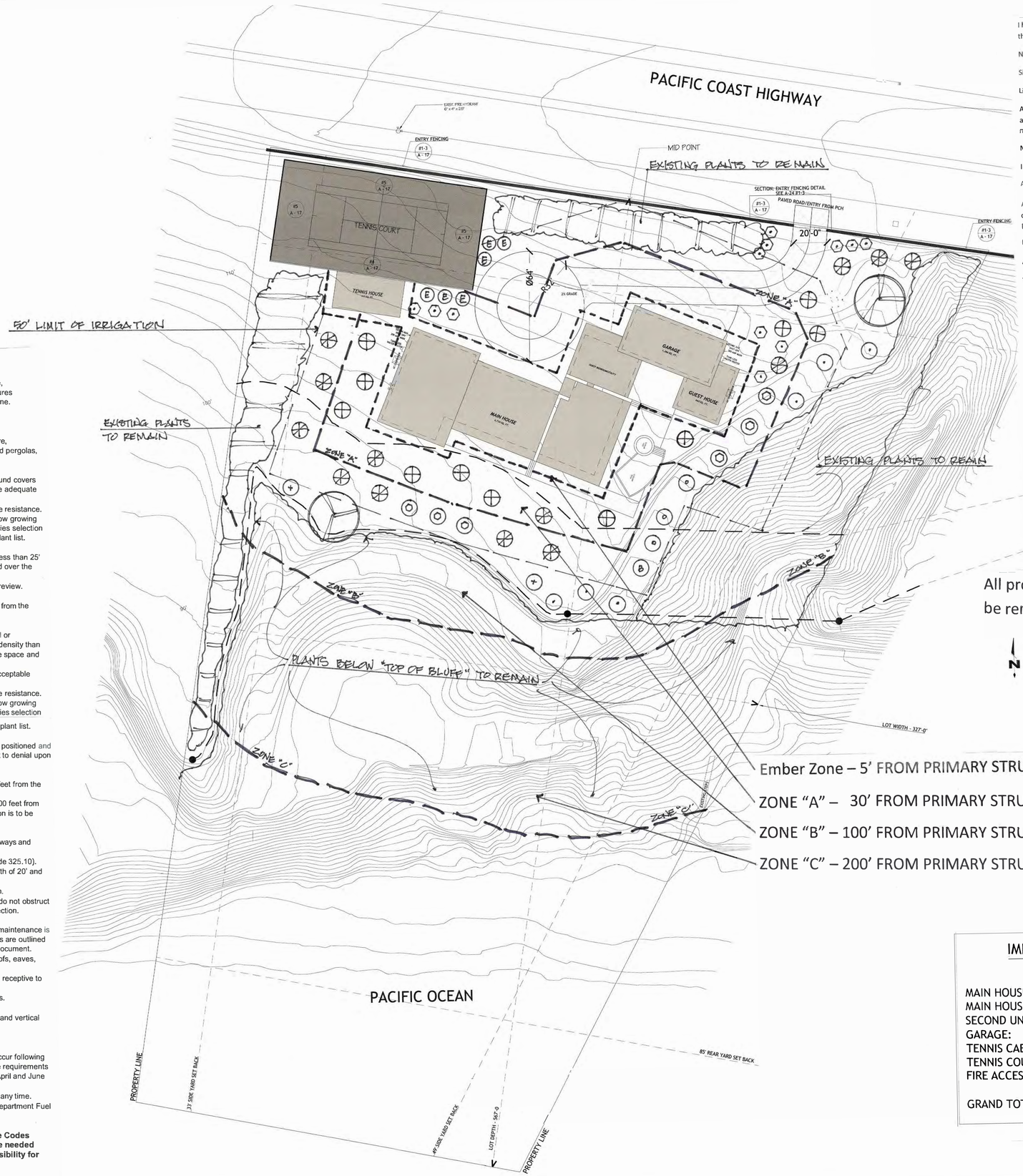
IMPERMEABLE COVERAGE:

PERMEABLE COVERAGE:

HARD TENNIS COURT MATERIAL:

IPE DECKING MATERIAL:
(PERMEABLE COVERAGE)

ENTRY FENCING:



Ember Zone – 5' FROM PRIMARY STRUCTURE

ZONE "A" – 30' FROM PRIMARY STRUCTURE

ZONE "B" – 100' FROM PRIMARY STRUCTURE

ZONE "C" – 200' FROM PRIMARY STRUCTURE

All prohibited trees within the fire zones shall be removed.

Fuel Modification Plan Notes

Ember Resistant Zone
- Extends 5 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. The areas beneath eaves, overhangs or parts of structures including attached decks and pergolas shall be included in the ember resistant zone.
- This area shall be free of materials or landscaping known to be receptive to flying embers.

Zone A
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered entryways, attached pergolas, decks etc. shall be the point at which this distance is measured.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of mowed grasses, low growing ground covers and adequately spaced shrubs. The overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.
- Plant species selected for Zone A shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees are generally not recommended except for dwarf varieties or mature trees less than 25' tall and wide at maturity. Trees shall be positioned so their canopies do not extend over the roof of any structure.
- Vines and climbing plants are not allowed on any combustible structure requiring review.

Zone B
- Extends from the outer edge of Zone A an additional 70 feet for a total of 100 feet from the structure.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall be arranged in a manner that does not create vertical or horizontal fuel ladders. Vegetation in this zone can be planted at a slightly higher density than Zone A but the overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.
- Existing California native plants may be approved to remain if determined to be acceptable upon review and are properly spaced and maintained.
- Plant species selected for Zone B shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees in Zone B may be medium to large at maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to denial upon review.

Zone C
- Extends from the outer edge of Zone B an additional 100 feet for a total of 200 feet from the structure.
- Maintenance/modification of vegetation exceeding 100 feet but not to exceed 200 feet from structures may be determined necessary. Any required maintenance/modification is to be determined upon on-site inspection (Fire Code 325.2.2).

Fire Access Road Zone
- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width of 20' and vertically clear to the sky (Fire Code 503.2.1).
- Additional clearance beyond 10 feet may be required upon an on-site inspection.
- All proposed plantings, unless otherwise approved, shall be positioned so they do not obstruct access at maturity. Pruning will not be considered as an alternative to plant selection.

Maintenance

Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.
- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
- Ensure the ember resistant zone is maintained free of any material known to be receptive to flying embers.
- Remove any plant or portion of a plant that is dead or dying throughout all zones.
- Remove downed, accumulated plant litter and dead wood throughout all zones.
- Prune to reduce the overall amount and continuity of fuels. Eliminate horizontal and vertical fuel ladders throughout all zones.
- All invasive species and their parts should be removed from the site.
- Ensure irrigation systems are functioning properly.
- Compliance with the fire code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of fine fuels between the months of April and June depending on the geographic region each dwelling exists.
- Inspection for compliance with an approved fuel modification plan may occur at any time.
- All future planting shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation.

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

I have complied with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the landscape (or irrigation if applicable) design plan.

Name BRUCE MALINOWSKI

Signature Bruce Malinowski

License #4774

A Minimum 3-inch layer of organic mulch shall be applied to all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contradicted.

No turf is proposed for this landscape.

Irrigation water supply is potable water.

All plants specified are native to the area and do not require soil amendments.

At the time of final inspection, the permit applicant must provide the owner with a certificate of compliance, certification, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

Please note that existing oaks are shown on plans and are to be protected.

All prohibited plants shall be removed.

This is a fire rebuild project.

REGISTERED LANDSCAPE ARCHITECT BRUCE D MALINOWSKI No. 4774 4-30-25 Renewal Date STATE OF CALIFORNIA

Bruce Malinowski Landscape Architect #4774

108 Lake Helen Drive, West Palm Beach, FL. 33411

310.924.6109 brucemalinowski3@gmail.com

REGISTERED LANDSCAPE ARCHITECT BRUCE D MALINOWSKI No. 4774 4-30-25 Renewal Date STATE OF CALIFORNIA

Bruce Malinowski 1-22-25

IMPERMEABLE COVERAGE:

MAIN HOUSE:	6,734 SQ. FT.
MAIN HOUSE DECK:	2,007 SQ. FT.
SECOND UNIT:	643 SQ. FT.
GARAGE:	1,384 SQ. FT.
TENNIS CABANA:	417 SQ. FT.
TENNIS COURT:	7,135 SQ. FT.
FIRE ACCESS/TURNAROUND:	6,355 SQ. FT.
GRAND TOTAL:	24,675 SQ. FT.

FUEL MODIFICATION PLAN

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MAL BU , CA 90265
PHONE: (323) 403-22
W LDMANDES GN@GMA IL.COM

JOB TITLE:
HAAGAN HO USE
336 PACIF C COA STH IGH WA Y
MALIBU , CA 9 265

CDP SUBMITTAL:

TITLE:
SITE PLAN

SCALE:
1" = 30'

DATE:
1/27/2025

L-1

KEY:

FIRE FIGHTER ACCESS:
5' WIDE CONCRETE WALKWAYS ON GRADE AT 0% SLOPE

IMPERMEABLE COVERAGE:

PERMEABLE COVERAGE:

HARD TENNIS COURT MATERIAL:

IPE DECKING MATERIAL:
(PERMEABLE COVERAGE)

ENTRY FENCING:

Plant Material

Symbol/quantity	Name	size	Water Use
2	California Sycamore / Platanus reacemosa	15 gallon	low
11	Strawberry Tree / Arbutus unedo	15 gallon	low
13	Western Redbud / Cercis Canadensis	15 gallon	low
6	Toyon / Heteromeles arbutifolia	15 gallon	low
24	Heart-Leaved Penstemon / Keckielia codifolia	5 gallon	low
12	Sageleaf Rockrose / Cistus salvifolius	5 gallon	low
17	Silver Spreader / Artemisia 'Powis Castle'	5 gallon	low
24	Wild Strawberry / Frageria vesca	1 gallon	low
6	Crassula / Crassula spp.	5 gallon	low
8	Coral Bells / Heuchera spp.	1 gallon	low
6	Coast Sunflower / Encelia californica	1 gallon	low
14	Little John Bottlebrush / Callistemon viminalis	5 gallon	low
3	Silktassel / Garry veatchii	5 gallon	low
9	Oregon Grape Holly / Mahonia aquifolium	5 gallon	low
3	Coffeeberry / Rhamnus californica	5 gallon	low
14	Catalina Perfume / Ribes californica	5 gallon	low
15	Bush Anemone / Carpenteria californica	5 gallon	low

Total landscape area is 32,000 square feet.

100% plants are WUCOLS rated low water use 0.1-0.3 plant factor I agree to comply with the requirements of the prescriptive compliance option of the MWELO.Bruce Malinowski Landscape Architect #4774

I have complied with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the landscape (or irrigation if applicable) design plan.

Name BRUCE MALINOWSKI

Signature Bruce Malinowski

License #4774

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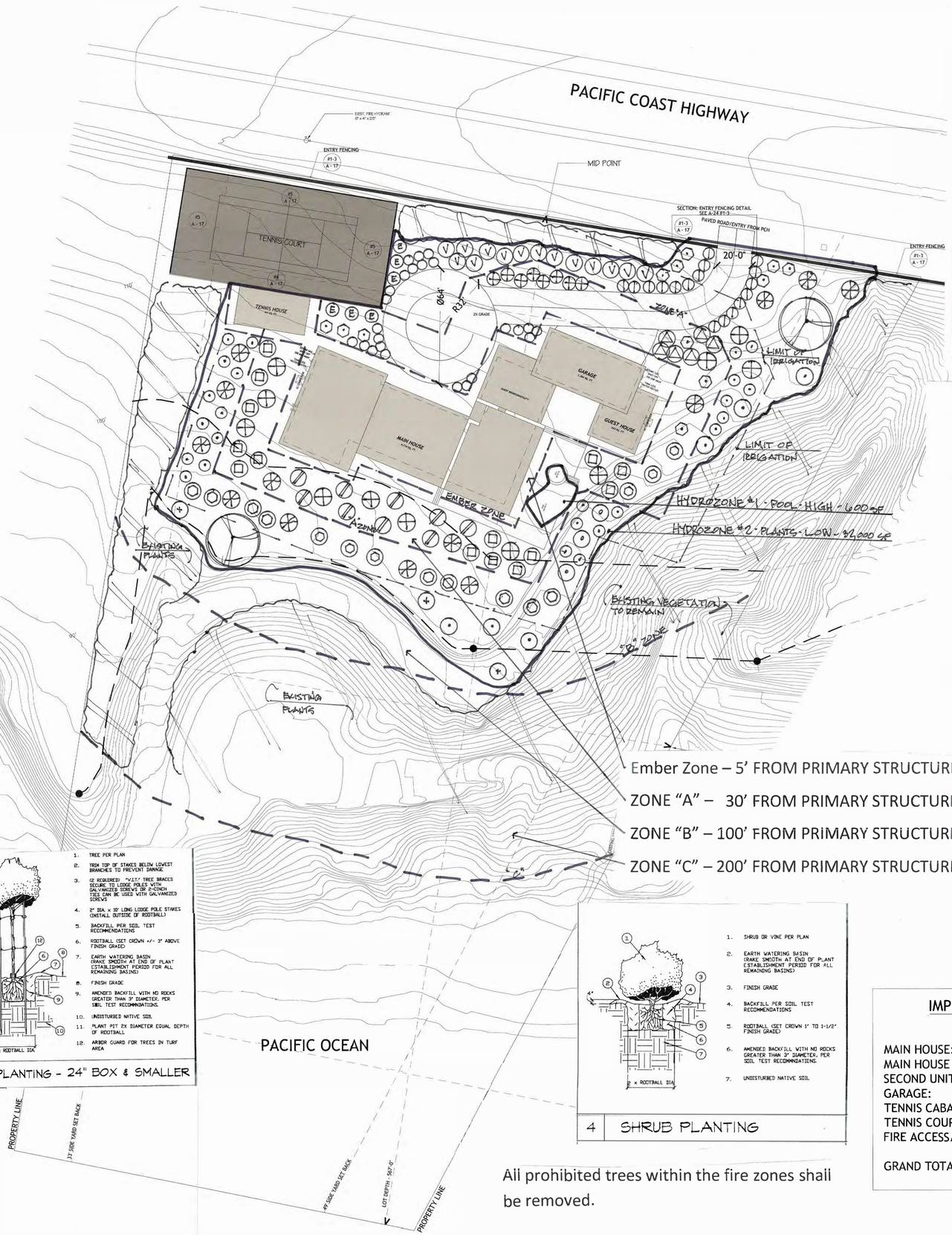
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Please note that existing oaks are shown on plans and are to be protected.

All prohibited plants shall be removed.

This is a fire rebuild project.

REGISTERED LANDSCAPE ARCHITECT BRUCE D MALINOWSKI No. 4774 4-30-25 Renewal Date STATE OF CALIFORNIA



Ember Zone – 5' FROM PRIMARY STRUCTURE

ZONE "A" – 30' FROM PRIMARY STRUCTURE

ZONE "B" – 100' FROM PRIMARY STRUCTURE

ZONE "C" – 200' FROM PRIMARY STRUCTURE

3 TREE PLANTING - 24" BOX & SMALLER

4 SHRUB PLANTING

All prohibited trees within the fire zones shall be removed.

Maximum Applied Water Allowance (MAWA)

The project's MAWA shall be calculated using this equation:

MAWA = (ETo x 0.55 x LA x 0.62) + (ETo x 1.0 x SLA x 0.62)

Where:

ETo = Reference Evapotranspiration of (inches per year)
0.55 = Evapotranpiration Adjustment Factor (ETAF)
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
SLA = Special Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)

	Area (s.f.)
LA	32,000
SLA	

Show calculations:

MAWA = 44.2 x .55 x 32,000 x .62

MAWA = 491,352 gallons per year

Estimated Applied Water Use (EAWU)

The project's EAWU shall be calculated using this equation:

EAWU = (ETo) (0.62) ((PF x LA) + SLA)
IE

Where:

ETo = Reference Evapotranspiration of (inches per year)
PF = Plant Factor from WUCOLS
LA = Landscaped Area (square feet)
SLA = Special Landscaped Area (square feet)
IE = Irrigation Efficiency (0.71 minimum)
0.62 = Conversion factor (to gallons per square foot)

WUCOLS Table of Plant Factors can be found at: www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf

Hydrozone	Plant Water Use Type	Plant Factor (PF)	LA (s.f.)	PF x LA
1	LOW	.3	32,000	9600
2	HIGH	1.0	600	600
				10,200

Hydrozone	Plant Water Use Type	Plant Factor (PF)	SLA (s.f.)

Show calculations:

EAWU = 44.2 x 62 x (10,200 / .71)
44.2 x .62 x 14,366

EAWU = 893,695 gallons per year

REGISTERED LANDSCAPE ARCHITECT BRUCE D MALINOWSKI No. 4774 4-30-25 Renewal Date STATE OF CALIFORNIA 1-21-25

Bruce Malinowski Landscape Architect #4774

108 Lake Helen Drive, West Palm Beach, FL. 33411

310.924.6109 brucemalinowski3@gmail.com

IMPERMEABLE COVERAGE:

MAIN HOUSE:	6,734 SQ. FT.
MAIN HOUSE DECK:	2,007 SQ. FT.
SECOND UNIT:	643 SQ. FT.
GARAGE:	1,384 SQ. FT.
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TENNIS COURT:	7,135 SQ. FT.
FIRE ACCESS/TURNAROUND:	6,355 SQ. FT.
GRAND TOTAL:	24,675 SQ. FT.

LANDSCAPE PLAN

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
SITE PLAN

SCALE:
1" = 30'

DATE:
1/27/2025

L-2

KEY:

FIRE FIGHTER ACCESS:
5' WIDE CONCRETE WALKWAYS ON GRADE AT 0% SLOPE

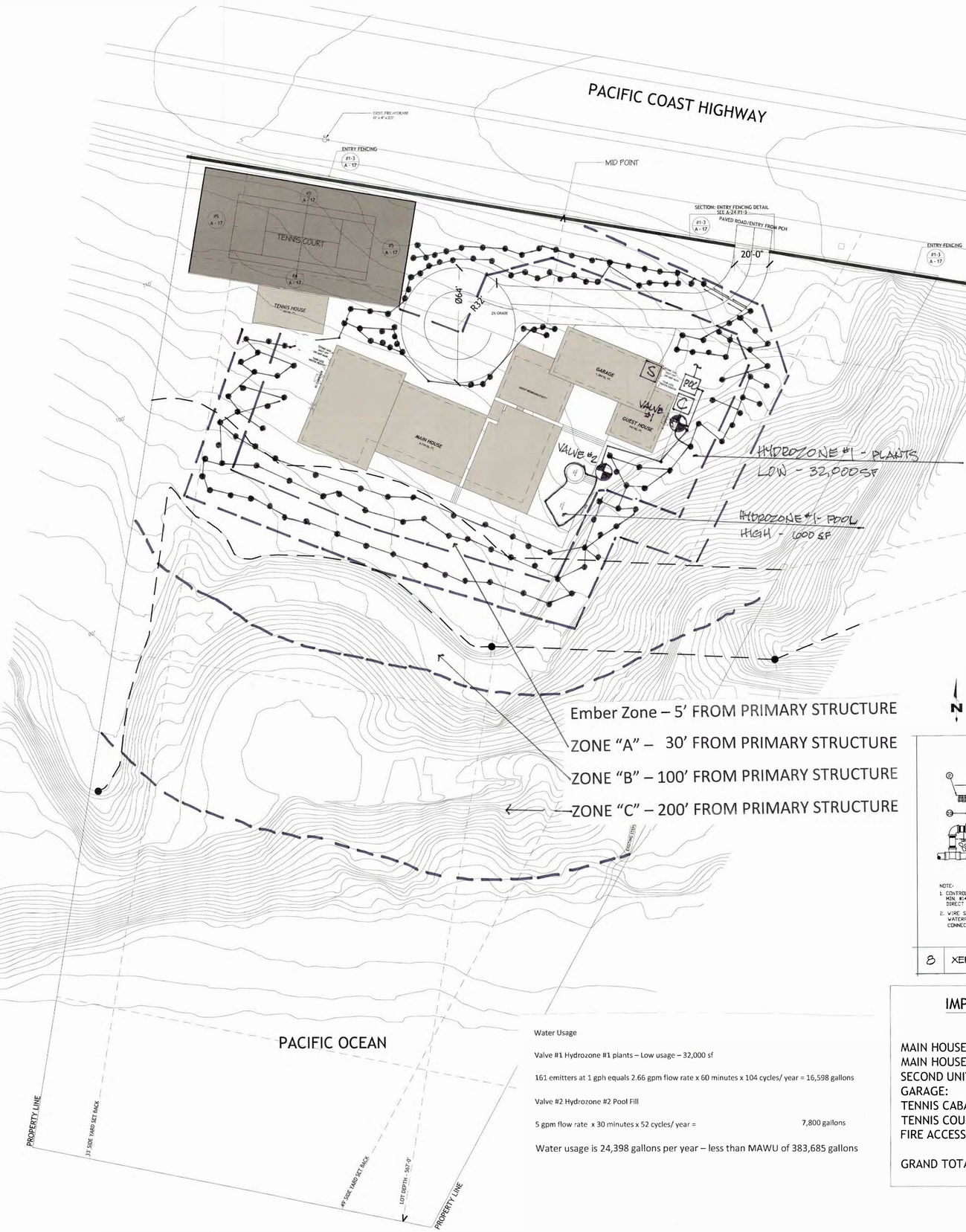
IMPERMEABLE COVERAGE:

PERMEABLE COVERAGE:

HARD TENNIS COURT MATERIAL:

IPE DECKING MATERIAL:
(PERMEABLE COVERAGE)

ENTRY FENCING:



Bruce Malinowski Landscape Architect #4774

108 Lake Helen Drive, West Palm Beach, FL. 33411

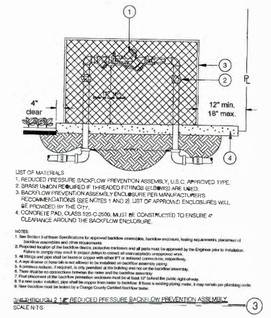
310.924.6109 brucemalinowski3@gmail.com

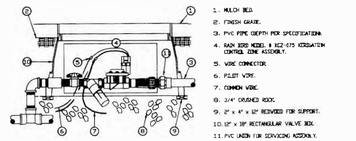
REGISTERED LANDSCAPE ARCHITECT
BRUCE D MALINOWSKI
No. 4774
Renewal Date
STATE OF CALIFORNIA

1-22-25

Irrigation Legend:

- Laterals – ½" TUBING WITH 1 GPH PRESSURE COMPENSATING EMITTERS
- Schedule 40 PVC pipe
- Schedule 40 PVC sleeves minimum two sizes larger than pipe
- Champion 24 volt brass valve in box: assembly to include pressure reducer and filter for drip zones only 3/4"
- [S] RAIN SENSOR
- [P/C] Point of connection install backflow per code EXISTING
- [C] Controller location - Irritrol or equal





NOTE:
1. CONTROL WIRE SHALL BE MIN. #14 AWG 600 VOLT DIRECT BURIAL AND UL LISTED.
2. WIRE SPLICES ARE MADE WITH WATERPROOF, NON-REUSABLE CONNECTORS.

8 XERIGATION™ CONTROL ZONE IN VALVE BOX

MAINTENANCE SCHEDULE

ALL LANDSCAPE AREAS TO BE CONTINUOUSLY PRIVATELY MAINTAINED BY DEVELOPER/ EACH NEW PROPERTY OWNER ON SITE & OFF SITE.

Maintenance Schedules. A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package.

Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas.

Whenever possible, repair of irrigation equipment shall be done with the originally specified materials or their equivalents.

A landscape irrigation audit schedule as required in Chapter 20.09 of Title 20 may be recommended. The maximum period between audits shall be five years.

IRRIGATION AUDIT SCHEDULE

AUDITS TO BE CONDUCTED BY CERTIFIED LANDSCAPE IRRIGATION AUDITORS ONCE EVERY FIVE YEARS.

Landscape Irrigation Audit Schedules. A schedule of landscape irrigation audits of at least once every five years must be established, for all but single-family residences, and other projects with a landscape area less than 1 acre (0.405 ha). As required in Chapter 20.09 in Title 20 (Utilities Codes), an audit satisfying the following conditions shall be submitted to the County as part of the landscape documentation package.

At a minimum, audits shall be in accordance with the latest State of California Landscape Water Management Program as described in the latest Landscape Irrigation Auditor Handbook, prepared for the California Department of Water Resources, Water Conservation Office, the entire document, which is hereby incorporated by reference.

The schedule shall provide for landscape irrigation audits to be conducted by a qualified individual as determined by the Director at least once every five years in accordance with the requirements of Title 20, Division 1 of the Los Angeles County Code.

Water Usage

Valve #1 Hydrozone #1 plants – Low usage – 32,000 sf

161 emitters at 1 gph equals 2.66 gpm flow rate x 60 minutes x 104 cycles/ year = 16,598 gallons

Valve #2 Hydrozone #2 Pool Fill

5 gpm flow rate x 30 minutes x 52 cycles/ year = 7,800 gallons

Water usage is 24,398 gallons per year – less than MAWU of 383,685 gallons

IMPERMEABLE COVERAGE:

MAIN HOUSE:	6,734 SQ. FT.
MAIN HOUSE DECK:	2,007 SQ. FT.
SECOND UNIT:	643 SQ. FT.
GARAGE:	1,384 SQ. FT.
TENNIS CABANA:	417 SQ. FT.
TENNIS COURT:	7,135 SQ. FT.
FIRE ACCESS/TURNAROUND:	6,355 SQ. FT.
GRAND TOTAL:	24,675 SQ. FT.

IRRIGATION PLAN

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

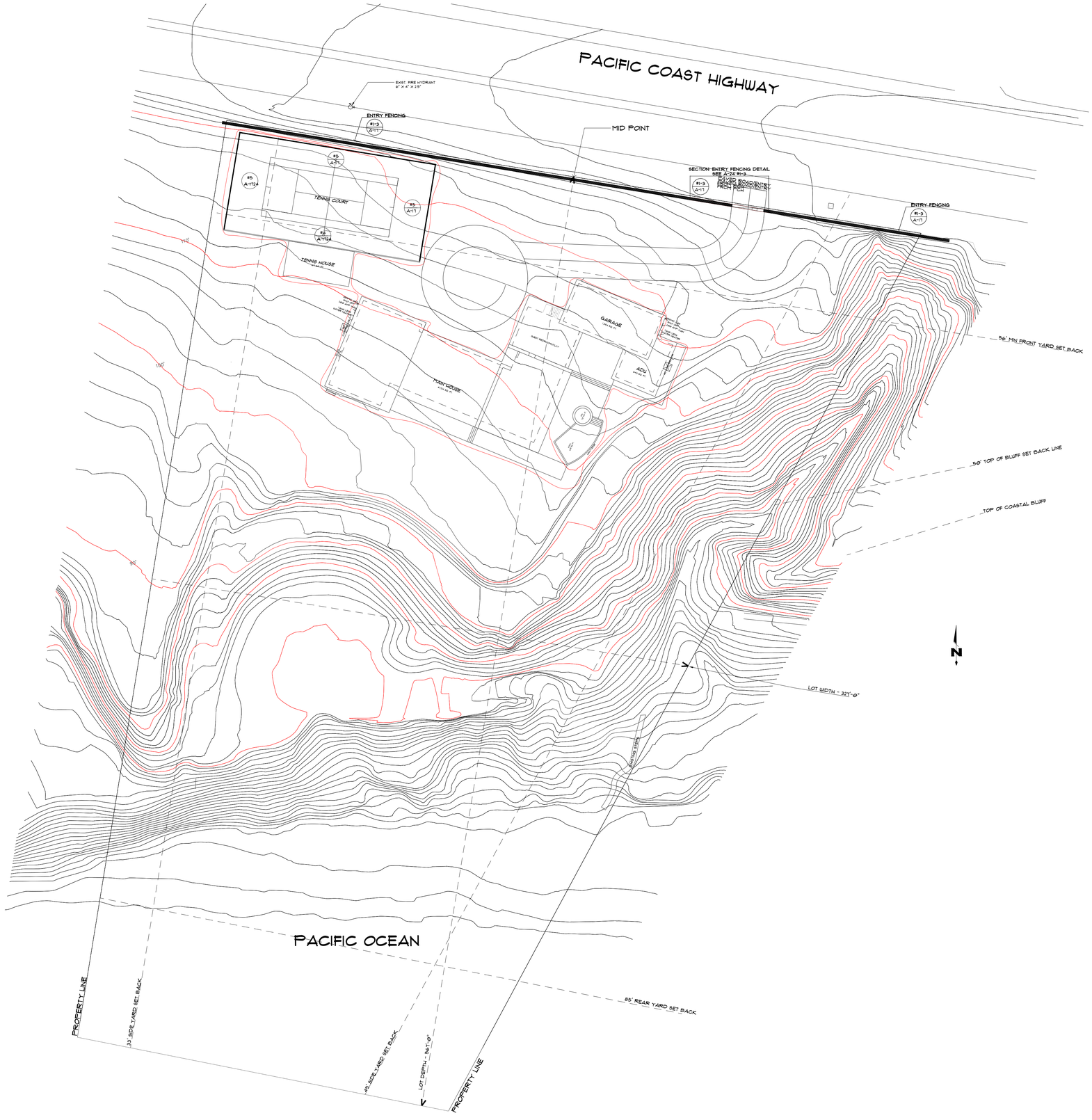
TITLE:
SITE PLAN

SCALE:
1" = 30'

DATE:
1/27/2025

L-3

CONVEX SQUARE AREA:
25,337 SQ. FT.



WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
CONVEX AREA PLAN

SCALE:
1" = 30'

DATE:
1/22/2026

EXHIBIT 1

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 08/11/2025

PROJECT NUMBER:	CDP 25-034
JOB ADDRESS:	33650 PACIFIC COAST HWY
APPLICANT / CONTACT:	Eric Rochin, Wildman Design Group
APPLICANT EMAIL:	wildmandesign@gmail.com
PROJECT DESCRIPTION:	NSFR with basement, pool, detached second unit, detached garage, tennis court, tennis cabana and NOWTS

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☐Yes ☒No BPC Fees Req'd $_____

_____ **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 4-28-2026 DATE

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.

REF: Revised project plans prepared by Wildman Design dated 6-24-2025, update geotechnical reports prepared by Land Phases, Inc. (8-15-24,12-5-25) and CalWest (9-17-24, 12-24-25) and Land Phases, Inc correspondence dated 5-18-2022. New top of bluff determined by Planning (further landward), and project meets 50 foot bluff setback based on Geology review. The proposed bluff top development has been reviewed with respect to the effect of sea level rise on accelerated bluff retreat rates, and the project meets the City of Malibu LCP-LIP and MMC for bluff setback and the California Coastal Commissions current guidance (2024) for evaluation of impacts due to sea level rise.

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date: January 13, 2026 **Review Log #:** **5351**

Site Address: 33650 Pacific Coast Highway

Lot/Tract/PM #: **Planning #:** **CDP 25-034 P2**
CDP 19-073

Applicant/Contact: Eric Rochin, wildmandesign@gmail.com **BPC/GPC #:**

Contact Phone #: 310-456-6870 **Fax #:** **Planner:** **Adam Pisarkiewicz**

Project Type: New single-family residence, basement, detached garage, detached second unit, swimming pool, tennis court, tennis cabana, Onsite Wastewater Treatment System (OWTS)

Submittal Information

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

Calwest Geotechnical (Haro, GE 2990; Liston, RCE 93123): **12-12-2025**, 9-17-2024; Ref: 6-23-21, 5-7-2021, 1-27-2021, 5-20-2020, 3-4-2019 (for CDP 19-073)
Land Phases, Inc. (Holt, CEG 2282; CHG 816): **12-05-2025**, 8-15-2024; Ref: 1-5-2021, 3-26-2020, 2-3-2020, 5-31-2019, 2-20-2019 (for CDP 19-073)
EPD Consultants (Poffenbarger, RCE 69089): 12-19-2024; Ref: 6-1-2020, 4-27-2020, 6-3-2019, 5-14-2019 (for CDP 19-073)

2nd Coastal Development Permit Submittal
Architectural plans prepared by Wildman Design dated December 16, 2025.
Civil plans by GeoWorks Engineering and Surveying, Inc. dated December 5, 2024.
OWTS Plans prepared by EPD Consultants dated October 31, 2025.

1st Coastal Development Permit Submittal
Architectural plans prepared by Wildman Design dated June 24, 2025.
Civil plans by GeoWorks Engineering and Surveying, Inc. dated November 8, 2024.
Total Grading Yardage Verification certificate prepared by Justin Holt dated July 15, 2025.
OWTS Plans prepared by EPD Consultants dated December 19, 2024.

Previous Reviews: 09-03-2025; Ref: 6-29-2021, 4-27-2021, 11-17-20, 10-25-19; Ref: Environmental Health Review Sheets dated 6-27-2025, 11-9-2020 and 10-17-2019 (CDP 19-073)

Review Findings

Coastal Development Permit Review

☒ The residential development project is **ACCEPTABLE** from a geotechnical perspective.

☐ The residential development project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

☐ The plans are **NOT COMPLETE** 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.

Project submittals were reviewed by the City of Malibu's consultants from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- 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*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform. https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline

Remarks

The referenced engineering geologic and geotechnical engineering reports, architectural plans, OWTS plans, and civil plans, were reviewed by the City's consultants from a geotechnical perspective. The proposed development includes constructing a new 6,734 square foot one-story single-family residence and 397 square foot basement, a 1,384 square foot detached garage, a 643 square foot one-story second unit, a 417 square foot tennis cabana, tennis court, swimming pool and spa, retaining walls, decks, hardscape, and landscaping. A new onsite wastewater treatment system (OWTS) will be installed on the property that consists of a MicroSepTec Enviroserver ES25 treatment tank system housed in a 7,540-gallon FRP tank with UV disinfection and four 6' diameter by 30' BI seepage pits with 10' caps from EG (borings B-2, B-3, B-4, and B-10) and 100% expansion consisting of four 6' diameter x 30' BI seepage pits with 10' caps from EG (borings B-3, B-4, and B-5). Grading consists of 3,568 cubic yards of R&R, 201 yards of cut and

292 yards of fill under structure; 210 yards of cut and 101 yards of fill for safety; 303 yards of cut and 495 yards of fill non-exempt; and 174 yards of import.

Note: The bluff edge has been determined by the Planning Department.

Building Plan-Check Stage Review Comments:

1. Please reference the current Building Codes on the cover sheet of the plans.
2. Please include the Project Geotechnical Consultant's recommendations for removal and re-compaction of un-compacted backfill of test pits and borings across the site on the Grading Plans, as applicable.
3. On page 11 of the report, the Consultant states, "*Unreinforced concrete irrigation lines may be crushed to a size acceptable to the geotechnical consultants…*"; Please provide the acceptable size.
4. Please include the Project Geotechnical Consultant's recommendations for decks as notes or details on the plans.
5. Please clearly show the Code-required minimum foundation setbacks and distances from descending slopes on the plans, where applicable.
6. Please provide reduced setback letters from the OWTS, geotechnical and structural consultants for any reduced setbacks between the OWTS components and foundations, as applicable.
7. Include the following note on all the foundation plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.*"
8. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
9. Please clearly show the limits of the restricted Use Area (RUA), defined by the Project Geotechnical Engineer, on the site plan and grading plan.
10. The Project Geotechnical Consultant's recommendations for moisture conditioning of subgrade soils prior to the placement of concrete shall be included as a note on the foundation plans.
11. 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.

    Please include the following note on the plans, as appropriate: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, minimum depth into the recommended bearing material, actual depth into the recommended bearing material, and a map depicting the locations of the piles."*
12. Include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
13. Please include a detail for the subdrain and/or hydrostatic relief valve below the swimming pool on the plans.

14. One set of final electronic civil, retaining wall, swimming pool/spa, guest house, tennis court cabana, tennis court, garage, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Engineering Geology Review by: _____ 1-13-2026

Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Reviewed by: _____ 1-13-2026

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, 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

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, guest house, tennis cabana, garage, tennis court, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on the Foundation Plans: *"All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
4. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
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.
7. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Retaining Walls (As Applicable)

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

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 05/04/2026

PROJECT NUMBER: CDP 25-034

JOB ADDRESS: 33650 PACIFIC COAST HWY

APPLICANT / CONTACT: Eric Rochin, Wildman Design Group

APPLICANT EMAIL: wildmandesign@gmail.com

PLANNER: Adam Pisarkiewicz

PROJECT DESCRIPTION: NSFR with basement, pool, garage, attached Accessory Dwelling Unit, tennis court, tennis cabana and NOWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **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.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **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).**

Courtney McCammon 5/8/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (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) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Eric Rochin, Wildman Design Group wildmandesign@gmail.com	
Project Address:	**33650 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 25-034	
Project Description:	NSFR with basement, pool, garage, attached Accessory Dwelling Unit, tennis court, tennis cabana and NOWTS	
Date of Review:	May 8, 2026	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/22/25
Site Survey:	12/22/25
Landscape Plan:	8/11/25
Hydrozone Plan:	8/11/25
Irrigation Plan:	8/11/25
Fuel Modification Plan:	8/11/25
Grading Plan:	12/22/25
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 491,353 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 393,685 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

   D. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

   F. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

G. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

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

I. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

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

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

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

M. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to 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 nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

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

-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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 02/03/2026

PROJECT NUMBER: CDP 25-034

JOB ADDRESS: 33650 PACIFIC COAST HWY

APPLICANT / CONTACT: Eric Rochin, Wildman Design Group

APPLICANT EMAIL: wildmandesign@gmail.com

PROJECT DESCRIPTION: NSFR with basement, pool, garage, attached Accessory Dwelling Unit, tennis court, tennis cabana and NOWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). 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.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Signature 3/12/2026

Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Eric Rochin wildmandesign@gmail.com		
Project Address:	**33650 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 25-034		
Project Description:	NSFR with basement, pool, detached second unit, detached garage, tennis court, tennis cabana and NOWTS		
Date of Review:	March 12, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Wildman Design: Plan dated 6-24-2025, 12-16-2025, **1-22-2026**
Grading Plans:	GeoWorks: Plan dated 11-8-2024, **12-5-2025**
OWTS Plan:	EPD: Plan dated 12-19-2024, 10-31-2025
OWTS Report:	EPD: Report dated 12-19-2024, **10-31-2025**
OWTS Geo. Report:	Land Phases: Report dated 8-15-2024
Miscellaneous:	Low Flow Water Closet Specification Sheet: Niagara N7717. Environmental Health Review Responses dated 12-12-2025.
Previous Reviews:	10-20-2025, 1-26-2026

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). 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 LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
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 advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/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.

Conditions of Planning Conformance Review for Building Plan Check and OWTS Plan Check Approval:

1) ***Itemized Response to Conditions****: Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated building plan check and OWTS plan check submittal package.*

2) **OWTS on Project Plans:** The final project site plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

3) **Building Plans:** All 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.

4) **Architectural Plans:**

   - The final architectural plans must show 6 bedrooms and 63 drainage fixture units (DFU) for the main house and attached guest house, and 1 bedroom and 7 DFU for the tennis pavilion, or as otherwise indicated by the OWTS Designer in the final design report.

   - Show and label all drainage fixtures on the final floor plans including *clothes washers, kitchen sinks, and dishwashers*.

5) **Landscape Plans:** The proposed landscape plan must be revised to move all proposed trees near OWTS components, specifically in the area of the proposed treatment tank to maintain the minimum required setbacks per the Malibu Municipal Code (M.M.C.).

6) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets (i.e., toilets) to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

   The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural final plan set.

7) **Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD).

   - Please incorporate the fixture unit worksheet into the final architectural plan set and final OWTS design report.

   - The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

8) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all 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 plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

9) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications 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 a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. 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. ***The final OWTS designer must review all final project plans including the grading plan and adjust seepage pit capping depths as appropriate***.

   b. 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 drainage fixture units, 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.

   c. Sewage and effluent pump design calculations (as applicable).

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

e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak 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.

f. 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.]

10) **Traffic-Rated Inspection Port Detail:** A traffic rated inspection port detail shall be prepared by OWTS Designer and submitted for Environmental Health review and approval.

11) **Notice of Decision:** The final OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

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

13) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

14) **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 advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

15) **Advanced Onsite Wastewater Treatment System (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 City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. 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**.

16) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A S.W.P.P. Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

17) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

18) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

19) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

20) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WWD29

21) **Environmental Health Approval:** City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

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

23) **Environmental Health Final Building Plan Check and OWTS Plan Check Review Fee:** A final fee in accordance with the adopted fee schedule at the time of building plan check and OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

24) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal 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

33650 PACIFIC COAST HWY (CDP 25-034)
MALIBU, CA 90265

S.F.D.:	5 Bedroom/54 Fixture Units (N)
GUEST HOUSE:	1 Bedroom/9 Fixture Units (N)
TENNIS PAVILION;	1 Bedroom/7 Fixture Units
PUMP STATION:	Duplex Pump System (N)
TREATMENT TANK:	7,540 Gallon MicroSepTec ES25 with UV Disinfection Unit (N)
ACTIVE:	2 – 6' x 30' BI w/10.5' Cap (N) (projected; B-2, B-3)
	1 – 6' x 30' BI w/9' Cap (N) (projected; B-4)
	1 – 6' x 30' BI w/9.5' Cap (N) (projected; B-10)
FUTURE:	1 – 6' x 30' BI w/10' Cap (F) (projected; B-5)
	1 – 6' x 30' BI w/12.5' Cap (F) (projected; B-9)
PERC RATE:	2,104 gpd/3.7 gpsf (proj; B-2)
	2,104 gpd/3.7 gpsf (proj; B-3)
	2,270 gpd/4.0 gpsf (proj; B-4)
	1,770 gpd/3.1 gpsf (proj; B-5)
	6,510 gpd/11.5 gpsf (proj; B-9)
	2,801 gpd/5.0 gpsf (proj; B-10)
DESIGNER:	Kevin Poffengbarger: C 69089
REFERENCE:	EPD Consultants: OWTS design reports dated 12-19-2024 and 10-31-2025; Percolation test reports dated 5-6-2019 and 4-27-2020
	Land Phases Inc.: OWTS supporting geology report dated 2-20-2019, 5-31-2019, 3-26-2020, 8-15-2024

NOTES:

1. This conformance review is for a new single-family dwelling with an attached guest house, new swimming pool, tennis pavilion, tennis court, and new advanced onsite wastewater treatment system (OWTS). The advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. This review relates only to the minimum requirements of the MMC, 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 MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 3/12/2026

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

KEY:

- PROPERTY LINE
- (E) GEOLOGIC FEATURES PER GEOLOGIC MAP BY LAND PHASES, INC., DATED FEBRUARY 20, 2019
- (P) STRUCTURE
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (VENTILATION)
- (P) PRESENT SEEPAGE PIT LOCATION (P–X)
- (P) FUTURE SEEPAGE PIT LOCATION (F–X)
- APPROX. LOCATION OF BORING (B–X) PER GEOLOGIC MAP BY LAND PHASES, INC., DATED FEBRUARY 2019 & MARCH 2020
- APPROX. LOCATION OF TEST PIT (TP–X) PER GEOLOGIC MAP BY LAND PHASES, INC., DATED FEBRUARY 2019 & MARCH 2020

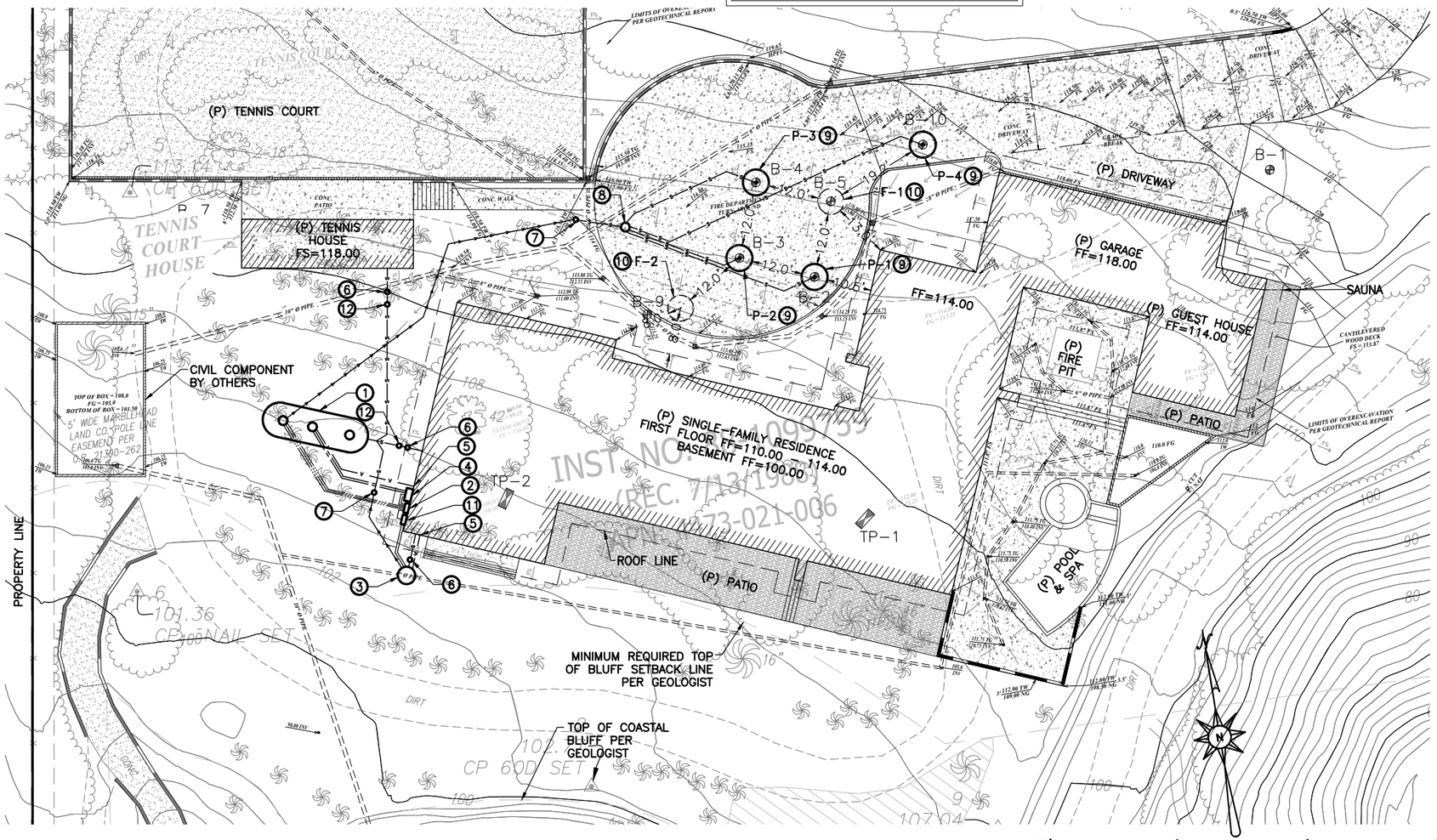
NOTES:

1. ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN PER DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3 SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4 SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

ABBREVIATIONS:

BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
(E)	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOWLINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
SFR	SINGLE FAMILY RESIDENCE
SS	SANITARY SEWER

PRELIMINARY - NOT FOR CONSTRUCTION



1 OWS SITE PLAN

Scale: 1" = 30'

GRAPHIC SCALE: 1"=30'

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	REVISE SEEPAGE PITS	6/1/20	CL
2	NEW ARCH PLANS	9/16/24	MD
3	NEW ARCH AND CIVIL	12/19/24	MD
4	PC COMMENTS	10/31/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT: 33650 PACIFIC COAST HIGHWAY

DATE	SCALE	DRAWN BY
6/3/19	AS_SHOWN	CL

PROJECT NO. A515

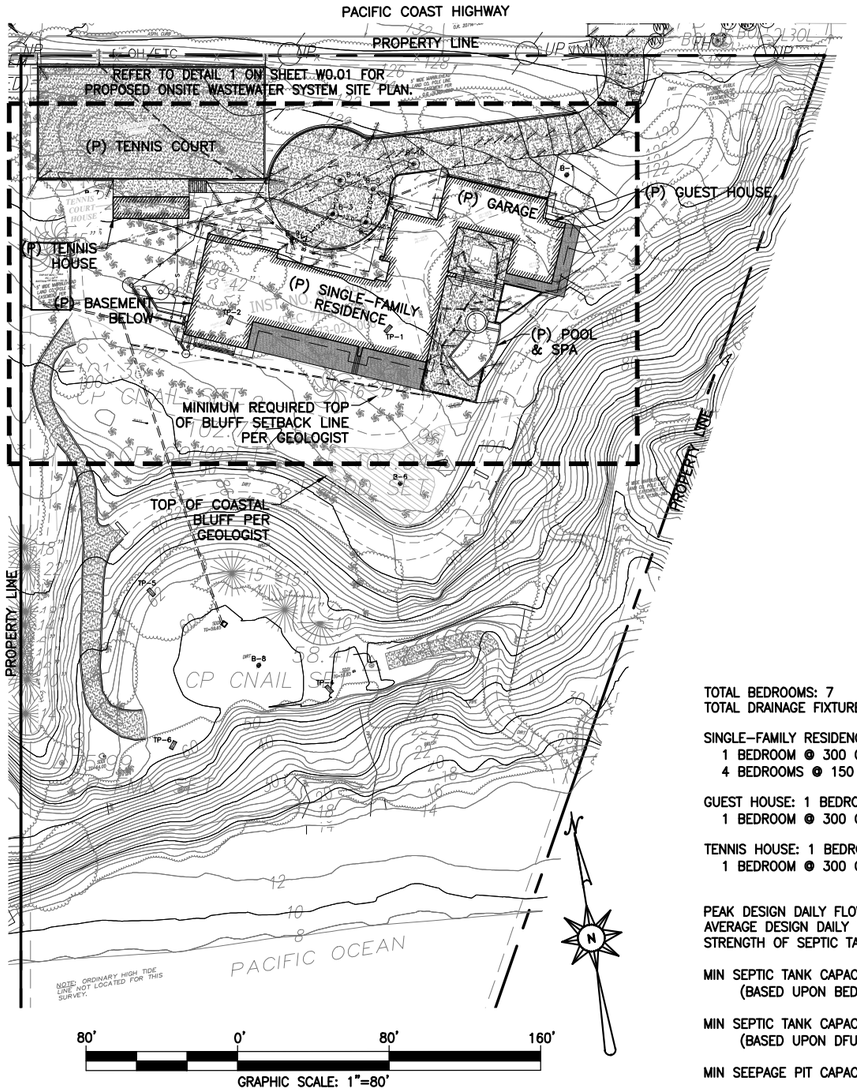
DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION

KEY:

- PROPERTY LINE
- (E) GEOLOGIC FEATURES PER GEOLOGIC MAP BY LAND PHASES, INC., DATED FEBRUARY 20, 2019
- (P) STRUCTURE
- APPROX. LOCATION OF BORING (B-X) PER GEOLOGIC MAP BY LAND PHASES, INC., DATED FEBRUARY 2019 & MARCH 2020
- APPROX. LOCATION OF TEST PIT (TP-X) PER GEOLOGIC MAP BY LAND PHASES, INC., DATED FEBRUARY 2019 & MARCH 2020



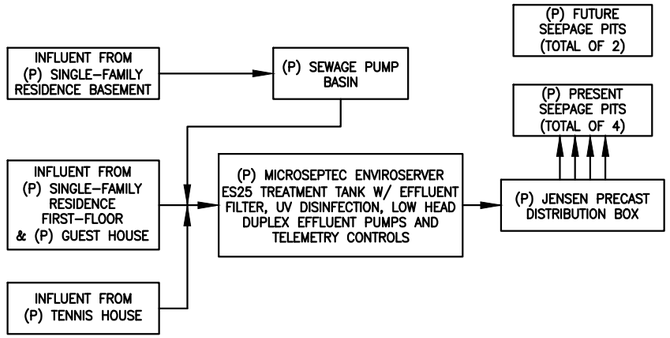
1 OWS OVERALL SITE PLAN

Scale: 1" = 80'

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.
2. TOPOGRAPHIC SURVEY PROVIDED BY CHRIS NELSON & ASSOCIATES, INC. RECEIVED ON MAY 15, 2019. ARCHITECTURAL PLANS PROVIDED BY WILDMAN DESIGN, LLC. DATED JUNE 24, 2025. GRADING AND DRAINAGE PLAN PROVIDED BY GEOWORKS, DATED OCTOBER 30, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS AND TEST PITS (B-X, TP-X) ARE APPROXIMATE PER REPORT OF ENGINEERING GEOLOGIC STUDY BY LAND PHASES, INC., DATED FEBRUARY 20, 2019 & MARCH 26, 2020.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF APPROVED FINAL FULL SIZE PROJECT PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL APPROVED FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

TOTAL BEDROOMS: 7
TOTAL DRAINAGE FIXTURE UNITS: 70

SINGLE-FAMILY RESIDENCE: 5 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
4 BEDROOMS @ 150 GPD/BED = 600 GPD

GUEST HOUSE: 1 BEDROOM
1 BEDROOM @ 300 GPD/BED = 300 GPD

TENNIS HOUSE: 1 BEDROOM
1 BEDROOM @ 300 GPD/BED = 300 GPD

PEAK DESIGN DAILY FLOWRATE: 1,500 GPD
AVERAGE DESIGN DAILY FLOWRATE: 850 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

MIN SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,650-GAL
(BASED UPON BEDROOM COUNT ONLY)

MIN SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 2,750-GAL
(BASED UPON DFU COUNT ONLY)

MIN SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 8,250-GAL

EFFLUENT DISPERSAL:
PERC RATE PRESENT: B-2 = 3.7 GPD/SF (2,104 GPD/6'ø PIT)
B-3 = 3.7 GPD/SF (2,104 GPD/6'ø PIT)
B-4 = 4.0 GPD/SF (2,270 GPD/6'ø PIT)
B-10 = 5.0 GPD/SF (2,801 GPD/6'ø PIT)
TOTAL = 9,279 GPD

PERC RATE FUTURE: B-5 = 3.1 GPD/SF (1,770 GPD/6'ø PIT)
B-9 = 11.5 GPD/SF (6,510 GPD/6'ø PIT)
TOTAL = 8,280 GPD

(EPD CONSULTANTS, INC., 5/14/19 & 4/27/20 PERCOLATION TEST REPORTS)

PRESENT SEEPAGE PITS: 4 TOTAL (6'ø X 30' BI PITS W/ 10' CAP DEPTHS FROM EG)

FUTURE SEEPAGE PITS: 2 TOTAL (6'ø X 30' BI PITS W/ 10' CAP DEPTHS FROM EG)

PEAK DESIGN DISPERSAL LOADING RATE: 0.66 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.38 GPD/SF

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES25 TREATMENT TANK HOUSED IN A 7,540-GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR, W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS, TELEMETRY CONTROLS, AND THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR, SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). CONNECT CP-1 TO CP-2 FOR (P) PUMP BASIN. REQUIRES DEDICATED IP ADDRESS, CONNECTION TO THE INTERNET, AND POWER TO PANEL. MANUFACTURER TO VERIFY INTERNET CONNECTION. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) SEWAGE EJECTOR PUMP BASIN. DESIGN BY OTHERS PER SEPARATE PLANS. PUMP BASIN TO RECEIVE WASTEWATER FROM RESIDENCE BASEMENT AND PUMP TO THE (P) MICROSEPTEC ES25 TREATMENT TANK. VENT TO ROOF PER MPC.
4. (P) MICROSEPTEC HIBLOW HP-200 AIR COMPRESSOR (TYP. OF 2) IN ABOVE GROUND ENCLOSURE PER MFR.
5. (P) 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE.
7. (P) PRESSURE TO GRAVITY CLEANOUT TO GRADE.
8. (P) JENSEN PRECAST CONCRETE MODEL D30 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø GASKETED WATERTIGHT IRON LID TO GRADE PER MFR. NUMBER OF OUTLETS PER PLAN.
9. (P) PRESENT 4 X 6'ø X 30' BI SEEPAGE PITS W/ 10' CAP DEPTHS FROM EG @ BORINGS B-2, B-3, B-4 AND B-10. CONSTRUCT WITH 8"ø ACCESS PORTS INSIDE H-20 TRAFFIC RATED ENCLOSURES TO GRADE.
10. (P) FUTURE 2 X 6'ø X 30' BI SEEPAGE PITS W/ 10' CAP DEPTHS FROM EG @ BORINGS B-5 AND B-9.
11. (P) PUMP BASIN CONTROL PANEL (CP-2) FOR (P) PUMP BASIN. REQUIRES POWER TO THE PANEL. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT PUMP BASIN PANEL (CP-2) TO MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1).
12. (P) BACKWATER VALVE.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	EXISTING GRADE (FT)	CAP DEPTH FROM EG (FT)	PROPOSED GRADE (FG) (FT)	CAP DEPTH FROM FG (FT)	PROPOSED CAP ELEVATION (FT)	15-FT HORIZONTAL DOWNHILL ELEV. (FT)
PRESENT SEEPAGE PITS	P-1	B-2	114.00	10.00	114.50	10.50	104.00	110.00
	P-2	B-3	114.00	10.00	114.50	10.50	104.00	110.00
	P-3	B-4	116.00	10.00	115.00	9.00	106.00	114.00
	P-3	B-10	118.00	10.00	117.50	9.50	108.00	115.00
FUTURE SEEPAGE PITS	F-1	B-5	116.00	10.00	115.00	9.00	106.00	114.00
	F-2	B-9	112.00	10.00	114.25	12.25	102.00	112.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 19089
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS:	DATE:	BY:
1	REVISE SEEPAGE PITS	6/1/20	CL
2	NEW ARCH PLANS	9/16/24	MD
3	NEW ARCH AND CIVIL	12/19/24	MD
4	PC COMMENTS	10/31/25	MD

ADDRESS:
33650 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
33650 PACIFIC COAST HIGHWAY

DATE	SCALE	DRAWN BY
6/3/19	AS_SHOWN	CL

PROJECT NO.
A515

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

City of Malibu

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

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 08/11/2025**

PROJECT NUMBER:	**CDP 25-034**
JOB ADDRESS:	**33650 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Eric Rochin, Wildman Design Group**
APPLICANT EMAIL:	**wildmandesign@gmail.com**
APPLICANT PHONE #:	**(310) 456-6870**
PLANNER:	**Adam Pisarkiewicz**
PROJECT DESCRIPTION:	**NSFR with basement, pool, garage, attached Accessory Dwelling Unit, tennis court, tennis cabana and NOWTS**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X*
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	X
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is 1,250** gallons per minute at 20 pounds per square inch for a 1** hour duration

Scope of water system improvements required:
*Necessity of system improvements to be determined upon receipt of full water service application.
**FEPC 2026-0448.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

SIGNATURE **DATE** 3-5-2026

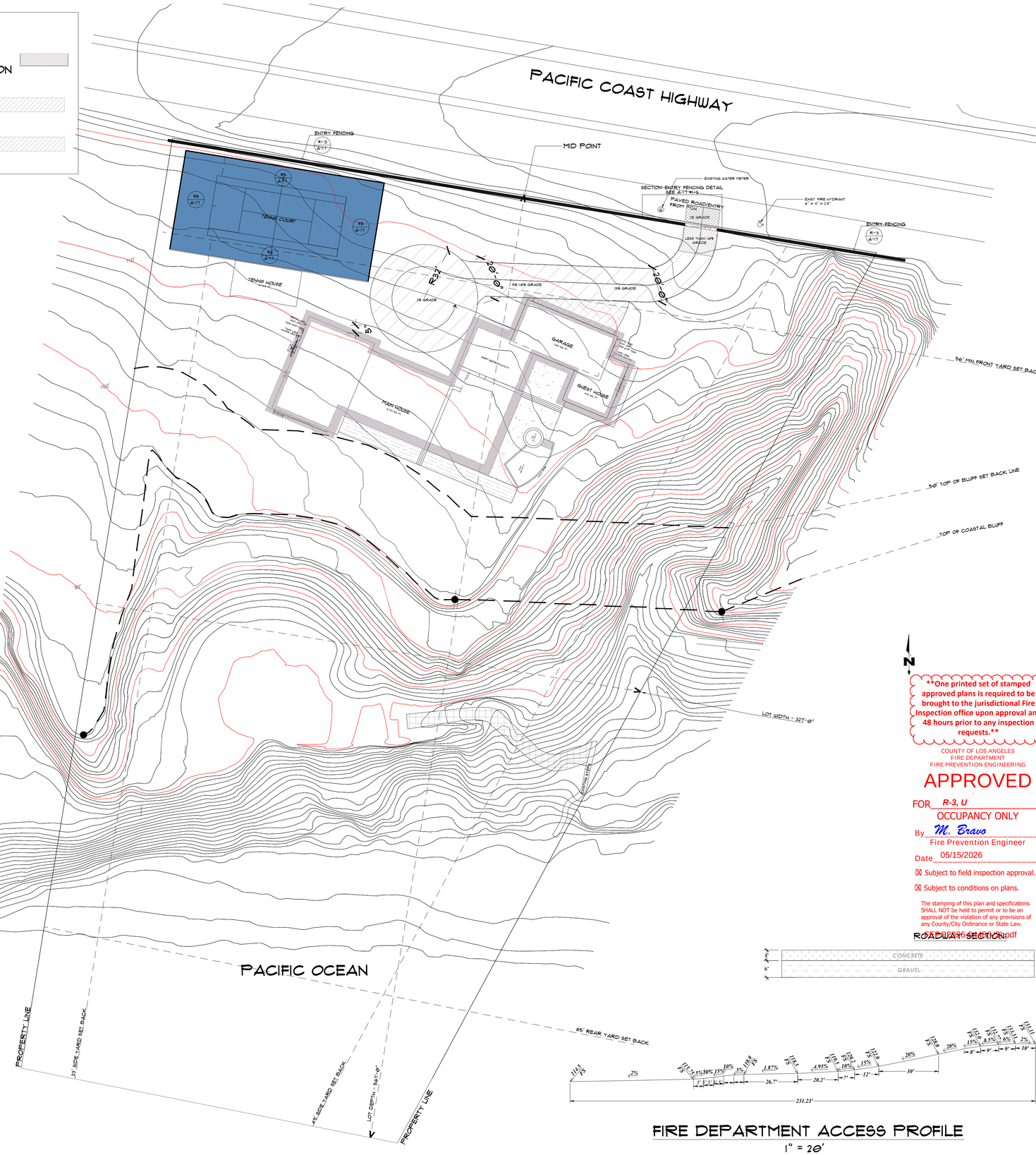
Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

KEY:

FIRE FIGHTER ACCESS:
5' WIDE CONCRETE WALKWAYS ON GRADE AT 0%-2% SLOPE

FIRE DEPARTMENT VEHICLE ACCESS:

FIRE DEPARTMENT TURN AROUND:



SEPARATE APPROVAL REQUIRED FOR:

- ☐ Underground fire line plans
- ☒ Fire sprinkler plans
- ☐ Fire alarm plans

SUBMIT PLANS TO:

- ☒ Fire Sprinkler Plan Check Unit
- ☐ Fire Alarm Plan Check Unit

FIRE DEPARTMENT ACCESS PROFILE

1" = 20'

One printed set of stamped approved plans is required to be brought to the jurisdictional Fire Inspection office upon approval and 48 hours prior to any inspection requests.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

FOR R-3, U
OCCUPANCY ONLY
By M. Bravo
Fire Prevention Engineer
Date 05/15/2026

☒ Subject to field inspection approval.

☒ Subject to conditions on plans.

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

260506_SET_APPROVED.pdf

ROADWAY SECTION:

FIRE NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12" WIDE BY 18" HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACC
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BE ONE PERSON. FIRE CODE 503.6.
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF Ø.5". FIRE CODE 505.1.
5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1031 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
6. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B.
7. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
8. THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13D AND LA CO.FD REGULATION #19.
9. PROVIDE A 1 HOUR FIRE BARRIER BETWEEN R-3 OCCUPANCY AND THE U OCCUPANCY AS REQUIRED BY SECTION 508 AND TABLE 508.4. BUILDING CODE 508.4.4.
10. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. THE CLEAR HEIGHT OF THE DOOR OPENINGS SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. RESIDENTIAL CODE R311.2
11. OPENINGS INTO ATTICS, UNDER FLOORS OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS ON ¼". BUILDING CODE 6403.5.
12. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R302)
13. ROOF VALLEY FLASHING SHALL BE NO LESS THAN 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 7095A.3)
14. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 7095A.4)
15. OPEN ROOF EAVES (SEE CONSTRUCTION DETAIL A-1)
16. ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS (SEE CONSTRUCTION DETAIL A-1)
17. DECKING SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WITHIN 10' OF THE PRIMARY STRUCTURE SHALL BE OF IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5
18. CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS THAT EXTENDS OVER AN EXTERIOR WALL OR PROJECTION SHALL BE ENCLOSED TO GRADE SHALL BE PROTECTED BY THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR.
19. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 328.
20. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
21. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, R-2, R-3, R-3.1 OR R-4, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. BUILDING CODE 907.2.11.3.
22. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED INN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1.
23. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR (SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
24. OPENINGS INTO ATTICS, UNDER FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF ¼". BUILDING CODE 6403.5.
25. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNNG CONSTRUCTION. FIRE CODE 501.4
26. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3
27. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACES WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE OF CONCRETE IGNITION RESISTANT MATERIAL)
28. ANCILLARY BUILDINGS AND STRUCTURES AND DETACHED ACCESSORY STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF RESIDENTIAL CODE R327.10.1 AND BUILDING CODE 710A.1
29. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 328.
30. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.3
31. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1
32. ANCILLARY BUILDINGS AND STRUCTURES AND DETACHED ACCESSORY STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF RESIDENTIAL CODE R327.10.1 AND BUILDING CODE 710A.1
33. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM FOR ONE- AND TWO-FAMILY DWELLINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.

WILDMAN DESIGN

WILDMAN DESIGN GROUP
MALIBU, CA 90265
PHONE: (323)-403-2240
WILDMANDESIGN@GMAIL.COM

JOB TITLE:
HAAGAN HOUSE
33658 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CDP SUBMITTAL:

TITLE:
SITE PLAN

SCALE:
1" = 30'

DATE:
4/14/2026

FD-1

Story Pole Photographs



ATTACHMENT 4











City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 17, 2026, at 6:30 p.m**. **in the Multi-Purpose Room, Malibu City Hall,** for the project identified below. In the event construction at City Hall limits technical capabilities in the Multi-Purpose Room, the meeting may be relocated to Council Chambers. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 25-034 AND DEMOLITION PERMIT NO. 26-002 - An application to construct a new 6,734 square foot (sf.), one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. cabana, tennis court, swimming pool, spa, retaining walls, a new onsite wastewater treatment system, and associated development; including demolition of an unpermitted driveway, fencing and landscaping

LOCATION / APN:	**33650 Pacific Coast Hwy** / 4473-021-006
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Wildman Design Group / 33650 Pacific Coast Highway, LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(e)
APPLICATION FILED:	August 11, 2025
CASE PLANNER:	Adam Pisarkiewicz, Contract Planner, apisarkiewicz@malibucity.org / (949) 489-1442

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 can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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 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 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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.

YOLANDA BUNDY, Community Development Director — Date: August 6, 2026

ATTACHMENT 5

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.D.

To: Chair Peak and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit No. 26-020 – An application for a new seawall repair as a follow up to Emergency Coastal Development Permit No. 25-011

Location: 31656 Sea Level Drive, within the appealable coastal zone
APN: 4470-001-010
Owners: Drew Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-37 (Exhibit A) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit (ECDP) No. 25-011 (Exhibit B), located in the Single-Family Medium (SFM) zoning district at 31656 Sea Level Drive (Drew Family Trust).

DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's consistency with the 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, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is located on a rectangular-shaped beachfront parcel on the ocean side of Pacific Coast Highway (PCH) in the Lechuza Beach residential

neighborhood. The parcel is developed with a two-story single-family residence with an attached garage. The parcel is subject to the beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed through Sea Level Drive, a private street which connects to Broad Beach Road and PCH to the north of the subject site.

Figure 1 – Aerial Map



Source: City GIS 2026

In June 2025, the City received an application for ECDP No. 25-011 to repair a failed concrete seawall because the existing onsite wastewater treatment system (OWTS) servicing the residence was in imminent danger of being damaged or destroyed from wave uprush erosion. The proposed methodology involved excavating under the existing seawall and underpinning it with concrete filled Geobags. The ECDP scope of work included the installation of imported compacted sand backfill and filter rock material, and is intended to prevent loss of sand due to depth of scour. The ECDP scope was considered the minimum work required to prevent loss of backfill material and protect the OWTS tank from wave uprush. At the time of submittal, the sand and soil had been washing away from behind the existing seawall, under the garage and into the driveway (a portion of the driveway surface had collapsed). Based on the project plans and information provided in the ECDP application, the Community Development Director approved the ECDP application in October 2025. Furthermore, it was determined based on the record that if the proposed mitigation did not take place, then the existing erosion could intensify and

result in the loss of the OWTS tank and loss of shoreline sand supply, in addition to adding further damage to the driveway surface. The LIP requires that a follow-up CDP be processed after an ECDP is obtained. If the subject application is approved, CDP No. 26-020 will memorialize the work completed under ECDP No. 25-011. No other development is proposed in the CDP that was not otherwise approved under the ECDP.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	Approx. 207 feet (ft.)
Lot Width	30 ft.
Gross Lot Area	6,182 sf. (0.14 acres)
Area Comprised of 1:1 Slopes	N/A
Net Lot Area*	N/A

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

The project site is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea.

Onsite and Surrounding ESHA

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 984 ft. inland to the north of the subject parcel on the opposite side of PCH and behind existing development.

Nearby Trails and Recreation

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the California Coastal Trail (CCT) shoreline route is oriented to the south of the subject parcel and a portion of the CCT inland route to Broad Beach Road is oriented on the north side of the parcel along East Sea Level Drive. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road, adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public

use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). The subject parcel is approximately 900 ft. east of Lechuza Beach, which is an identified public beach per the LCP Park Lands Map.

Neighborhood Character

The subject parcel is zoned SFM and is bordered to the north, east, and west by existing single-family residences. The Pacific Ocean is located to the south. Table 2 provides a summary of the neighboring surrounding land uses and lot sizes.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	31655 Sea Level Drive	0.08 acres	SFM	Single-Family Residential
South	Pacific Ocean			
West	31655 Sea Level Drive	0.10 acres	SFM	Single-Family Residential
East	31647 Sea Level Drive	0.20 acres	SFM	Vacant

Source: City GIS 2026

Project Description

The proposed scope of work is as follows (Exhibit C – Project Plans):

Construction

a. Repair failed concrete seawall by excavating under the existing seawall and underpinning with concrete filled Geobags;
b. Installation of imported compact sand backfill and filter rock material; and
c. Repair a portion of the driveway surface (like-for-like).

All proposed development was previously completed as part of ECDP No. 25-011.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning; 2) Grading; 3) Archaeological/Cultural Resources; 4) Water Quality; and 5) OWTS. These chapters are discussed below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and attached resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the attached resolution for the Commission's consideration.

The proposed project has been reviewed by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers (Exhibit D – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The project is subject to the beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
MHTL SETBACK (ft.)	10'	Approx. 91'	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential parcel. Pursuant to City coastal engineering and geotechnical consultant reviewers, and the California State Lands Commission, the proposed project did not include grading. The previously approved scope of work consisted of an emergency repair as the OWTS was in imminent danger of being compromised by wave uprush. The underpinning methodology was to protect the OWTS and prevent loss of sand due to the depth of the scour. No new foundations are proposed. Therefore, the proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. Staff reviewed the City's Cultural Resources Sensitivity Map, which indicated that the project site has a low potential to contain archaeological resources

and was previously disturbed for the construction of the existing residence. Accordingly, no further analysis is necessary. 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 Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project under ECDP No. 25-011 for conformance to LIP Chapter 17 requirements for water quality protection. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices, must be approved by the City Public Works Department. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project does not propose or require any renovation or improvements to the existing OWTS.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project and 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15301(d) – Existing Facilities. The Community Development 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).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On August 6, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Exhibit E).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division’s findings of fact are supported by

substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, the Planning Division recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-37. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division and appropriate City departments.

EXHIBITS:

A. Planning Commission Resolution No. 26-37
B. ECDP No. 25-011
C. Project Plans
D. Department Review Sheets
E. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-37

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. 26-020 FOR THE REPAIR OF A FAILED CONCRETE SEAWALL, AS PART OF A FOLLOW-UP TO EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 25-011 LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 31656 SEA LEVEL DRIVE (DREW FAMILY TRUST)

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

SECTION 1. Recitals.

A. On October 6, 2025 the Community Development Director approved Emergency Coastal Development Permit (ECDP) No. 25-011 allowing the repair of a failed concrete seawall because the existing onsite wastewater treatment system (OWTS) servicing the residence was in imminent danger of being damaged or destroyed from wave uprush erosion.

B. On March 11, 2026, an application for Coastal Development Permit (CDP) No. 25-020 was submitted to the Planning Division by applicant Santos Planning, Inc. on behalf of property owner Drew Family Trust, as a requirement to fulfill the ECDP permit. The application was routed to the City Environmental Health Administrator, City coastal engineering and geotechnical consultant reviewers, and City Public Works Department for review.

C. On June 30, 2026, a Notice of CDP Application was posted on the subject parcel.

D. On June 30, 2026, the CDP application was deemed complete for processing.

E. On August 6, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

F. On August 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearing on August 17, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 26-020 for the repair of a failed concrete seawall, located in the Single-Family Medium (SFM) zoning district 31656 Sea Level Drive.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

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

The proposed project is located in the SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential beachfront development standards.

2. *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 and will not adversely impact public access or recreation because adequate access exists nearby. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus of Sea Level Drive. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

3. *The project is the least environmentally damaging alternative.*

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The applicant did not evaluate alternatives as the project was an emergency repair to an existing seawall located beneath the residence and seaward of the existing OWTS. There were no alternative locations for the project and the scope of development was considered the minimum work required to prevent loss of backfill material and protect the OWTS tank from wave uprush. City coastal engineering and geotechnical consultant reviewers reviewed the applicant's submitted geotechnical reports and confirmed the underpinning of concrete seawall with like material as allowed under LIP Chapters 9 and 10. The repair is the minimum necessary to protect the existing permitted OWTS and seawall to avoid or minimize impacts to coastal resources. As part of the scope for the follow-up CDP, the applicant could have requested a replacement seawall in place of the existing and repaired seawall; however, a replacement seawall would not be the least environmentally damaging alternative as it would require considerably more development than the already completed repair. There are no other feasible alternatives identified that would substantially lessen environmental impacts while remaining consistent with the certified LCP.

The proposed scope of work has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City coastal engineering and geotechnical consultant reviewers, City Environmental Health Administrator, and City Public Works Department. The project is consistent with the SFM land use and zoning designations. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. *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 explain why it is not feasible to take the recommended action.*

The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 984 ft. inland to the north of the subject parcel on the opposite side of Pacific Coast Highway (PCH) and behind existing development. Therefore, Environmental Review Board review was not required, and this finding does not apply.

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

No ESHA or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 984 ft. inland to the north of the subject parcel on the opposite side of PCH and behind existing development. Therefore, the findings of LIP Section 4.7.6 do not apply.

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject parcel is visible from Lechuza Beach, an LCP designated scenic area. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

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

The proposed project will not result in significant adverse impacts to scenic or visual resources. The proposed seawall repair is located on a developed beachfront parcel, and below the existing single-family residence. Due to the location and extent of development on the subject parcel, the project will not result in significant adverse scenic or visual impacts due to its design, and location.

2. *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 D.1 above, the seawall repair is located below the existing single-family residence and, therefore, will not have any significant adverse scenic of visual impacts.

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

As described in Finding A.3, the proposed project represents the least environmentally damaging feasible alternative with respect to scenic and visual resources. The applicant did not evaluate alternatives as the project was an emergency repair to an existing seawall located beneath the residence and seaward of the existing OWTS. There were no alternative locations for the project.

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

As described in Finding A.3, the proposed project will result in less than significant impacts on scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map and is approximately 984 ft. from the nearest mapped ESHA. As designed and location, the project ensures compliance with the sensitive resource protection policies in the LCP.

E. Transfer of Development Credit (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. The required findings are made as follows.

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

The applicant submitted project plans prepared by Pacific Engineering Group dated May 10, 2025; Coastal Engineering report for Bulkhead Repair, dated May 16, 2025; wave uprush analyses for a 100-year design period based on design wave parameters applicable for this section of coastline; and geotechnical reports by Pacific Engineering Group (Browne, RCE 40552) dated May 16 and May 30, 2025. These reports are on file at City Hall. Additionally, the existing seawall repair is sited approximately 91 ft. landward, at its closest point, of the MHTL. Based on review of the project plans and associated geotechnical and coastal engineering reports by the City Environmental Health Administrator, City Public Works Department, City coastal engineering and geotechnical consultant reviewers, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project will not increase the instability from geologic, flood, or fire hazards. The proposed seawall repair is suitable for the intended use provided that the certified coastal engineer, engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

<u>Fire Hazard</u>

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As described in Finding F.1, 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, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As described in Findings A.3 and F.1, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development The project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers.

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

As discussed in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of Sea Level Drive along the shoreline. The Shoreline and Bluff Development Chapter governs those CDP applications that include development on a parcel located along the shoreline as defined by the LCP. The required findings are made as follows.

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the Mean High Tide Line (MHTL) and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, the proposed project is not anticipated to have any significant adverse impacts to public access.

Regarding shoreline sand supply, the proposed project is a seawall repair (following ECDP No. 25-011) that will not extend the existing shoreline protection structure further seaward than the existing development. The shoreline protection structure exists in the form of a seawall and is required for the protection of the existing OWTS. LIP Section 10.4.K states, "Shoreline and bluff protection structures shall not be permitted to protect new development, except when necessary to protect a new septic system and there is no feasible alternative that would allow residential development on the parcel. Septic systems shall be located as far landward as feasible." The scope of work includes the installation of imported compacted sand backfill and filter rock material, and is intended to prevent loss of sand due to depth of scour. The scope of work was already completed under the ECDP and was considered the minimum work required to prevent loss of backfill material and protect the OWTS tank from wave uprush. The City coastal engineering and geotechnical consultant reviewers have reviewed and approved the proposed project subject to conditions, including a deed restriction consistent with LIP Section 10.6(A-C) which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Given the landward location of the proposed development (as a follow up to the emergency repair), and the necessity of the protection of the existing OWTS, the proposed development, as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to its location on the site.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.*

As discussed in Finding G.1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As discussed in Finding A.2 and G.1, 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. *In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

As described in Finding G.1, a seawall repair is proposed as a shoreline protection structure for the existing OWTS and its proposed location is the most landward siting possible, which is consistent with LIP Section 10.4.K. The proposed location of the shoreline protection structure would not extend further seaward. To that end, there is no feasible alternative for the repair of the existing seawall, the project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

H. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road, adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for lateral or vertical access is warranted.
B. Blufftop Access – The subject parcel is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the California Coastal Trail (CCT) shoreline route is oriented to the south of the subject parcel and a portion of the CCT inland route to Broad Beach Road is oriented on the north side of the parcel along East Sea Level Drive. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for trail access is warranted.
D. Recreational Access – The subject parcel is approximately 900 ft. east of Lechuza Beach, which is an identified public beach per the LCP Park Lands Map. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road, adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Therefore, no condition for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required

I. Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are 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. 26-020, 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 project described herein. The scope of work approved includes:

   Construction

   a. Repair failed concrete seawall by excavating under the existing seawall and underpinning with concrete filled Geobags;
   b. Installation of imported compact sand backfill and filter rock material; and
   c. Repair a portion of the driveway surface (like-for-like).

   All approved development was previously completed as part of ECDP No. 25-011.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **October 8, 2015**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The CDP shall 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. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

7. All development shall conform to the requirements of the City Community Development Department, City Environmental Health Administrator, City coastal engineering and geotechnical consultant reviewers, and City Public Works Department, as applicable. Notwithstanding this review, all required permits shall be secured.

8. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

9. 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.

10. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

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 Community Development 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

Construction/Framing

13. All approved development was previously completed as part of ECDP No. 25-011. No additional development is authorized by this CDP.

Geology

14. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers 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 consultant reviewers prior to the issuance of a grading permit.

15. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Environmental Health

16. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

17. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC 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 OWTS plot plan shall show essential features of the OWTS 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).

18. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall

be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

Shoreline Protection/Coastal Engineer

19. All approved development was previously completed as part of ECDP No. 25-011. No additional development is authorized by this CDP.

Site Specific

20. The applicant shall request a final Planning Division inspection. 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.

Deed Restrictions

21. The property owner is required to acknowledge, by the recordation of a deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Division for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect existing structures located on the site, in their present condition and location, including the septic disposal system and that any future development on the subject site landward of the subject shoreline protection structure including changes to the foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new structure shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor in nature or otherwise do not affect the need for a shoreline protection structure.

Fixed Conditions

22. This CDP shall run with the land and bind all future owners of the property.

23. 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 17th day of August, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, 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. 246.

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.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-37 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of August, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

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

Emergency Coastal Development Permit for Seawall Repair

Location: 31656 Sea Level Drive APN: 4470-001-010	Appealable Jurisdiction: ☒ Yes ☐ No ☐ Partial The proposed work is located within the appealable jurisdiction.
ECDP No. 25-011	CEQA Exemption Section: 15269(c)
Property Owner: Drew Family Trust Applicant: Santos Planning Inc.	Property Posting: July 9, 2025
Emergency First Documented: May 2025	Cause of Emergency: Storm wave uprush and beach erosion

In June 2025 the City of Malibu received an application for an Emergency Coastal Development Permit (ECDP 25-011) to repair a failed concrete seawall by excavating under the existing seawall and underpinning with concrete filled Geobags. The scope includes the installation of imported compacted sand backfill and filter rock material. Presently the sand/soil has been washed away from behind the existing seawall, under the garage and into the driveway (a portion of the driveway surface has collapsed). The existing Onsite Wastewater Treatment System (OWTS) is now in immediate danger of being damaged or destroyed from wave uprush erosion. Based on the project plans and information provided in the permit application for the underpinning of the seawall to prevent loss of sand due to depth of scour (minimum work required to prevent loss of backfill and OWTS tank); the Community Development Director approves an emergency application for a seawall repair. If the proposed mitigation does not take place, then the existing erosion could intensify and result in the loss of the OWTS tank and further damage to the driveway surface.

Emergency Coastal Development Permit LIP Findings

The Community Development Director has reviewed this permit application and verified the facts, including the existence and nature of the emergency, insofar as time allows. After reviewing the subject application and the facts, the Community Development Director hereby makes the following findings:

Finding 1. An emergency exists and requires action more quickly than permitted by the procedures for administrative permits or for regular permits administered pursuant to the provisions of the Malibu Local Implementation Plan (LIP) and Public Resources Code Section 30600.5, and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit.

On June 4, 2025, the City received a letter issued by the applicant's consulting engineer, (Pacific Engineering Group), which documented the undermined seawall of the subject property, and recommended immediate action is needed to mitigate the damage or destruction of the OWTS tank due to further wave uprush erosion as verified by the expert letter submitted by the applicant's consulting engineer (Attachment 3). The proposed development can and will be completed within 30 days as the scope of work consists of the underpinning of the concrete seawall.

EXHIBIT B

Finding 2. Public comment on the proposed emergency action has been reviewed as time permitted.

The subject property was posted with a Notice of Application sign that includes a staff contact number and email for the public to submit questions and comments directly to staff. To date, no comments from the public have been received.

Finding 3. The work proposed is temporary and consistent with the requirements of the certified Local Coastal Program.

The proposed scope of work is the most feasible solution to relieve the emergency. In addition, the proposed scope of work is consistent with the LIP's hazard policies, in that the project will protect both the subject property and neighboring properties from a potential safety hazard while conforming to the recommendations of the project's coastal engineer.

Finding 4. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

The proposed emergency repairs and reinforcement activities would be the minimum amount of work necessary to prevent the complete failure of the seawall. Therefore, the proposed project is the least environmentally damaging option to correct the damage. If emergency action is not taken, it could result in destruction of the OWTS tank and further damage to the driveway surface, this could create a potential risk to human life.

Finding 5. The permit is not within an area that falls within the provisions of Public Resources Code Section 30519(b).

This permit does not fall within the provisions of the California Public Resources Code Section 30519(b). The proposed work will not take place in or on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, and lying within the coastal zone. The work will not take place on any State or college lands or ports.

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. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division within 30 days of this decision or **prior to issuance of building permits.**

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

4. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit and the issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.

5. The applicant has 90 days from the date of issuance of this emergency permit to file a coastal development permit application. If the applicant fails to satisfy this requirement all temporary work must be removed pursuant to the LIP Section 13.14(F)(7). If a regular CDP authorizing permanent retention of the development is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.

6. The applicant acknowledges and agrees that, in addition to any and all other consequences of failing to comply with the requirement that a CDP be obtained for the work approved by this emergency permit, no further applications for permits for any development will be accepted by the City of Malibu until such time as the CDP required in Condition No. 4, above, has been obtained unless permission is received from the Community Development Director.

7. If applicable, the applicant shall sign and record at the City of Malibu an “Assumption of Risk and Release” for geotechnical hazards prior to permit issuance.

Construction/ Framing

8. If polypropylene sandbags are proposed, applicant must receive exemption from Building Safety Division pursuant to Malibu Municipal Code Section 9.30.030 for their use.

Biology

9. Absolutely no staging or storing of materials is permitted on the beach/shoreline at any time.

10. Upon application of a Coastal Development Permit (CDP) application, please provide the following (condition numbers 11 and 12):

11. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to 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 nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

12. If any landscaping is proposed, please turn in a landscape documentation package.

Shoreline Protection (Coastal Engineering)

13. Submit as built documentation of the seawall repairs including depth of underpinning.

14. Submit a coastal engineering study that addresses the adequacy of the depth of underpinning of the seawall and slope protection in accordance with Planning requirements and specified project type and life (e. g., allowable repairs under Chapter 13. 4. 2). Provide recommendations for

inspection and monitoring of the seawall and gunite slope as both are part of the shoreline protection system for the structure and Onsite Wastewater Treatment System.

15. For the follow- up CDP, the property owner shall comply with the requirements for deed restrictions and recorded documents in accordance with City of Malibu LCP- LIP Sections 10. 6A and 10. 6B (1). These items shall be made a planning condition of approval. Templates for these documents are available from coastal engineering staff. A signed and notarized original shall be submitted to coastal engineering staff for review and approval prior scheduling a recordation appointment with the City Clerk' s office. All recorded document requirements shall be completed prior to final building plan check approval.

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

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

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

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

20. 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.

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

22. Construction debris and sediment shall be properly contained and secured on site with Best Management Practices (BMPs) to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking.

Environmental Health

23. Project 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.

24. OWTS on Project Plans: The final project plans must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future dispersal area(s), and all lines of connection to the residence.

25. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC 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 OWTS plot plan shall show essential features of the OWTS 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).

Geology

26. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers 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 consultant reviewers prior to the issuance of a grading permit.

Public Works

27. 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	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	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.

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

Approval of Emergency Coastal Development Permit

Having made the above findings per LIP Chapter 13, the Community Development Director hereby determines that an emergency condition exists, and immediate action is required to prevent or mitigate loss or damage to life, health, property, or essential public services. Therefore, the Community Development Director hereby approves this emergency coastal development permit.

Please contact Didier Murillo in the Planning Division at (310) 456-2489, extension 342, for further information.

Date: October 6, 2025

Prepared by:

Didier Murillo
Senior Planner

Approved by:

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Expert Letter
4. Notice of Application Posting Affidavit

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Community Development Director's decision of approval and agrees to abide by all terms and conditions of **Emergency Coastal Development Permit No. 25-011** dated **October 6, 2025**, and submitted plans, dated **June 4, 2025,** for the project located at 31656 Sea Level Drive (4470-001-010). The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within 30 days of the decision or prior to issuance of development permits.

_____ _____

Date Signature of Property Owner

_____

Print Property Owner Name

_____ _____

Date Signature of Property Owner

_____

Print Property Owner Name

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 _____

On _____ before me _____,
(insert name and title of the officer)

personally appeared _____

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

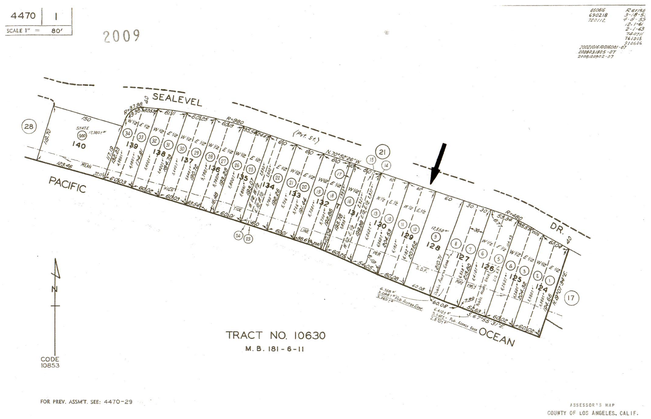
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

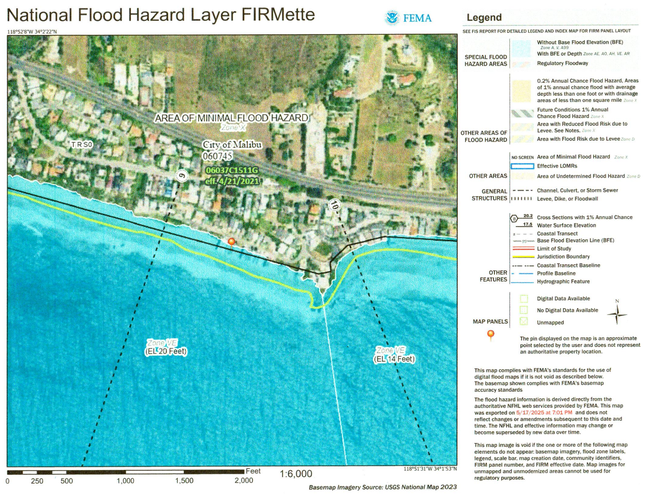
WITNESS my hand and official seal.

_____

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







Concrete Seawall Repair Plan
Emergency Underpinning

31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010

Owner:

Drew Family Trust
2528 La Mesa Way
Santa Monica, CA 90402-2305
P: (310) 702-8023 Email: doug_drew@hotmail.com

Coastal Engineer:

Pacific Engineering Group
3625 E. Thousand Oaks Blvd. Suite #254
Westlake Village, CA 91362

Reg K. Browne PE
RCE 40552
P: (805) 278-9283 Email: SurfGodReg@aol.com

Project Description:

1. Excavate A-B-C Slot method under existing concrete seawall to required depth as indicated on the plans. The Project Contractor is responsible for all shoring required for the safety of workers and adjacent structures.

2. Seawall underpinning with concrete filled Geobags with as indicated on the plans.

3. Installation of imported compacted sand backfill and filter rock material as shown of the plans. Only imported clean medium sand can be used. Using existing beach sand for the backfill is prohibited.

Plan Sheet Index

Sheet	Description
S1	Cover Sheet / Owner / Project Description.
S2	Project and Materials Specifications (Marine Environment).
S3	Site Plan / Survey.
S4	Repair Plan and Structural Details.

Seawall Monitoring and Inspection Program

Address: 31656 Sealevel Drive
Malibu, CA 90265
APN: 4470-001-010

Seawall: Vertical Concrete Seawall

Monitoring Initiation Date: **ECDP Permit Date for Seawall Repair**

Monitoring Intervals: 48 Calendar Months

1. Inspection of the seawall is to be performed by a Licensed Civil Engineer with a specialty in Coastal Engineering. The inspecting Engineer must possess a current License in good standing in the State of California to practice Civil Engineering.

2. Inspections of the seawall must take place once every **48-calendar months** starting from **the date the seawall Repair permit is issued** and continuing until the seawall is removed or replaced.

3. The seawall is to be inspected for condition of the stem wall, backfill drains, elevation of top of wall, length of return walls, condition and elevation of backfill. The inspecting Civil Engineer shall prepare a written report identifying those portions of the concrete seawall needing repair, reinforcement, or replacement.

The following seawall items are to be inspected and documented every 48 calendar months:

A. Condition of the vertical wall above and below the existing beach sand profile.
B. Condition and elevation (NAVD1988) of the backfill.
C. Condition of the backfill drains.
D. Condition and Elevations (NAVD1988) of top of vertical wall stem.
E. Condition and extent of the return walls.

4. The inspecting Civil Engineer shall prepare a written report addressing all inspection findings and recommended repairs to the timber seawall. A copy of the inspection report findings and repair recommendations shall be submitted to the City of Malibu Building and Safety Department by the Property Owner no later than 30 days from the date of inspection.

Received
June 4, 2025
Planning Division

Contractor Notes:

1. The contractor is responsible for providing all shoring during construction to support all loads to which the structure and site may be subjected. Extensive shoring of the existing structure prior to construction will be required. The contractor shall not remove the shoring until permission to do so is obtained from Pacific Engineering Group.

2. Pacific Engineering Group is not responsible for and does not have control or charge of construction means, methods, techniques, sequencing, or procedures, or for the safety precautions and safety programs in connection with the construction delineated by these plans. The contractor is responsible for supervising and direct all work and are solely and completely responsible for all construction means, techniques, sequences, procedures, and conditions for the project site, including the safety of all persons and property during the entire period of construction delineated by these plans.

3. Periodic inspections and construction observations performed by Pacific Engineering Group personnel, or their representatives are not intended to include verification or adequacy of any shoring of the structure, verifications of dimensions, or review the adequacy of the Contractor's safety measures on or near the project site.

4. It is unlawful for any portion of the building or structure to have load placed on it exceeding the design loads specified on these plans or specified per California Building Code Section 1607.

5. The Contractor shall verify all dimensions and conditions and report any discrepancies to the Engineer prior to commencing with any directly or indirectly related work delineated in these plans.

6. No deviations from these plans, structural details, and specifications are allowed without written approval from Pacific Engineering Group. Approval by an inspector or any other third party does not constitute authority to deviate from these plans. Plan changes are subject to approval from the Building Department or Governing Building Authority. The contractor is responsible for processing changes, revisions, addendums, assembling the permit documents, acquiring permits, and obtaining Owner approval for costs related to changes, revisions, or addendums to this project.

7. All construction projects require inspection and maintenance following completion. Operation, inspection, and maintenance of the structure associated and delineated by these plans is the sole responsibility of the owner. Pacific Engineering Group is not responsible for any failures by the owner or others to property occupy, operate, inspect, or maintain the project and building shown and delineated on these plans.

8. Prior to the start of work, the Project Contractor shall provide a permanent elevation benchmark referenced to NAVD1988 vertical datum, at a permanent location next to the construction area on the subject property for project elevation and construction reference.

Structural Observations and Inspections

Pacific Engineering Group and the Project Geotechnical Engineer shall perform periodic construction observations of the project work. Project Contractor shall keep the Project Engineer's informed of the progress of the work that fall under these plans and Permit. Project Contractor shall notify the Engineers a minimum (2) working days prior to needed or required construction observations. These construction observations are NOT a substitute for required City of Malibu Building and Safety Department Inspections. The following Construction Observations to be performed by the Project Engineer are required:

1. Hold a Pre-Construction meeting with the Project Contractor, Coastal Engineer, and Geotechnical Engineers are required prior to the commencement of work by the contractor under these plans.

2. Pacific Engineering Group shall observe and approve all specified elevations, depths and heights during the construction of the project.

3. Project Contractor shall provide Pacific Engineering Group for approval all Concrete Mix Designs used for the project prior to delivery of the concrete to the project.

4. Project Contractor shall provide Pacific Engineering Group all concrete test results of concrete samples taken and performed by the Deputy Concrete Inspector for approval by Pacific Engineering Group.

City of Malibu
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

Structural Observation Report

This report includes all construction work thru _____ day of _____, 20____ Report No. _____ Page No. _____ of _____

Project Address:	Structural Observer:	Phone No.
31656 Sealevel Drive	RegK. Browne	(805) 278-9283
Owner:	Lic. or Registration No.:	Building Permit No.:
The Drew Family Trust	RCE 40552	

Observed Structural Elements and Their Connections				Location & Portions of Building	Date
☐ Foundation	☐ Wall	☐ Frames &Framing	☐ Floor & Roof	Concrete Seawall Repair-Underpinning	
☐ Footings, Slab, &Stem Walls	☐ Concrete	☐ Structural Steel, Moment Frame, Hardy Frame	☐ Concrete		
☐ Pre-stressed Concrete Slabs	☐ Masonry	☐ Steel Moment-Ord.	☐ Steel Deck		
☐ Caissons, Piles and Grade Beams	☐ Wood Shear Walls	☐ Steel Braced	☐ Wood		
☐ Hillside Buildings Special Foundation Anchors		☐ Concrete-Ductile			
☐ Anchor Bolts and Hold Downs		☐ Concrete-Non Ductile			
☐ Welded Connections		☐ Wood Framing & Seismic Connections			
		☐ Post/Beam Connections			

Observed Deficiencies: _____

Deficiencies continued on Reverse

I declare that the following statements are true to the best of my knowledge and belief.
1. I am the registered engineer or licensed architect who has responsible charge for the structural observation.
2. I, or another registered engineer or licensed architect who I have designated above is under my responsible charge, has performed the required site visits at each significant construction stage to verify if the structure is in general conformance with the approved plans and specifications.
3. All deficiencies which I have documented have been corrected unless otherwise indicated above.
4. I understand the final acceptance of the structural systems by the Building and Safety Division cannot occur without the correction of all observed deficiencies.
5. I am responsible for submission of the original of this report to the Building and Safety Division.
6. I have provided structural observation in accordance with the requirements of the City of Malibu Building and Safety Division.

Signed this 10TH (Day) of MAY (Month) 20 25 (Year) at MALIBU (City) CA

Wet signature of registered civil or structural engineer or licensed architect

REGISTERED PROFESSIONAL ENGINEER REG K. KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

Stamp required for Engineer or Architect

Cover Sheet

ENGINEERING GROUP 1990 PACIFIC

REGISTERED PROFESSIONAL ENGINEER REG K. KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project	Sheet
# 25133.DRE	S1
Date: MAY 16, 2025	4
Scale: NOTED	

ATTACHMENT 1

NOTES FOR REINFORCED CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST APPLICABLE EDITION OF ASTM STANDARDS.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM STD. C–150–04 FOR TYPE V PORTLAND CEMENT AND WATER CEMENT RATIO NOT GREATER THAN 0.40.
   CONCRETE TO HAVE 3% AIR–ENTRAINMENT.
3. REINFORCING STEEL SHALL CONFORM TO:
   A. ASTM STD. A615 GRADE 60 FOR DEFORMED BARS Fy=60,000 PSI
   B. ASTM STD. A185 FOR WELDED PLAIN WIRE FABRIC.
   C. ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED PER ASTM STD. A775.
4. CONCRETE AGGREGATE SHALL CONFORM TO ASTM STD. C–33
5. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR RETAINING WALL FOOTINGS AND SLABS–ON–GRADE SHALL BE F'c=5000 PSI AT 28 DAYS.
6. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR FOUNDATION PADS, GRADE BEAMS, COLUMNS, STURCTURAL SLABS, FOUNDATION PILES, AND WALLS SHALL BE F'c=5000 PSI AT 28 DAYS.
7. MAKING AND CURING CONCRETE TEST CYLINDERS IN THE FIELD SHALL CONFORM TO ASTM C31–69.
8. ALL CONCRETE WITH SPECIFIED ULTIMATE COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI, SHALL BE PLACED UNDER THE CONTINUOUS SUPERVISION OF A REGISTERED DEPUTY INSPECTOR, CERTIFIED BY THE CITY OF MALIBU DEPARTMENT OF BUILDING AND SAFETY.
9. WATER FOR MIXING CONCRETE SHALL BE TAKEN FROM A POTABLE SOURCE DISTRIBUTED FOR DOMESTIC PURPOSES, AND SHALL BE FREE FROM MATERIALS THAT MAY BE DELETERIOUS TO THE CONCRETE OR REINFORCING STEEL.
10. CONCRETE SHALL BE DEPOSITED IN ITS FINAL POSITION WITHIN 30 MINUTES AFTER DISCHARGE FROM ANY MIXER. CONCRETE SHALL NOT BE DROPPED FROM A HEIGHT MORE THAN 3'–0". THE CONCRETE SHALL BE COMPACTED DURING PLACEMENT WITH APPROVED VIBRATING EQUIPMENT.
11. ALL CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST BY WETTING FOR A MINIMUM PERIOD OF TEN DAYS AFTER PLACEMENT, OR BY SEALING THE SURFACE WITH NON–STAINING CURING COMPOUNDS WITH CURRENT ICBO APPROVAL. NO CURING COMPOUND SHALL BE USED ON SURFACES WHERE FUTURE BLENDING WITH CONCRETE OR PAINTING IS SPECIFIED OR REQUIRED.
12. NO TWO GRADES OF CONCRETE SHALL BE PLACED ON THE JOB SITE AT THE SAME TIME.
13. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM CLEARANCES SHALL APPLY:
    A. CONCRETE DEPOSITED AGAINST EARTH..... 4"
    B. CONCRETE SURFACES EXPOSED TO EARTH AFTER REMOVAL OF FORMS OR DIRECTLY TO THE WEATHER..... 4"
    C. CONCRETE SURFACES NOT EXPOSED TO EARTH OR DIRECTLY TO WEATHER:
       1. BEAMS AND COLUMNS..... 4"
       2. SLABS AND WALLS .....2"
14. REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES AGAINST DISPLACEMENT WITHIN THE TOLERANCES PERMITTED.
15. ALL READY–MIXED CONCRETE SHALL CONFORM TO ASTM STD. C–94. IF CONCRETE USED IS OTHER THAN READY MIXED, THE CONCRETE QUALITY SHALL CONFORM TO ACI 318–89, CHAPTER FOUR (4).
16. ALL REINFORCEMENT SHALL BE POSITIONED IN THE CONCRETE PER THE DIMENSIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING TOLERANCES:
    A. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS 24" OR LESS..... 1/2"
    B. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS GREATER THAN 24"..... 1/4"
17. SPLICES IN REINFORCEMENT SHALL OCCUR ONLY WHERE SHOWN ON PLANS.
18. ALL BARS SHALL BE BENT COLD. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
19. METAL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL, AND OTHER COATINGS THAT WILL REDUCE BOND.
20. ALL SHORING OF OF HORIZONTAL CONCRETE WORK SHALL BE DESIGNED BY A LICENSED ENGINEER.
21. SEQUENCE OF CONCRETING AND LOCATION OF CONSTRUCTION JOINTS OTHER THAN SPECIFIED SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
22. PATENTED NON–SHRINK GROUT WITH CURRENT ICBO APPROVAL SHALL BE USED FOR GROUTING. GROUT SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
23. FOR LOCATION AND SIZE OF ANCHOR BOLTS, HOLDOWNS, AND INSERTS IN CONCRETE, SEE STRUCTURAL FRAMING PLANS ALSO.
24. ADMIXTURES SHALL NOT BE USED EXCEPT AS SPECIFICALLY APPROVED BY ENGINEER.
25. EACH PLACEMENT OF CONCRETE IN MULTIPLE LIFT WORK SHALL BE ALLOWED TO SET FOR AT LEAST 24 HOURS AFTER FINAL SET OF CONCRETE AND BEFORE THE START OF A SUBSEQUENT PLACEMENT.
26. VERTICAL JOINTS IN WALLS SHALL BE KEPT TO A MINIMUM, AND ALL LOCATIONS SHALL BE APPROVED BY THE ENGINEER. VERTICAL JOINTS SHALL BE FORMED AGAINST A STOP BOARD WITH A 2x4 KEY. CONSTRUCTION JOINTS SHALL BE EITHER VERTICAL OR HORIZONTAL. BEFORE THE CONCRETING IS RESUMED, THE SURFACE OF THE CONCRETE SHALL BE CLEANED, ROUGHENED AND TREATED WITH NEAT CEMENT SLURRY.
27. FRESH CONCRETE SHALL BE PROTECTED FOR 72 HOURS FROM THE ELEMENTS AND DEFACEMENT DUE TO CONSTRUCTION OPERATIONS.
28. HONEY–COMBED SURFACES AND ROUGH PATCHES SHALL BE MADE GOOD IMMEDIATELY AFTER REMOVAL OF FORM WORK. CONCRETE ABOVE GRADE SHALL BE PLACED IN A MANNER AS TO NOT CREATE HONEY–COMBED SURFACES OR ROUGH PATCHES. SE ARCHITECTURAL PLANS FOR ARCHITECTURAL REQUIRE–MENTS FOR ALL VSABLE ABOVE GRADE CONCRETE.
29. THE SURFACE OF SOILS AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE MOISTENED THOROUGHLY JUST PRIOR TO CONCRETE INSTALLATION.
30. ALL EXCAVATIONS FOR THE FOUNDATIONS SHALL BE COMPLETELY CLEANED OF DELETERIOUS MATERIALS AND DEWATERED. CONCRETE SHALL NOT BE PLACED INTO STANDING WATER WHERE EXCAVATIONS CAN NOT BE COMPLETELY DEWATERED, CONTACT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
31. CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL CONFORM TO REQUIREMENTS OF THE UNIFORM BUILDING CODE (LATEST EDITION), VOLUME 2, SEC. 1906.3. NO CONDUITS, PIPES, ETC. SHALL BE PLACED IN SLABS, BEAMS, COLUMNS, OR FOOTINGS WITHOUT DIRECT WRITTEN PERMISSION OF THE ENGINEER NO CONDUITS, PIPES, ETC. SHALL REDUCE THE THICKNESS OF THE CONCRETE SLAB, BEAM OR FOOTING. ALL CONDUITS SHALL BE BELOW SLAB POURS.
32. SPLICES IN ADJACENT BARS BE STAGGERED AND THE LOCATION OF ALL SPLICES, EXCEPT THOSE SPECIFIED ON THE DRAWINGS, SHALL BE APPROVED BY THE ENGINEER.
33. ALL OVER–EXCAVATIONS FOR THE FOUNDATIONS SHALL BE MADE GOOD WITH LEAN CONCRETE (3 SACK MIX). NO BACKFILLING SHALL BE ALLOWED.
34. MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL NOT BE LARGER THAN:
    A. ONE–FIFTH THE NARROWEST DIMENSION BETWEEN THE SIDES OF THE FORM.
    B. ONE–THIRD THE DEPTH OF THE SLABS.
    C. ONE AND ONE–HALF INCH.
35. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT FOR AT LEAST 7 DAYS AFTER PLACEMENT.

NOTES FOR STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FOR STRUCTURAL STEEL FOR BUILDINGS. (LATEST EDITION AND SUPPLEMENTS.)
2. MATERIAL SPECIFICATION:
   A) ALL STRUCTURAL STEEL SHAPES, PLATES AND MISCELLANEOUS STRAPS AND CLIPS SHALL CONFORM TO ASTM STD. A–992.
      ALL STRUCTURAL STEEL SHAPES, PLATES, WASHERS, AND STRAPS SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND BE HOT DIPPED GALVANIZED.
   B) ALL BOLTS SHALL CONFORM TO ASTM STD. A–307, UNLESS OTHERWISE NOTED ON PLANS. ALL BOLTS TO BE HOT DIPPED GALVANIZED.
   C) ALL PIPE COLUMNS SHALL CONFORM TO ASTM STD. A–53 GRADE B.
   D) ELECTRODES FOR WE LDING SHALL BE E70 CONFORMING TO ASTM STD. A–233.
   E) ALL STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM STD. A500, GRADE B, FY=46,000 PSI, UNLESS NOTED OTHERWISE.
   F) ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND MUST BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE DONE IN THE SHOP OF A FABRICATOR CERTIFIED BY THE GOVERNING BUILDING AUTHORITY. ALL FIELD WELDING SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED DEPUTY INSPECTOR CERTIFIED BY THE GOVERNING BUILDING AUTHORITY. ALL EXPOSED WELDS ON EXPOSED STEEL SHALL BE GROUND SMOOTH AND CONTINUOUS IN CROSS–SECTIONS. ALL FIELD WELDING SHALL BE ULTRASOUNDED.
4. PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONSULTING ENGINEER FOR REVIEW AND APPROVAL. FABRICATION DRAWINGS SHALL BE REVIEWED FOR GENERAL DESIGN CONSIDERATIONS ONLY. THE FABRICATOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH THE CONTRACTOR.
5. ANY REVISIONS TO THE STRUCTURAL DETAILS OR MATERIALS SHALL BE ADAQUATELY NOTED BY THE FABRICATOR ON DRAWINGS AND APPROVED IN WRITING BY THE PROJECT ENGINEER. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OR ARCHITECT DOES NOT RELIEVE THE STEEL FABRICATER OF THE RESPONSIBILITY OF WRITTEN AND SIGNED APPROVALS FOR DEVIATIONS MADE FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
6. STANDARD SIZE BOLT HOLES SHALL BE PROVIDED FOR MEMBER TO MEMBER CONNECTIONS, UNLESS OTHERWISE NOTED. IF THE THICKNESS OF THE MATERIAL IS NOT GREATER THAN THE NOMINAL DIAMETER OF THE BOLT PLUS 1/8", THE HOLE MAY BE PUNCHED.
7. SIDE OR END FILLET WELDS TERMINATING AT THE ENDS OR SIDES RESPECTIVELY OF PARTS OR MEMBERS SHALL, WHENEVER PRACTICABLE, BE RETURNED CONTINUOUSLY AROUND CORNERS FOR A DISTANCE NOT LESS THAN TWO TIMES THE NOMINAL SIZE OF THE WELD.
8. ALL WELDS ALONG EDGES OF MATERIAL LESS THAN 1/4" THICK SHALL NOT BE GREATER THAN THE THICKNESS OF MATERIAL.
9. HARDENED WASHERS SHALL BE INSTALLED OVER OVERSIZED HOLES IN AN OUTER PLY, IF OVERSIZED HOLES ARE SPECIFIED ON PLANS IN FRICTION TYPE CONNECTIONS.
10. ASTM A325 OR A490 HIGH STRENGTH–BOLTED CONSTRUCTION WHERE USED SHALL CONFORM TO THE FOLLOWING:
    A) THE SURFACES OF PARTS IN CONTACT WITH THE BOLT HEAD AND NUT SHALL NOT HAVE A SLOPE OF MORE THAN 1:20. IF SLOPE IS GREATER THAN 1:20, A BEVELED WASHER SHALL BE USED.
    B) THE SURFACE SHALL BE FREE OF DIRT, LOOSE SCALE, BURNS AND OTHER DEFECTS.
    C) IN ADDITION TO (B) ABOVE, CONTACT SURFACES WITHIN FRICTION TYPE CONNECTIONS SHALL BE FREE OF OIL, PAINT, LACQUER, OR OTHER COATINGS.
    D) BOLTS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN TABLE J3.7, AISC 9TH EDITION. THE TIGHTENING SHALL BE DONE BY THE TURN OF THE NUT METHOD, DIRECT TENSION INDICATOR OR PROPERLY CALIBRATED WRENCHES. THE BOLTS TIGHTENED BY MEANS OF CALIBRATED WRENCH SHALL BE INSTALLED WITH A HARDENED WASHER UNDER THE NUT OR BOLT HEAD, WHICHEVER IS THE ELEMENT TURNED IN TIGHTENING.
    E) THE CONTINUOUS SPECIAL INSPECTION IS NOT REQUIRED DURING THE ENTIRE INSTALLATION AND TIGHTENING OPERATION, PROVIDED THE SURFACES AND BOLT TYPE ARE INSPECTED PRIOR TO THE START OF THE BOLTING AND THREADS ARE NOT REQUIRED TO BE EXCLUDED FROM THE SHEAR PLANE. HOWEVER, UPON COMPLETION OF ALL BOLTING, 10% OF THE BOLTS FOR EACH TYPE OF CONNECTION SHALL BE VERIFIED FOR MINIMUM SPECIFIED BOLT TENSION.
11. ALL STEEL WORK CONCEALED BY INTERIOR BUILDING FINISH OR IN CONTACT WITH CONCRETE SHALL BE GIVEN ONE SHOP COAT OF RED OXIDE PRIMER, UNLESS NOTED OTHERWISE ON THE PLANS.
12. THE TEMPORARY BRACING SHALL BE PROVIDED DURING THE ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE OR STANDARD OF PRACTICE. IT IS THE RESPONSIBILITY OF THE STELL FABRICATOR TO ENGINEER AND PROVIDE ALL NECESSARY SHORING AND BRACING DURING STEEL ERECTION.
13. THE LOCAL APPLICATION OF HEAT OR MECHANICAL MEANS MAY BE USED TO INTRODUCE OR CORRECT CAMBER, CURVATURE AND STRAIGHTNESS. THE TEMPERATURE OF HEATED AREAS SHALL NOT EXCEED 1200º FAHRENHEIT.
14. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL TUBES, BEAMS, COLUMNS, AND PLATES SHALL BE HOT DIPPED GALVANIZED AND PAINTED PER ARCHITECTURAL SPECIFICATIONS. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR GALVANIZED MATERIAL. CONTRACTOR TO VERIFY PAINT SPECIFICTIONS FOR SAND BLAST PRIOR TO PAINT. PRIMER NOT REQUIRED.
15. IN ADDITION TO DEPUTY INSPECTION OF ALL FIELD WELDING, ALL STEEL CONNECTIONS TO BE INSPECTED AND APPROVED BY THE ENGINEER OR DULY APPOINTED ENGINEER FROM PACIFIC ENGINEERING GROUP.
16. ANY CONFLICTS BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
17. ANY CONSTRUCTION DEVIATIONS FROM THE APPROVED PLANS WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER ARE NOT PERMITTED. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION DEVIATIONS FROM THE PLANS THAT ARE NOT APPROVED IN WRITING BY THE ENGINEER AND ARCHITECT.

NOTES FOR ROCK FILTER MATERIAL

1. ALL ELEVATIONS OF THE ROCK AND EXCAVATIONS SHALL BE VERIFIED IN THE FIELD BY AN INSPECTOR FROM PACIFIC ENGINEERING GROUP OR A REGISTERED CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING.
2. IF HOLES ARE DUG ON THE BEACH OVER FOUR (4) FEET DEEP, A PERSON SHALL NOT BE PLACED IN THE HOLES FOR ANY REASON. SHORING OF ALL EXCAVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND MEASURES DURING THE COURSE OF CONSTRUCTION.
3. ROCK USED TO COMPLETE THE PROJECT SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWNG CRITERIA AND THE RESULTS OF THE TESTS SHALL BE CERTIFIED TO BY A REGISTERED ENGINEERING GEOLOGIST OR BY A CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING. THE ROCK SHALL BE TESTED BY THE FOLLOWNG TESTS AS DESCRIBED IN REPORTS BY THE AMERICAN SOCIETY FOR TESTING MATERIALS D4992–07, C127–12, AND C535–09:
   A. THE BULK SPECIFIC GRAVITY SHALL BE COMPUTED.
   B. THE APPARENT SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.48
   C. THE BULK SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.46
   D. THE ABRASION LOSS BY USE OF THE LOS ANGELES MACHINE SHALL NOT EXCEED A MAX. OF 40%
4. THE ROCK PLACEMENT SHALL BE OBSERVED BY PACIFIC ENGINEERING GROUP OR A LICENSED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING.
5. FILTER ROCK SPECIFICATIONS
   THE FILTER ROCK SHALL HAVE THE FOLLOWING GRADATION:

ROCK SIZE	% PASSING BY WEIGHT
6"	100%
4"	40%–60%
1–1/2"	25%–50%
3/4"	0%–10%

6. ALL ROCK SHALL BE STONE THAT IS CLEAN, HARD, ANGULAR, SOUND, AND DURABLE IN SEAWATER. IT SHALL BE UNIFORM IN QUALITY, FREE OF SOFT, FRIABLE, THIN, ELONGATED, OR LAMINATED PIECES, IT SHALL BE OF SUCH CHARACTER THAT IT CAN BE HANDLED AND PLACED WITHOUT DISINTEGRATION.
7. ALL ROCK ELEVATIONS SHALL BE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ELEVATION BENCHMARK REFERENCED TO THE NAVD88 DATUM AS CLOSE TO THE CONSTRUCTION AREA AS POSSIBLE FOR VERIFYING ROCK PLACEMENT ELEVATIONS. THE ELEVATION BENCHMARK MUST BE ESTABLISHED BY A LAND SURVEYOR WITH A CURRENT CALIFORNIA LAND SURVEYORS LICENSE.
8. PLACEMENT OF THE ROCK SHALL BE INSPECTED BY PACIFIC ENGINEERING GROUP OR BY A REGISTERED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING. CONTRACTOR SHALL NOTIFY PACIFIC ENGINEERING GROUP A MINIMUM OF 2 WORKING DAYS PRIOR TO THE REQUIRED INSPECTIONS AND THAT THE CONTRACTOR SHALL NOTIFY OWNER THAT SUCH INSPECTIONS ARE TO TAKE PLACE.

NOTES FOR WOOD FRAMING

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH PER PS 20–99, GRADED PER GRADING RULE 16, W.C.L.I.B. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM GRADES SHALL APPLY:

CATEGORY	GRADE
2x4 STUDS & PLATES	#2
2x6 STUDS & PLATES	#2
2x JOISTS & RAFTERS	#2
4x BEAMS, JOISTS	#1
6x AND LARGER BEAMS, WHALERS	#1
BRACES & POSTS	
3X AND 4X VERTICAL SHEATHING	SELECT STRUCTURAL

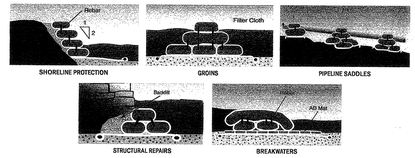
   ALL TIMBER SHALL BE PRESSURE TREATED WITH ACZA 2.50 PCF RETENTION CONFORMING TO AMERICAN WOOD PRESERVERS' ASSOCIATION AWPA USE CATAGORY UC5B FOR SEVERE SALTWATER EXPOSURE.

   ALL CUT–OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4–06.
2. UNLESS OTHERWISE NOTED, ALL ROUND TIMBER PILES WHERE SPECIFIED SHALL CONFORM TO ASTM STANDARD D25–99 FOR PACIFIC COAST DOUGLAS FIR. ALL TIMBER PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA USE CATAGORY UC5B FOR EXTREME SALT WATER EXPOSURE WITH ONE OF THE FOLLOWING PRESERVATIVES:
   A. CREOSOTE.....25.0 PCF RETENTION
   B. ACZA.....2.5 PCF RETENTION

   ALL CUT–OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4–06.
3. UNLESS OTHERWISE NOTED, ALL SIMPSON STRONG–TIE HARDWARE SHALL BE HOT DIPPED GALVANIZED OR TYPE 316L STAINLESS STEEL AND EPOXY PAINTED PRIOR TO INSTALLATION.
4. UNLESS NOTED OTHERWISE ON THE DETAIL PLANS, ALL BOLTS SHALL HAVE A MINIMUM DIAMETER OF 3/4" AND BE HOT DIPPED GALVANIZED. BOLT HEADS AND NUTS SHALL BE PROVIDED WITH HOT DIPPED GALVANIZED MALLEABLE WASHERS UNLESS NOTED OTHERWISE
5. ALL ROOF RAFTERS AND FLOOR JOISTS SHALL BE BLOCKED AT SUPPORTS AND MAXIMUM 8' INTERVALS.
6. UNLESS OTHERWISE NOTED ON THE PLANS, FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS.
7. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED PER AWPA USE CATAGORY UC5B.
8. ALL POSTS ARE 4x4 DOUGLAS FIR #1, UNLESS OTHERWISE NOTED.
9. ALL JOISTS SHALL HAVE MINIMUM BEARING OF 3–1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY.
10. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF THE WOOD MEMBERS SHALL BE PROVIDED WITH MALLEABLE WASHERS THAT ARE HOT DIPPED GALVANIZED.

Fabriform® Concrete Bags Specifications

DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as scoured bridge piers, dam spillways, bulk-heads, dikes, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves *as both a filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves.* Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented *perpendicular* to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE
PHYSICAL			
Composition			NYLON
Weight	ASTM D-5261	oz/yd (g/m)	8 (270)
Thickness	ASTM D-5199	mils (mm)	30 (0.76)
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP 600 (2,670) FILL 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP 25 FILL 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP 400 (70) FILL 400 (70)
Elongation At Break	ASTM D-4595	%	WARP 15 FILL 15
Trapezoidal Tear Strength	ASTM D-4533	lbf (N)	WARP 200 (890) FILL 200 (890)
CBR Puncture Strength Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

D. Fine Aggregate Concrete (Grout)

Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested according to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

III. INSTALLATION

A. Fabric Storage

Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

B. Site Preparation

The surface to be protected shall be constructed to the line and dimensions as shown on the contract drawings. The area shall be free of all obstruction and organic material, such as roots and sharp rocks.

C. Concrete Bag Placement and Injection

The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

Fine aggregate concrete (grout) shall be injected between the upper and lower layers of fabric through special self-sealing inlet valves provided by the manufacturer in the upper layer of fabric. The injection pipe shall be held tightly at the point of injection. The sequence of grout injection shall be such as to insure complete filling of the concrete bag to the thickness required while minimizing excess grout loss.

Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

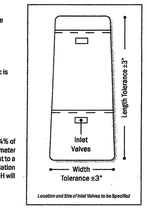
A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.

B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.

C. Specify location of inlet valves and outside diameter of injection hose to be used.

D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).



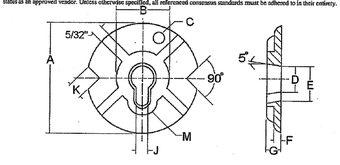
V. EFFECTIVE pH OF SURROUNDING WATER

Laboratory tests have demonstrated that cement lost through fabric will average about a ½% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water – typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.

MALLEABLE WASHERS (HOT DIPPED GALVANIZED)

Round Malleable Washer, Plain Finish

The information below lists the required dimensional, chemical and physical characteristics of the fasteners in this purchase order. If the order received does not meet these requirements, it may result in a supplier corrective action request, which could jeopardize your status as an approved vendor. Unless otherwise specified, all referenced consensus standards must be adhered to in their entirety.



Size	A	B	C	D	E	F	G	J	K	M
	OD	Shoulder Dia.	Hole Dia.	I.D.	Slot Length	Flange Thickness	Washer Thickness	Slot Width	Notch Width	Radius
	Min/Max	+/- 0.031	+/- 0.031	Min/Max	+/- 0.031		Min / Max	Min	+/- 0.031	
3/8	2.500 / 2.562	1.250	.250	0.437 / 0.500	.562	0.125	.250/.260	.250	.250	.250
1/2	2.500 / 2.562	1.250	.250	0.562 / 0.625	.594	0.125	.230/.250	.281	.250	.250
5/8	2.625 / 2.750	1.375	.250.	0.689 / 0.750	.750	0.156	.310/.335	.281	.312	.250
3/4	2.937 / 3.000	1.500	.060	0.813 / 0.875	.875	0.156	.400/.430	.344	.312	.312
7/8	3.500 / 3.625	1.750	.060	0.937 / 0.969	1.000	0.172	.490/.520	.344	.375	.312
1	3.750 / 4.000	1.750	.060	1.125 / 1.190	1.125	0.190	.510/.530	.344	.375	.312
1-1/8	4.500 / 4.750	2.500	.3125	1.190 / 1.250	1.250	0.190	.510/.580	.344	.375	.312
1-1/4	5.000 / 5.250	2.750	.3125	1.312 / 1.375	1.375	0.190	.575/.725	.406	.437	.375

SEAWALL STRUCTURAL SPECIFICATIONS

ENGINEERING GROUP 1990 PACIFIC

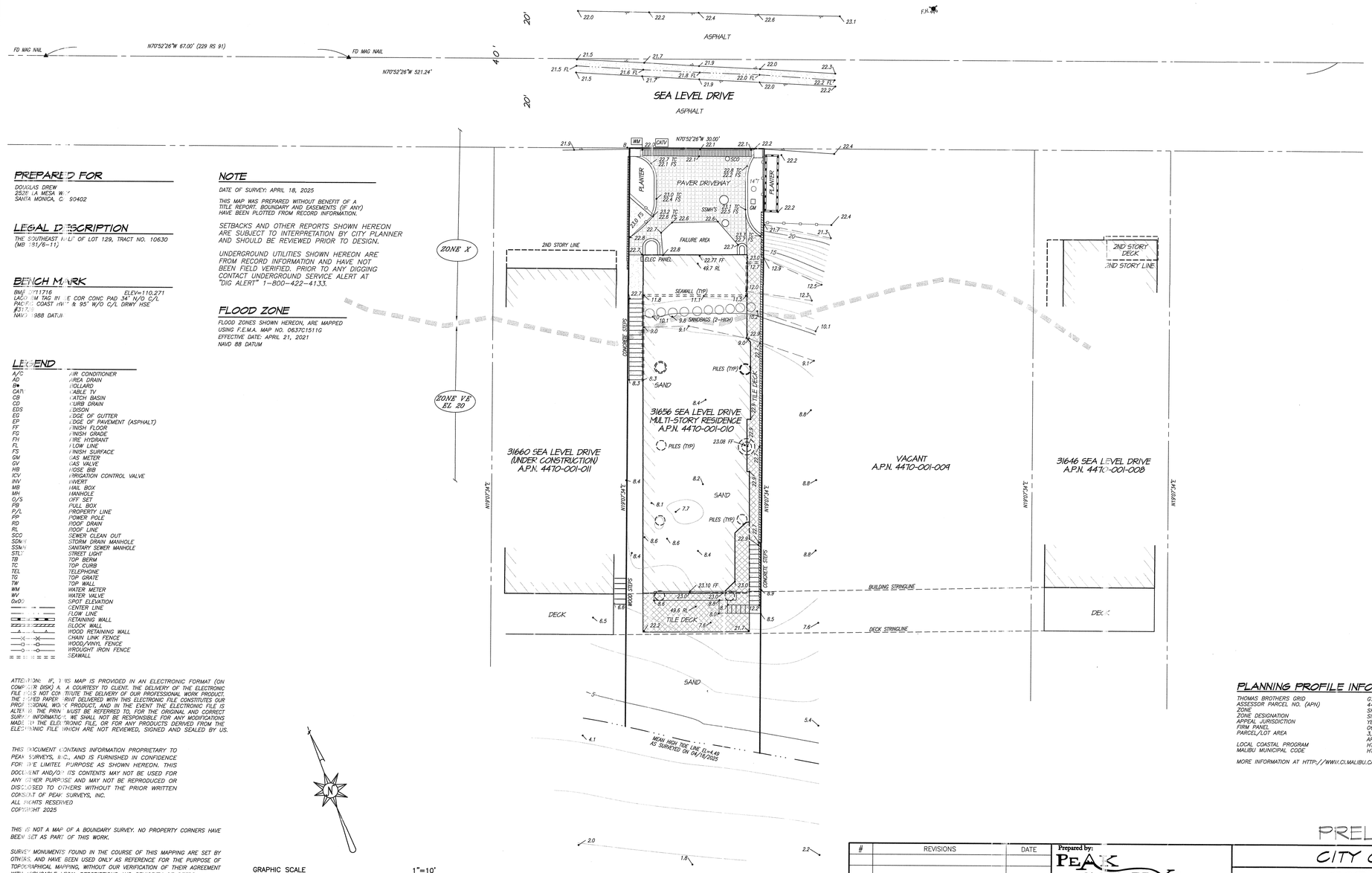
REGISTERED PROFESSIONAL ENGINEER — REG. C040552 — Exp. 3/31/27 — CIVIL — STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD. #254
WESTLAKE VILLAGE, CA 91362
PHONE: 805–278–9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project # 25133.DRE
Date MAY 16, 2025
Scale
Sheet S2 / 4



PREPARED FOR

DOUGLAS DREW
2528 E LA MESA W
SANTA MONICA, C 90402

LEGAL DESCRIPTION

THE SOUTHEAST HALF OF LOT 129, TRACT NO. 10630 (MB 151/6-11)

BENCH MARK

BM# 011716 ELEV=110.271
LACO DPW TAG IN E COR CONC PAD 34' N/O C/L PACIFIC COAST HWY & 95' W/O C/L DRWY #31755
NAVD 1988 DATUM

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B◆	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RD	ROOF DRAIN
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD/VINYL FENCE
	WROUGHT IRON FENCE
	SEAWALL

NOTE

DATE OF SURVEY: APRIL 18, 2025

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UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 06037C1511G
EFFECTIVE DATE: APRIL 21, 2021
NAVD 88 DATUM

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GRAPHIC SCALE 1"=10'
0 10 20 30 40

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	G7-626
ASSESSOR PARCEL NO. (APN)	4470-001-010
ZONE	SFM
ZONE DESIGNATION	SINGLE FAMILY MEDIUM-4du/acre
APPEAL JURISDICTION	YES
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	3,988 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

#	REVISIONS	DATE

PRELIMINARY

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www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
31656 SEA LEVEL DRIVE

DRAWN BY / DATE: CG APRIL 2026
CHECKED BY / DATE:
SHEET 1 OF 1

G:\projects\25-6822\25-6822.dwg 04/24/2025

Site Plan Survey

ENGINEERING GROUP 1990 PACIFIC

REGISTERED PROFESSIONAL ENGINEER
KENNETH BROWNE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date

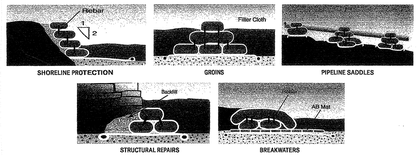
PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project	#25132,DOE
Date	MAY 16, 2026
Scale	1" = 10'
Sheet	S3 / 4

Fabriform® Concrete Bags Specifications

DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as scoured bridge piers, dam spillways, bulk-heads, dikes, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves as both a *filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves.* Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented *perpendicular* to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE
PHYSICAL			
Composition			NYLON
Weight	ASTM D-5261	oz/yd (g/m)	8 (270)
Thickness	ASTM D-5199	mils (mm)	30 (0.76)
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP 600 (2,670) FILL 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP 25 FILL 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP 400 (70) FILL 400 (70)
Elongation At Break	ASTM D-4595	%	WARP 15 FILL 15
Trapezoidal Tear Strength	ASTM D-4533	lbf (N)	WARP 200 (890) FILL 200 (890)
CBR Puncture Strength Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

D. Fine Aggregate Concrete (Grout)

Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested according to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

III. INSTALLATION

A. Fabric Storage

Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

B. Site Preparation

The surface to be protected shall be constructed to the line and dimensions as shown on the contract drawings. The area shall be free of all obstruction and organic material, such as roots and sharp rocks.

C. Concrete Bag Placement and Injection

The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

Fine aggregate concrete (grout) shall be injected between the upper and lower layers of fabric through special self-sealing inlet valves provided by the manufacturer in the upper layer of fabric. The injection pipe shall be held tightly at the point of injection. The sequence of grout injection shall be such as to insure complete filling of the concrete bag to the thickness required while minimizing excess grout loss.

Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

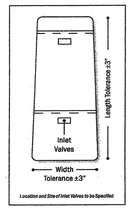
A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.

B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.

C. Specify location of inlet valves and outside diameter of injection hose to be used.

D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

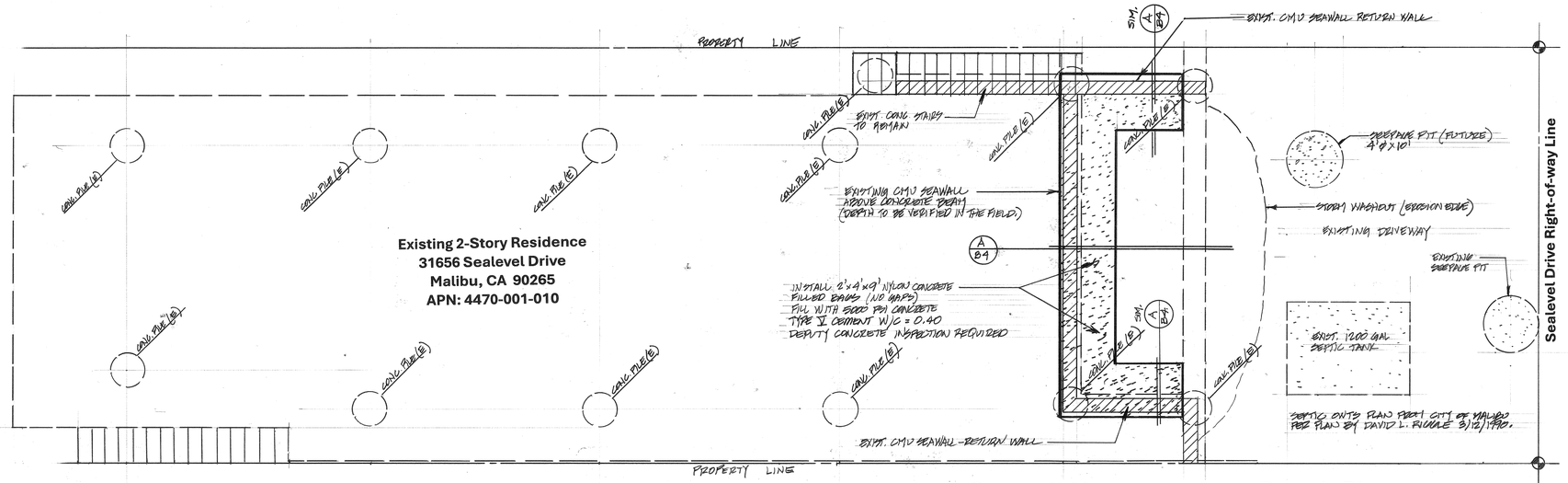
E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 8,000 square feet of bag area (0.2m³/100m²).



Location and Size of Inlet Valves to be Specified

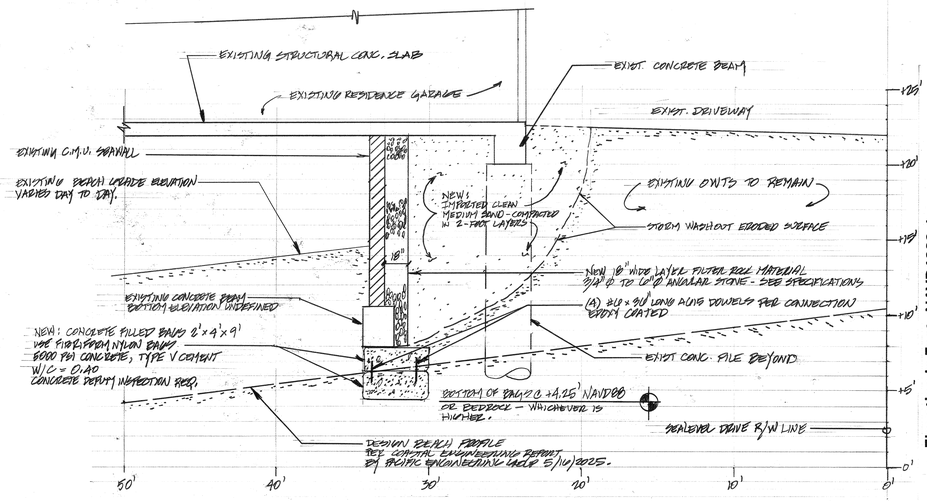
V. EFFECTIVE pH OF SURROUNDING WATER

Laboratory tests have demonstrated that cement lost through fabric will average about a ¼% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water – typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.



Seawall Underpinning – Repair Plan

Scale: ¼" = 1'-0"



Distance in feet from Sealevel Drive R/W Line

Elevation in Feet NAVD1988 datum

Seawall Underpinning - Section A

Scale: ¼" = 1'-0"

Repair Plan / Details

PACIFIC ENGINEERING GROUP 1990

REGISTERED PROFESSIONAL ENGINEER KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD. #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DRE	Sheet S4 / 4
Date MAY 16, 2025	
Scale NOTED	

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 Biologist

FROM: City of Malibu Planning Department **DATE:** 06/04/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PLANNER: To Be Assigned

PROJECT DESCRIPTION: Emergency Seawall Repair

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **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.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **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).**

Courtney McCammon 6/17/25

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (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) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Charles Santos, Santos Planning Inc charles@santosplanning.com	
Project Address:	**31656 SEA LEVEL DR** Malibu, CA 90265	
Planning Case No.:	ECDP 25-011	
Project Description:	Emergency Seawall Repair	
Date of Review:	June 17, 2025	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	6/4/25
Site Survey:	6/4/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

RECOMMENDATIONS:

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

   A. Absolutely no staging or storing of materials is permitted on the beach/shoreline at any time.

   B. Upon application of a Coastal Development Permit (CDP) application, please provide the following:

   - Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five 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 two business days of completion of surveys.
   - If any landscaping is proposed, please turn in a landscape documentation package.

-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

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 06/04/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Emergency Seawall Repair

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ None, bill against planning fees.

____ **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 [signature] DATE 9-20-2025

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.

REF: Pacific Engineering Group Repair Plans dated 5-26-2025 (4 sheets), Pacific Engineering Group Emergency letter dated May 30, 2025, Coastal Engineering report dated May 16, 2025.

B1 **Building Plan Check: Submit B&S approved plans stamped by Coastal Engineer. Add the following notes to the plans: Once repair complete, temporary sandbags shall be removed from the beach; Submit as-built plans upon completion of work. Owners must submit and record a Maintenance of Shoreline Protection Device Agreement.**

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 06/04/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Emergency Seawall Repair

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). 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.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $_____

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. 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)**

Matthew Fleming 7/9/2025

Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos charles@santosplanning.com		
Project Address:	**31656 Sea Level Drive** Malibu, California 90265		
Planning Case No.:	ECDP 25-011		
Project Description:	Emergency Seawall Repair		
Date of Review:	July 9, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Pacific Engineering Group: Plans dated 5-16-2025
Fixture Worksheet:	n/a
Operating Permit:	Active: Expires **10-12-2025**
Miscellaneous:	Los Angeles County Health approval for a NSFR and OWTS dated 3-20-1990
Previous Approval:	
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). 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 LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
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 for Building Plan Check Approval:

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

2) **OWTS on Project Plans:** The final project plans must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future dispersal area(s), and all lines of connection to the residence.

   The following notes shall be included in the project plans:

   a. "*All OWTS components must be delineated in the field and protected at all times during and after construction of the sea wall repair*."

   b. "*A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted by the OWTS Registered Practitioner Inspector to the Building Inspector and Environmental Health office.*"

   c. "*Backfill shall consist of an approved material that will provide adequate lateral and vertical support for the OWTS components*."

3) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the OWTS meeting the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

-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

31656 SEA LEVEL DRIVE (ECDP 25-011)
MALIBU, CA 90265

S.F.D.:	4 Bedroom (E)
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 10' BI w/2' Cap (E)
FUTURE:	100%
PERC RATE:	Sand

NOTES:

1. This conformance review is for a seawall repair only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

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

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

4. *A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted to the City of Malibu Building Inspector and Environmental Health office prior to the Building Permits being finaled by the City of Malibu Building Inspector.*

Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

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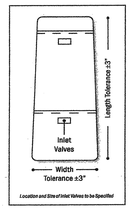
C. Specify location of inlet valves and outside diameter of injection hose to be used.

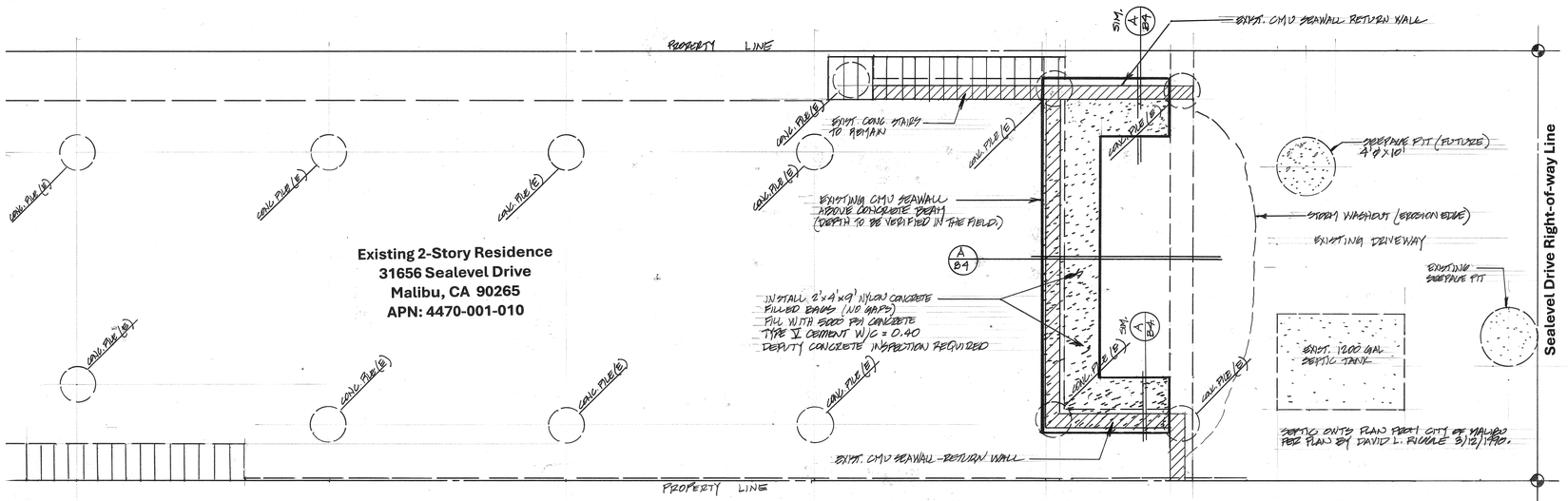
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E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).

V. EFFECTIVE pH OF SURROUNDING WATER

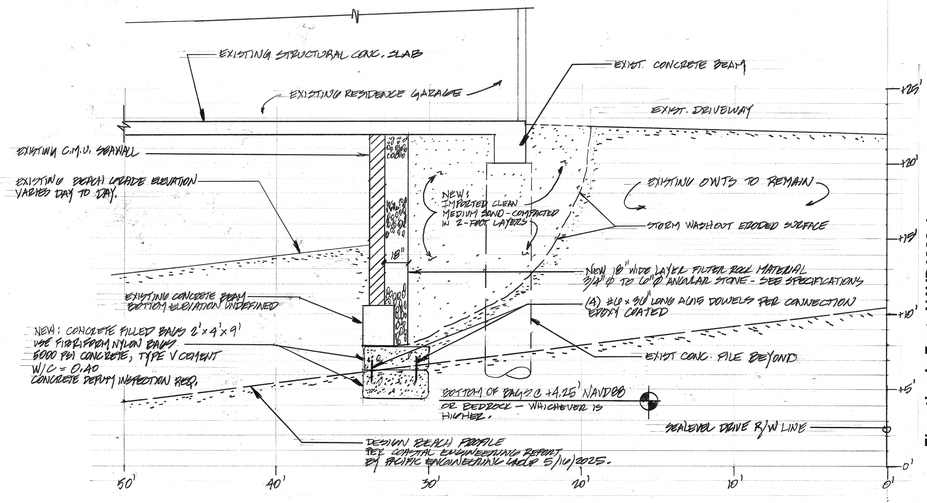
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Seawall Underpinning – Repair Plan

Scale: ¼" = 1'-0"



Distance in feet from Sealevel Drive R/W Line

Seawall Underpinning - Section A

Scale: ¼" = 1'-0"

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 7/9/2025

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

Repair Plan / Details

PACIFIC ENGINEERING GROUP 1990

REGISTERED PROFESSIONAL ENGINEER KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133. DRE	Sheet S4
Date MAY 16, 2025	4
Scale NOTED	

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 website: www.malibucity.org

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **DATE:** 06/04/2025

PROJECT NUMBER:	ECDP 25-011
JOB ADDRESS:	31656 SEA LEVEL DR
APPLICANT / CONTACT:	Charles Santos, Santos Planning Inc
APPLICANT EMAIL:	charles@santosplanning.com
PROJECT DESCRIPTION:	Emergency Seawall Repair

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

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

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ None, bill against planning fees.

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

SIGNATURE  DATE 8-12-2025

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

REF: Pacific Engineering Group Repair Plans dated 5-26-2025 (4 sheets), Pacific Engineering Group Emergency letter dated May 30, 2025.

Project is approved based on: (1) Nature of emergency (OWTS threatened), (2) underpinning for wall only to prevent loss of sand due to depth of scour, no new foundations or seaward expansion of wall and (3) minimum work required to prevent loss of backfill and OWTS tank.

Building Plan Check: Submit B&S approved plans stamped by Coastal Engineer. Add the following notes to the plans: Once repair complete, temporary sandbags shall be removed from the beach; Submit as-built plans upon completion of work.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 06/03/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Emergency Seawall Repair

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X **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.**

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $_____

SIGNATURE

06/10/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: June 10, 2025

Re: Proposed Conditions of Approval for 31656 Sea Level Dr, ECDP 25-011

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

Recycled Paper

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.

PACIFIC ENGINEERING GROUP
Consulting Engineers

3625 E. Thousand Oaks Blvd.
Suite 254
Westlake Village, CA 91362
Phone: 805.278.9283

May 30, 2025

The Drew Family Trust
Doug and Rebecca Drew Trustees
C/O Charles Santos
5707 Corsa Ave. Suite #202
Westlake Village, CA 91362

Subject: **Emergency Coastal Development Permit (ECDP) Letter**
31656 Sealevel Drive
Malibu, CA 90265
APN: 4470-001-010

PEG Project: #25133.DRE

Dear Mr. Santos:

This letter is written to advise the City of Malibu that, based on my observations and my experience, an emergency condition has developed at 31656 Sealevel Drive, Malibu, CA. Due to storm wave uprush and beach erosion, the existing CMU seawall at the subject property has been undermined with the loss of sand from between the existing seawall and the existing OWTS. The erosion extends to only a few feet seaward of the existing OWTS. The existing OWTS is now in immediate danger of being damaged or destroyed from wave uprush erosion. Temporary sandbags were placed at the seaward side toe of the seawall as a temporary measure to slow the erosion of the backfill fronting the existing OWTS. Pacific Engineering Group confirms that this is an emergency that will require an Emergency Coastal Development Permit (ECDP) from the City of Malibu to repair the existing undermined seawall and protect the existing OWTS from erosion. This condition has also been observed at the subject property by the City Coastal Engineering Reviewer Lauren Doyle and she agrees that an emergency condition exists.

Please call Pacific Engineering Group at (805) 278-9283 should you have any further questions.

Respectfully submitted,

Pacific Engineering Group

Reg K. Browne PE
President/Principal Engineer
RCE 40552

REGISTERED PROFESSIONAL ENGINEER
REG KENNETH BROWNE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

ATTACHMENT 3

AFFIDAVIT OF POSTING

I, Charles Santos, hereby certify that on (*date*) 7/9/25, the Notice of a Pending Coastal Development Permit on was posted at:

(*property address*) 31656 Sea Level Drive.



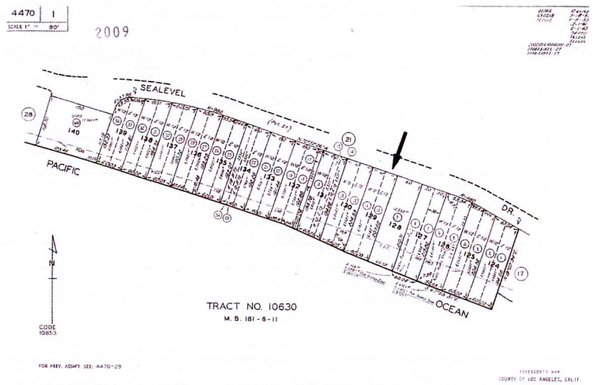
Application number: ECDP 25-011

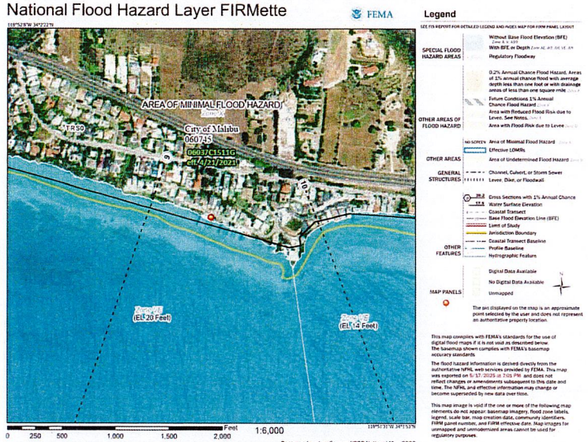
Photo taken by: Charles Santos (Name) on: 7/9/25 (Date)

Charles Santos (Print Name)

(Signature)







CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
APPROVED
SIGNATURE: _____ DATE: 9/11/2025
THE APPROVAL OF THIS PLAN & SPECIFICATION SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES

Concrete Seawall Repair Plan
Emergency Underpinning

PRE-SITE BUILDING SAFETY INSPECTOR MEETING REQUIRED PRIOR TO THE START OF WORK

PERMIT ISSUED
PERMIT NO.: 25-1813
DATE: 10/14/2025
INITIAL: JB

31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010

Owner:

Drew Family Trust
2528 La Mesa Way
Santa Monica, CA 90402-2305
P: (310) 702-8023 Email: doug_drew@hotmail.com

Coastal Engineer:

Pacific Engineering Group
3625 E. Thousand Oaks Blvd. Suite #254
Westlake Village, CA 91362

Reg K. Browne PE
RCE 40552
P: (805) 278-9283 Email: SurfGodReg@aol.com

CITY OF MALIBU
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
FINAL APPROVAL
PLANNING Reviewed by: ECDP 25-011
DATE: October 8, 2025
SIGNATURE:
PRINT NAME: DIDIER MURILLO
THESE PLANS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE PLANS APPROVED ON: N/A

Project Description:

1. Excavate A-B-C Slot method under existing concrete seawall to required depth as indicated on the plans. The Project Contractor is responsible for all shoring required for the safety of workers and adjacent structures.

2. Seawall underpinning with concrete filled Geobags with as indicated on the plans.

3. Installation of imported compacted sand backfill and filter rock material as shown of the plans. Only imported clean medium sand can be used. Using existing beach sand for the backfill is prohibited.

Plan Sheet Index

Sheet	Description
S1	Cover Sheet / Owner / Project Description.
S2	Project and Materials Specifications (Marine Environment).
S3	Site Plan / Survey.
S4	Repair Plan and Structural Details.
1 OF 1	Stamped/Signed Survey

Seawall Monitoring and Inspection Program

Address: 31656 Sealevel Drive
Malibu, CA 90265
APN: 4470-001-010

Seawall: Vertical Concrete Seawall

Monitoring Initiation Date: **ECDP Permit Date for Seawall Repair**

Monitoring Intervals: 48 Calendar Months

1. Inspection of the seawall is to be performed by a Licensed Civil Engineer with a specialty in Coastal Engineering. The inspecting Engineer must possess a current License in good standing in the State of California to practice Civil Engineering.

2. Inspections of the seawall must take place once every **48-calendar months** starting from **the date the seawall Repair permit is issued** and continuing until the seawall is removed or replaced.

3. The seawall is to be inspected for condition of the stem wall, backfill drains, elevation of top of wall, length of return walls, condition and elevation of backfill. The inspecting Civil Engineer shall prepare a written report identifying those portions of the concrete seawall needing repair, reinforcement, or replacement.

The following seawall items are to be inspected and documented every 48 calendar months:

A. Condition of the vertical wall above and below the existing beach sand profile.
B. Condition and elevation (NAVD1988) of the backfill.
C. Condition of the backfill drains.
D. Condition and Elevations (NAVD1988) of top of vertical wall stem.
E. Condition and extent of the return walls.

4. The inspecting Civil Engineer shall prepare a written report addressing all inspection findings and recommended repairs to the timber seawall. A copy of the inspection report findings and repair recommendations shall be submitted to the City of Malibu Building and Safety Department by the Property Owner no later than 30 days from the date of inspection.

CITY OF MALIBU
COASTAL ENGINEERING
PLANS HAVE BEEN REVIEWED FOR COASTAL ENGINEERING AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH CITY OF MALIBU LAWS AND ORDINANCES.
SIGNATURE
APPROVED
By Michael B. Phipps, PG, CEG at 1:46 pm, Oct 08, 2025
FEES PAID IN FULL

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT
APPROVED
SIGNATURE DATE 08/28/2025
APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: _____ DATE: 8/29/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

Contractor Notes:

1. The contractor is responsible for providing all shoring during construction to support all loads to which the structure and site may be subjected. Extensive shoring of the existing structure prior to construction will be required. The contractor shall not remove the shoring until permission to do so is obtained from Pacific Engineering Group.

2. Pacific Engineering Group is not responsible for and does not have control or charge of construction means, methods, techniques, sequencing, or procedures, or for the safety precautions and safety programs in connection with the construction delineated by these plans. The contractor is responsible for supervising and direct all work and are solely and completely responsible for all construction means, techniques, sequences, procedures, and conditions for the project site, including the safety of all persons and property during the entire period of construction delineated by these plans.

3. Periodic inspections and construction observations performed by Pacific Engineering Group personnel, or their representatives are not intended to include verification or adequacy of any shoring of the structure, verifications of dimensions, or review the adequacy of the Contractor's safety measures on or near the project site.

4. It is unlawful for any portion of the building or structure to have load placed on it exceeding the design loads specified on these plans or specified per California Building Code Section 1607.

5. The Contractor shall verify all dimensions and conditions and report any discrepancies to the Engineer prior to commencing with any directly or indirectly related work delineated in these plans.

6. No deviations from these plans, structural details, and specifications are allowed without written approval from Pacific Engineering Group. Approval by an inspector or any other third party does not constitute authority to deviate from these plans. Plan changes are subject to approval from the Building Department or Governing Building Authority. The contractor is responsible for processing changes, revisions, addendums, assembling the permit documents, acquiring permits, and obtaining Owner approval for costs related to changes, revisions, or addendums to this project.

7. All construction projects require inspection and maintenance following completion. Operation, inspection, and maintenance of the structure associated and delineated by these plans is the sole responsibility of the owner. Pacific Engineering Group is not responsible for any failures by the owner or others to properly occupy, operate, inspect, or maintain the project and building shown and delineated on these plans.

8. Prior to the start of work, the Project Contractor shall provide a permanent elevation benchmark referenced to NAVD1988 vertical datum, at a permanent location next to the construction area on the subject property for project elevation and construction reference.

9. All OWTS components must be delineated in the field and protected at all times during and after construction of the sea wall repair.

10. A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted by the OWTS Registered Practitioner Inspector to the Building Inspector and Environmental Health office.

11. Backfill shall consist of an approved material that will provide adequate lateral and vertical support for the OWTS components.

12. Once repair complete, temporary sandbags shall be removed from the beach; Submit as-built plans upon completion of work.

13. Owners must submit and record a Maintenance of Shoreline Protection Device Agreement.

Structural Observations and Inspections

Pacific Engineering Group and the Project Geotechnical Engineer shall perform periodic construction observations of the project work. Project Contractor shall keep the Project Engineer's informed of the progress of the work that fall under these plans and Permit. Project Contractor shall notify the Engineers a minimum (2) working days prior to needed or required construction observations. These construction observations are NOT a substitute for required City of Malibu Building and Safety Department Inspections. The following Construction Observations to be performed by the Project Engineer are required:

1. Hold a Pre-Construction meeting with the Project Contractor, Coastal Engineer, and Geotechnical Engineers are required prior to the commencement of work by the contractor under these plans.

2. Pacific Engineering Group shall observe and approve all specified elevations, depths and heights during the construction of the project.

3. Project Contractor shall provide Pacific Engineering Group for approval all Concrete Mix Designs used for the project prior to delivery of the concrete to the project.

4. Project Contractor shall provide Pacific Engineering Group all concrete test results of concrete samples taken and performed by the Deputy Concrete Inspector for approval by Pacific Engineering Group.

City of Malibu
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

Structural Observation Report

This report includes all construction work done _____ day of _____ 20____ Report No. _____ Page No. _____ of _____

Project Address: 31656 Sealevel Drive	Structural Observer: RegK. Browne		Phone No.: (805) 278-9283
Owner: The Drew Family Trust	Lic. or Registration No.: RCE 40552		Building Permit No.:

Observed Structural Elements and Their Connections				Location & Portion of Building	Date
☐ Foundation	☐ Wall	☐ Frames & Framing	☐ Floor & Roof	Concrete Seawall Repair-Underpinning	
☐ Footings, Slab, &Stem Walls	☐ Concrete	☐ Structural Steel, Moment Frame, Hardy Frame	☐ Concrete		
☐ Pre-stressed Concrete Slabs	☐ Masonry	☐ Steel Moment-Out	☐ Steel Deck		
☐ Caissons, Piles and Grade Beams	☐ Wood Shear Walls	☐ Steel Braced	☐ Wood		
☐ Hillside Buildings Special Foundation Anchors		☐ Concrete-Ductile			
☐ Anchor Bolts and Hold Downs		☐ Concrete-Non Ductile			
☐ Welded Connections		☐ Wood Framing & Seismic Connections			
		☐ Post/Beams Connections			

Observed Deficiencies: _____

Deficiencies continued on Reverse

I declare that the following statements are true to the best of my knowledge and belief.
1. I am the registered engineer or licensed architect who has responsible charge for the structural observation.
2. I or another registered engineer or licensed architect who I have designated above is under my responsible charge, has performed the required site visits at each significant construction stage to verify if the structure is in general conformance with the approved plans and specifications.
3. All deficiencies which I have documented have been corrected unless otherwise indicated above.
4. I understand the final acceptance of the structural systems by the Building and Safety Division cannot occur without the correction of all observed deficiencies.
5. I am responsible for submission of the original of this report to the Building and Safety Division.
6. I have provided structural observation in accordance with the requirements of the City of Malibu Building and Safety Division.

Signed this: 16TH Day of MAY Month 20 25 Year at MALIBU City CA

Registered/Licensed civil or structural engineer or licensed architect

REGISTERED PROFESSIONAL ENGINEER REG KENNETH BROWNE No. C040552 Exp. 3/31/27 Civil STATE OF CALIFORNIA

Signature of Registered/Licensed Professional

EXHIBIT C

Cover Sheet

ENGINEERING GROUP 1990 PACIFIC

REGISTERED PROFESSIONAL ENGINEER REG KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date
1	MALIBU P.C.C. #1	8/29/25

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
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Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DRE
Date MAY 16, 2025
Scale NOTED
Sheet S1 / 4

NOTES FOR REINFORCED CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST APPLICABLE EDITION OF ASTM STANDARDS.

2. PORTLAND CEMENT SHALL CONFORM TO ASTM STD. C-150-18 FOR TYPE V PORTLAND CEMENT AND WATER CEMENT RATIO NOT GREATER THAN 0.40. CONCRETE TO HAVE 3% AIR-ENTRAINMENT.

3. REINFORCING STEEL SHALL CONFORM TO:
A. ASTM STD. A615 GRADE 60 FOR DEFORMED BARS Fy=60,000 PSI
B. ASTM STD. A185 FOR WELDED PLAIN WIRE FABRIC.
C. ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED PER ASTM STD. A775.

4. CONCRETE AGGREGATE SHALL CONFORM TO ASTM STD. C-33

5. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR RETAINING WALL FOOTINGS AND SLABS-ON-GRADE SHALL BE F'c=5000 PSI AT 28 DAYS.

6. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR FOUNDATION PADS, GRADE BEAMS, COLUMNS, STURCTURAL SLABS, FOUNDATION PILES, AND WALLS SHALL BE F'c=5000 PSI AT 28 DAYS.

7. MAKING AND CURING CONCRETE TEST CYLINDERS IN THE FIELD SHALL CONFORM TO ASTM C31-2018

8. ALL CONCRETE WITH SPECIFIED ULTIMATE COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI, SHALL BE PLACED UNDER THE CONTINUOUS SUPERVISION OF A REGISTERED DEPUTY INSPECTOR, CERTIFIED BY THE CITY OF MALIBU DEPARTMENT OF BUILDING AND SAFETY.

9. WATER FOR MIXING CONCRETE SHALL BE TAKEN FROM A POTABLE SOURCE DISTRIBUTED FOR DOMESTIC PURPOSES, AND SHALL BE FREE FROM MATERIALS THAT MAY BE DELETERIOUS TO THE CONCRETE OR REINFORCING STEEL.

10. CONCRETE SHALL BE DEPOSITED IN ITS FINAL POSITION WITHIN 30 MINUTES AFTER DISCHARGE FROM ANY MIXER. CONCRETE SHALL NOT BE DROPPED FROM A HEIGHT MORE THAN 3'-0". THE CONCRETE SHALL BE COMPACTED DURING PLACEMENT WITH APPROVED VIBRATING EQUIPMENT.

11. ALL CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST BY WETTING FOR A MINIMUM PERIOD OF TEN DAYS AFTER PLACEMENT, OR BY SEALING THE SURFACE WITH NON-STAINING CURING COMPOUNDS WITH CURRENT ICC APPROVAL. NO CURING COMPOUND SHALL BE USED ON SURFACES WHERE FUTURE BLENDING WITH CONCRETE OR PAINTING IS SPECIFIED OR REQUIRED.

12. NO TWO GRADES OF CONCRETE SHALL BE PLACED ON THE JOB SITE AT THE SAME TIME.

13. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM CLEARANCES SHALL APPLY:
A. CONCRETE DEPOSITED AGAINST EARTH.......... 4"
B. CONCRETE SURFACES EXPOSED TO EARTH AFTER REMOVAL OF FORMS OR DIRECTLY TO THE WEATHER.......... 4"
C. CONCRETE SURFACES NOT EXPOSED TO EARTH OR DIRECTLY TO WEATHER:
1. BEAMS AND COLUMNS.......... 4"
2. SLABS AND WALLS .... 2"

14. REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES AGAINST DISPLACEMENT WITHIN THE TOLERANCES PERMITTED.

15. ALL READY-MIXED CONCRETE SHALL CONFORM TO ASTM STD. C-94. IF CONCRETE USED IS OTHER THAN READY MIXED, THE CONCRETE QUALITY SHALL CONFORM TO ACI 318-19 CHAPTER FOUR (4).

16. ALL REINFORCEMENT SHALL BE POSITIONED IN THE CONCRETE PER THE DIMENSIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING TOLERANCES:
A. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS 24" OR LESS.......... 1/2"
B. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS GREATER THAN 24".......... 1/4"

17. SPLICES IN REINFORCEMENT SHALL OCCUR ONLY WHERE SHOWN ON PLANS.

18. ALL BARS SHALL BE BENT COLD. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.

19. METAL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL, AND OTHER COATINGS THAT WILL REDUCE BOND.

20. ALL SHORING OF OF HORIZONTAL CONCRETE WORK SHALL BE DESIGNED BY A LICENSED ENGINEER.

21. SEQUENCE OF CONCRETING AND LOCATION OF CONSTRUCTION JOINTS OTHER THAN SPECIFIED SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

22. PATENTED NON-SHRINK GROUT WITH CURRENT ICC APPROVAL SHALL BE USED FOR GROUTING. GROUT SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

23. FOR LOCATION AND SIZE OF ANCHOR BOLTS, HOLDOWNS, AND INSERTS IN CONCRETE, SEE STRUCTURAL FRAMING PLANS ALSO.

24. ADMIXTURES SHALL NOT BE USED EXCEPT AS SPECIFICALLY APPROVED BY ENGINEER.

25. EACH PLACEMENT OF CONCRETE IN MULTIPLE LIFT WORK SHALL BE ALLOWED TO SET FOR AT LEAST 24 HOURS AFTER FINAL SET OF CONCRETE AND BEFORE THE START OF A SUBSEQUENT PLACEMENT.

26. VERTICAL JOINTS IN WALLS SHALL BE KEPT TO A MINIMUM, AND ALL LOCATIONS SHALL BE APPROVED BY THE ENGINEER. VERTICAL JOINTS SHALL BE FORMED AGAINST A STOP BOARD WITH A 2x4 KEY. CONSTRUCTION JOINTS SHALL BE EITHER VERTICAL OR HORIZONTAL. BEFORE THE CONCRETING IS RESUMED, THE SURFACE OF THE CONCRETE SHALL BE CLEANED, ROUGHENED AND TREATED WITH NEAT CEMENT SLURRY.

27. FRESH CONCRETE SHALL BE PROTECTED FOR 72 HOURS FROM THE ELEMENTS AND DEFACEMENT DUE TO CONSTRUCTION OPERATIONS.

28. HONEY-COMBED SURFACES AND ROUGH PATCHES SHALL BE MADE GOOD IMMEDIATELY AFTER REMOVAL OF FORM WORK. CONCRETE ABOVE GRADE SHALL BE PLACED IN A MANNER AS TO NOT CREATE HONEY-COMBED SURFACES OR ROUGH PATCHES. SE ARCHITECTURAL PLANS FOR ARCHITECTURAL REQUIREMENTS FOR ALL VISABLE ABOVE GRADE CONCRETE.

29. THE SURFACE OF SOILS AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE MOISTENED THOROUGHLY JUST PRIOR TO CONCRETE INSTALLATION.

30. ALL EXCAVATIONS FOR THE FOUNDATIONS SHALL BE COMPLETELY CLEANED OF DELETERIOUS MATERIALS AND DEWATERED. CONCRETE SHALL NOT BE PLACED INTO STANDING WATER WHERE EXCAVATIONS CAN NOT BE COMPLETELY DEWATERED, CONTACT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

31. CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL CONFORM TO REQUIREMENTS OF THE 2023 LOS ANGELES BUILDING CODE AND ACI 318-19 SECTION 20.6. NO CONDUITS, PIPES, ETC. SHALL BE PLACED IN SLABS, BEAMS, COLUMNS, OR FOOTINGS WITHOUT DIRECT WRITTEN PERMISSION OF PACIFIC ENGINEERING GROUP. NO CONDUITS, PIPES, ETC. SHALL REDUCE THE THICKNESS OF THE CONCRETE SLAB, BEAM, OR FOOTING.

32. SPLICES IN ADJACENT BARS BE STAGGERED AND THE LOCATION OF ALL SPLICES, EXCEPT THOSE SPECIFIED ON THE DRAWINGS, SHALL BE APPROVED BY THE ENGINEER.

33. ALL OVER-EXCAVATIONS FOR THE FOUNDATIONS SHALL BE MADE GOOD WITH LEAN CONCRETE (3 SACK MIX). NO BACKFILLING SHALL BE ALLOWED.

34. MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL NOT BE LARGER THAN:
A. ONE-FIFTH THE NARROWEST DIMENSION BETWEEN THE SIDES OF THE FORM.
B. ONE-THIRD THE DEPTH OF THE SLABS.
C. ONE AND ONE-HALF INCH.

35. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT FOR AT LEAST 7 DAYS AFTER PLACEMENT.

NOTES FOR STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FOR STRUCTURAL STEEL FOR BUILDINGS. (LATEST EDITION AND SUPPLEMENTS.)

2. MATERIAL SPECIFICATION:
A) ALL STRUCTURAL STEEL SHAPES, PLATES AND MISCELLANEOUS STRAPS AND CLIPS SHALL CONFORM TO ASTM STD. A-992. ALL STRUCTURAL STEEL SHAPES, PLATES, WASHERS, AND STRAPS SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND BE HOT DIPPED GALVANIZED.
B) ALL BOLTS SHALL CONFORM TO ASTM STD. A-307, UNLESS OTHERWISE NOTED ON PLANS. ALL BOLTS TO BE HOT DIPPED GALVANIZED.
C) ALL PIPE COLUMNS SHALL CONFORM TO ASTM STD. A-53 GRADE B.
D) ELECTRODES FOR WE LDING SHALL BE E70 CONFORMING TO ASTM STD. A-233.
E) ALL STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM STD. A500, GRADE B, FY=46,000 PSI, UNLESS NOTED OTHERWISE.
F) ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND MUST BE HOT DIPPED GALVANIZED.

3. ALL WELDING SHALL BE DONE IN THE SHOP OF A FABRICATOR CERTIFIED BY THE City of Malibu ALL FIELD WELDING SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED DEPUTY INSPECTOR CERTIFIED BY THE GOVERNING BUILDING AUTHORITY. ALL EXPOSED WELDS ON EXPOSED STEEL SHALL BE GROUND SMOOTH AND CONTINUOUS IN CROSS-SECTIONS. ALL FIELD WELDING SHALL BE ULTRASOUNDED.

4. PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONSULTING ENGINEER FOR REVIEW AND APPROVAL. FABRICATION DRAWINGS SHALL BE REVIEWED FOR GENERAL DESIGN CONSIDERATIONS ONLY. THE FABRICATOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH THE CONTRACTOR.

5. ANY REVISIONS TO THE STRUCTURAL DETAILS OR MATERIALS SHALL BE ADAQUATELY NOTED BY THE FABRICATOR ON DRAWINGS AND APPROVED IN WRITING BY THE PROJECT ENGINEER. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OR ARCHITECT DOES NOT RELIEVE THE STEEL FABRICATER OF THE RESPONSIBLITY OF WRITTEN AND SIGNED APPROVALS FOR DEVIATIONS MADE FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.

6. STANDARD SIZE BOLT HOLES SHALL BE PROVIDED FOR MEMBER TO MEMBER CONNECTIONS, UNLESS OTHERWISE NOTED. IF THE THICKNESS OF THE MATERIAL IS NOT GREATER THAN THE NOMINAL DIAMETER OF THE BOLT PLUS 1/8", THE HOLE MAY BE PUNCHED.

7. SIDE OR END FILLET WELDS TERMINATING AT THE ENDS OR SIDES RESPECTIVELY OF PARTS OR MEMBERS SHALL, WHENEVER PRACTICABLE, BE RETURNED CONTINUOUSLY AROUND CORNERS FOR A DISTANCE NOT LESS THAN TWO TIMES THE NOMINAL SIZE OF THE WELD.

8. ALL WELDS ALONG EDGES OF MATERIAL LESS THAN 1/4" THICK SHALL NOT BE GREATER THAN THE THICKNESS OF MATERIAL.

9. HARDENED WASHERS SHALL BE INSTALLED OVER OVERSIZED HOLES IN AN OUTER PLY, IF OVERSIZED HOLES ARE SPECIFIED ON PLANS IN FRICTION TYPE CONNECTIONS.

10. ASTM A325 OR A490 HIGH STRENGTH-BOLTED CONSTRUCTION WHERE USED SHALL CONFORM TO THE FOLLOWING:
A) THE SURFACES OF PARTS IN CONTACT WITH THE BOLT HEAD AND NUT SHALL NOT HAVE A SLOPE OF MORE THAN 1:20. IF SLOPE IS GREATER THAN 1:20, A BEVELED WASHER SHALL BE USED.
B) THE SURFACE SHALL BE FREE OF DIRT, LOOSE SCALE, BURNS AND OTHER DEFECTS.
C) IN ADDITION TO (B) ABOVE, CONTACT SURFACES WITHIN FRICTION TYPE CONNECTIONS SHALL BE FREE OF OIL, PAINT, LACQUER, OR OTHER COATINGS.
D) BOLTS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN TABLE J3.7, AISC 16th Edition. THE TIGHTENING SHALL BE DONE BY THE TURN OF THE NUT METHOD, DIRECT TENSION INDICATOR OR PROPERLY CALIBRATED WRENCHES. THE BOLTS TIGHTENED BY MEANS OF CALIBRATED WRENCH SHALL BE INSTALLED WITH A HARDENED WASHER UNDER THE NUT OR BOLT HEAD, WHICHEVER IS THE ELEMENT TURNED IN TIGHTENING.
E) THE CONTINUOUS SPECIAL INSPECTION IS NOT REQUIRED DURING THE ENTIRE INSTALLATION AND TIGHTENING OPERATION, PROVIDED THE SURFACES AND BOLT TYPE ARE INSPECTED PRIOR TO THE START OF THE BOLTING AND THREADS ARE NOT REQUIRED TO BE EXCLUDED FROM THE SHEAR PLANE. HOWEVER, UPON COMPLETION OF ALL BOLTING, 10% OF THE BOLTS FOR EACH TYPE OF CONNECTION SHALL BE VERIFIED FOR MINIMUM SPECIFIED BOLT TENSION.

11. ALL STEEL WORK CONCEALED BY INTERIOR BUILDING FINISH OR IN CONTACT WITH CONCRETE SHALL BE GIVEN ONE SHOP COAT OF RED OXIDE PRIMER, UNLESS NOTED OTHERWISE ON THE PLANS.

12. THE TEMPORARY BRACING SHALL BE PROVIDED DURING THE ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE OR STANDARD OF PRACTICE. IT IS THE RESPONSIBILITY OF THE STELL FABRICATOR TO ENGINEER AND PROVIDE ALL NECESSARY SHORING AND BRACING DURING STEEL ERECTION.

13. THE LOCAL APPLICATION OF HEAT OR MECHANICAL MEANS MAY BE USED TO INTRODUCE OR CORRECT CAMBER, CURVATURE AND STRAIGHTNESS. THE TEMPERATURE OF HEATED AREAS SHALL NOT EXCEED 1200? FAHRENHEIT.

14. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL TUBES, BEAMS, COLUMNS, AND PLATES SHALL BE HOT DIPPED GALVANIZED AND PAINTED PER ARCHITECTURAL SPECIFICATIONS. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR GALVANIZED MATERIAL. CONTRACTOR TO VERIFY PAINT SPECIFICTIONS FOR SAND BLAST PRIOR TO PAINT. PRIMER NOT REQUIRED.

15. IN ADDITION TO DEPUTY INSPECTION OF ALL FIELD WELDING, ALL STEEL CONNECTIONS TO BE INSPECTED AND APPROVED BY THE ENGINEER OR DULY APPOINTED ENGINEER FROM PACIFIC ENGINEERING GROUP.

16. ANY CONFLICTS BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.

17. ANY CONSTRUCTION DEVIATIONS FROM THE APPROVED PLANS WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER ARE NOT PERMITTED. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION DEVIATIONS FROM THE PLANS THAT ARE NOT APPROVED IN WRITING BY THE ENGINEER AND ARCHITECT.

NOTES FOR ROCK FILTER MATERIAL

1. ALL ELEVATIONS OF THE ROCK AND EXCAVATIONS SHALL BE VERIFIED IN THE FIELD BY AN INSPECTOR FROM PACIFIC ENGINEERING GROUP OR A REGISTERED CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING.

2. IF HOLES ARE DUG ON THE BEACH OVER FOUR (4) FEET DEEP, A PERSON SHALL NOT BE PLACED IN THE HOLES FOR ANY REASON. SHORING OF ALL EXCAVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND MEASURES DURING THE COURSE OF CONSTRUCTION.

3. ROCK USED TO COMPLETE THE PROJECT SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA AND THE RESULTS OF THE TESTS SHALL BE CERTIFIED TO BY A REGISTERED ENGINEERING GEOLOGIST OR BY A CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING. THE ROCK SHALL BE TESTED BY THE FOLLOWING TESTS AS DESCRIBED IN REPORTS BY THE AMERICAN SOCIETY FOR TESTING MATERIALS ASTM C127-24, D4992-22, and C535-16
A. THE BULK SPECIFIC GRAVITY SHALL BE COMPUTED.
B. THE APPARENT SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.48
C. THE BULK SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.46
D. THE ABRASION LOSS BY USE OF THE LOS ANGELES MACHINE SHALL NOT EXCEED A MAX. OF 40%

4. THE ROCK PLACEMENT SHALL BE OBSERVED BY PACIFIC ENGINEERING GROUP OR A LICENSED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING.

5. FILTER ROCK SPECIFICATIONS
THE FILTER ROCK SHALL HAVE THE FOLLOWING GRADATION:

ROCK SIZE	% PASSING BY WEIGHT
6"	100%
4"	40%-60%
1-1/2"	25%-50%
3/4"	0%-10%

6. ALL ROCK SHALL BE STONE THAT IS CLEAN, HARD, ANGULAR, SOUND, AND DURABLE IN SEAWATER. IT SHALL BE UNIFORM IN QUALITY, FREE OF SOFT, FRIABLE, THIN, ELONGATED, OR LAMINATED PIECES. IT SHALL BE OF SUCH CHARACTER THAT IT CAN BE HANDLED AND PLACED WITHOUT DISINTEGRATION.

7. ALL ROCK ELEVATIONS SHALL BE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ELEVATION BENCHMARK REFERENCED TO THE NAVD88 DATUM AS CLOSE TO THE CONSTRUCTION AREA AS POSSIBLE FOR VERIFYING ROCK PLACEMENT ELEVATIONS. THE ELEVATION BENCHMARK MUST BE ESTABLISHED BY A LAND SURVEYOR WITH A CURRENT CALIFORNIA LAND SURVEYORS LICENSE.

8. PLACEMENT OF THE ROCK SHALL BE INSPECTED BY PACIFIC ENGINEERING GROUP OR BY A REGISTERED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING. CONTRACTOR SHALL NOTIFY PACIFIC ENGINEERING GROUP A MINIMUM OF 2 WORKING DAYS PRIOR TO THE REQUIRED INSPECTIONS AND THAT THE CONTRACTOR SHALL NOTIFY OWNER THAT SUCH INSPECTIONS ARE TO TAKE PLACE.

NOTES FOR WOOD FRAMING

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH PER PS 20-20, GRADED PER GRADING RULE 16, W.C.L.I.B. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM GRADES SHALL APPLY:

CATEGORY	GRADE
2x4 STUDS & PLATES	#2
2x6 STUDS & PLATES	#2
2x JOISTS & RAFTERS	#2
4x BEAMS, JOISTS	#1
6x AND LARGER BEAMS, WHALERS BRACES & POSTS	#1
3X AND 4X VERTICAL SHEATHING	SELECT STRUCTURAL

ALL TIMBER SHALL BE PRESSURE TREATED WITH ACZA 2.50 PCF RETENTION CONFORMING TO AMERICAN WOOD PRESERVERS' ASSOCIATION AWPA USE CATAGORY UC5B FOR SEVERE SALTWATER EXPOSURE.

ALL CUT-OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4-06.

2. UNLESS OTHERWISE NOTED, ALL ROUND TIMBER PILES WHERE SPECIFIED SHALL CONFORM TO ASTM STANDARD D25-99 FOR PACIFIC COAST DOUGLAS FIR. ALL TIMBER PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA USE CATAGORY UC5B FOR EXTREME SALT WATER EXPOSURE WITH ONE OF THE FOLLOWING PRESERVATIVES:
A. CREOSOTE..........25.0 PCF RETENTION
B. ACZA..........2.5 PCF RETENTION

ALL CUT-OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4-06.

3. UNLESS OTHERWISE NOTED, ALL SIMPSON STRONG-TIE HARDWARE SHALL BE HOT DIPPED GALVANIZED OR TYPE 316L STAINLESS STEEL AND EPOXY PAINTED PRIOR TO INSTALLATION.

4. UNLESS NOTED OTHERWISE ON THE DETAIL PLANS, ALL BOLTS SHALL HAVE A MINIMUM DIAMETER OF 3/4" AND BE HOT DIPPED GALVANIZED. BOLT HEADS AND NUTS SHALL BE PROVIDED WITH HOT DIPPED GALVANIZED MALLEABLE WASHERS UNLESS NOTED OTHERWSE

5. ALL ROOF RAFTERS AND FLOOR JOISTS SHALL BE BLOCKED AT SUPPORTS AND MAXIMUM 8' INTERVALS.

6. UNLESS OTHERWISE NOTED ON THE PLANS, FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS.

7. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED PER AWPA USE CATAGORY UC5B.

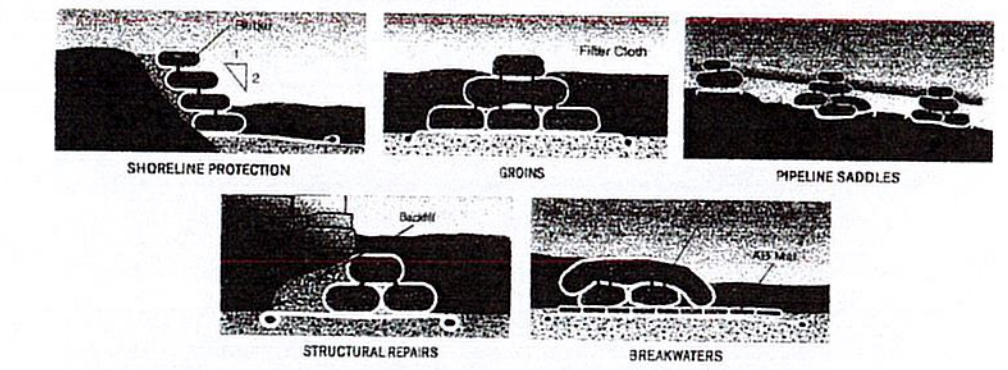
8. ALL POSTS ARE 4x4 DOUGLAS FIR #1, UNLESS OTHERWISE NOTED.

9. ALL JOISTS SHALL HAVE MINIMUM BEARING OF 3-1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY.

10. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF THE WOOD MEMBERS SHALL BE PROVIDED WITH MALLEABLE WASHERS THAT ARE HOT DIPPED GALVANIZED.

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Scot Weisse DATE: 6/25/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

Fabriform® Concrete Bags Specifications
DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as scoured bridge piers, dam spillways, bulk-heads, dikes, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves as both a filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves. Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented *perpendicular* to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE
PHYSICAL			
Composition			NYLON
Weight	ASTM D-5261	oz/yd (g/m)	8 (270)
Thickness	ASTM D-5199	mils (mm)	30 (0.76)
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP 600 (2,670) FILL 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP 25 FILL 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP 400 (70) FILL 400 (70)
Elongation At Break	ASTM D-4595	%	WARP 15 FILL 15
Trapezoidal Tear Strength	ASTM D-4533	lbf (N)	WARP 200 (890) FILL 200 (890)
CBR Puncture Strength Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

D. Fine Aggregate Concrete (Grout)

Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested according to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

III. INSTALLATION

A. Fabric Storage

Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

B. Site Preparation

The surface to be protected shall be constructed to the line and dimensions as shown on the contract drawings. The area shall be free of all obstruction and organic material, such as roots and sharp rocks.

C. Concrete Bag Placement and Injection

The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

Fine aggregate concrete (grout) shall be injected between the upper and lower layers of fabric through special self-sealing inlet valves provided by the manufacturer in the upper layer of fabric. The injection pipe shall be held tightly at the point of injection. The sequence of grout injection shall be such as to insure complete filling of the concrete bag to the thickness required while minimizing excess grout loss.

Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

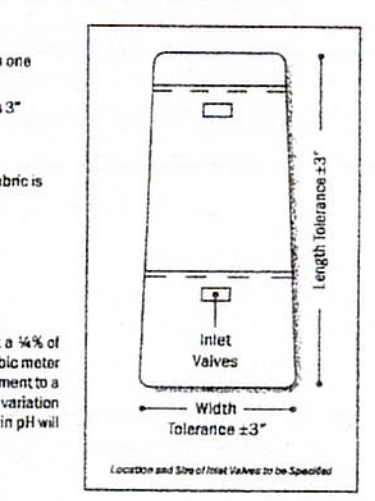
A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.

B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.

C. Specify location of inlet valves and outside diameter of injection hose to be used.

D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

E. In estimating freight costs, it is conservative to use:
Weight - 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube - 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).



Location and Size of Inlet Valves to be Specified

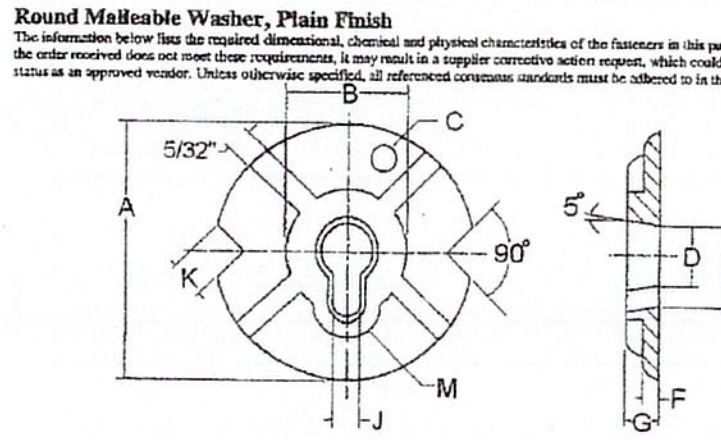
V. EFFECTIVE pH OF SURROUNDING WATER

Laboratory tests have demonstrated that cement lost through fabric will average about a ¼% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water - typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.

MALLEABLE WASHERS (HOT DIPPED GALVANIZED)

Round Malleable Washer, Plain Finish

The information below lists the required dimensional, chemical and physical characteristics of the fasteners in this purchase order. If the order received does not meet these requirements, it may result in a supplier corrective action request, which could jeopardize your status as an approved vendor. Unless otherwise specified, all referenced consensus standards must be adhered to in their entirety.



Size	A	B	C	D	E	F	G	J	K	M
	OD	Shoulder Dia.	Hole Dia.	I.D.	Slot Length	Flange Thickness	Washer Thickness	Slot Width	Notch Width	Radius
	Min/Max	+/- 0.031	+/- 0.031	Min/Max	+/- 0.031		Min / Max	Min	+/- 0.031	
3/8	2.500 / 2.562	1.250	.250	0.437 / 0.500	.562	0.125	.230/.250	.250	.250	.250
1/2	2.500 / 2.562	1.250	.250	0.562 / 0.625	.594	0.125	.230/.250	.281	.250	.250
5/8	2.625 / 2.750	1.375	.250.	0.689 / 0.750	.750	0.156	.310/.335	.281	.312	.250
3/4	2.937 / 3.000	1.500	.060	0.813 / 0.875	.875	0.156	.400/.430	.344	.312	.312
7/8	3.500 / 3.625	1.750	.060	0.937 / 0.969	1.000	0.172	.490/.520	.344	.375	.312
1	3.750 / 4.000	1.750	.060	1.125 / 1.190	1.125	0.190	.510/.530	.344	375	.312
1-1/8	4.500 / 4.750	2.500	.3125	1.190 / 1.250	1.250	0.190	.510/.530	.344	.375	.312
1-1/4	5.000 / 5.250	2.750	.3125	1.312 / 1.375	1.375	0.190	.675/.725	.406	.437	.375

SEAWALL STRUCTURAL SPECIFICATIONS

ENGINEERING GROUP PACIFIC 1990

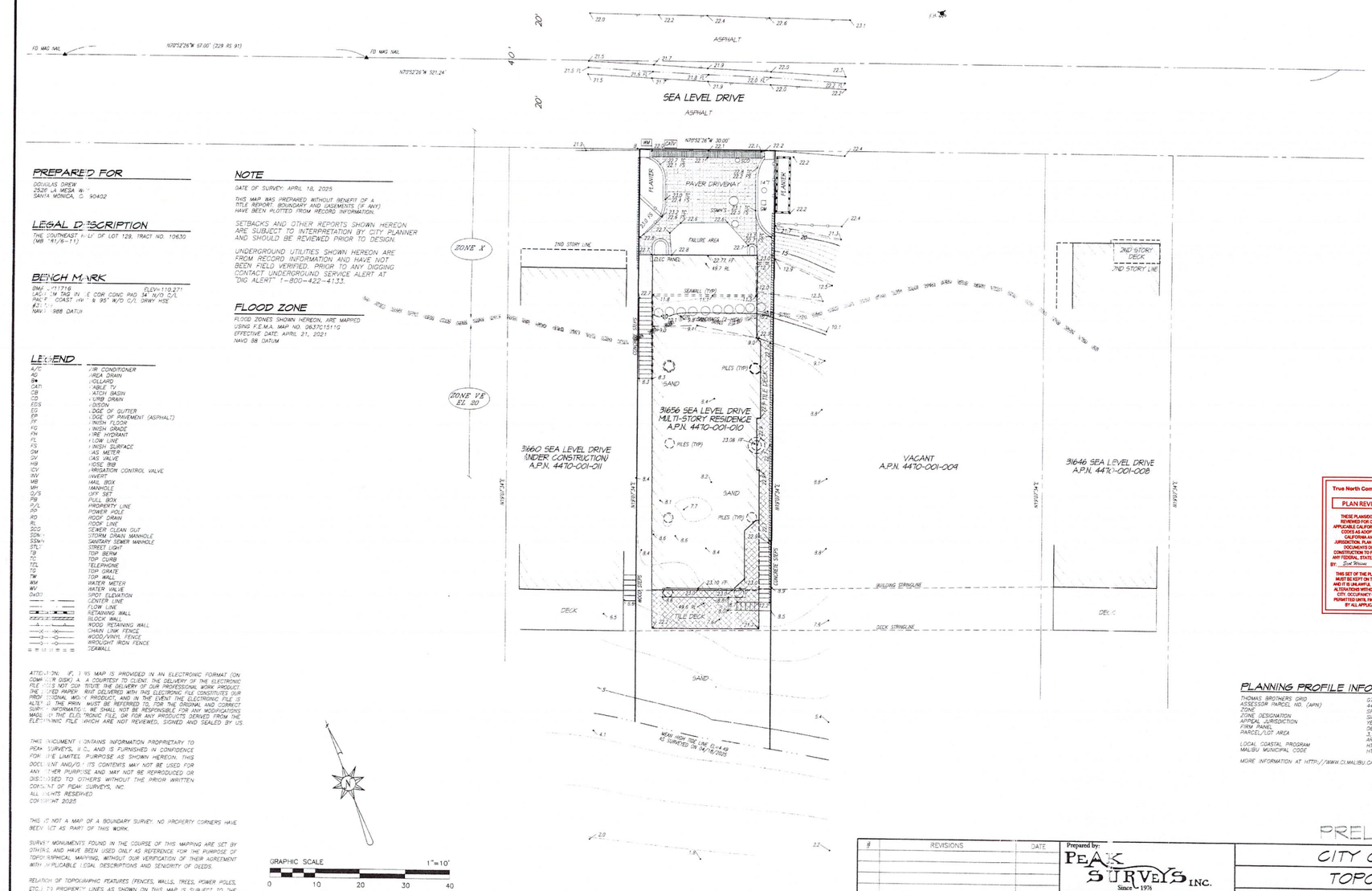
REGISTERED PROFESSIONAL ENGINEER
KENNETH BROWNE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
1	P.O.C. #1	7/31/25

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD. #254
WESTLAKE VILLAGE, CA 91362
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DRE
Date MAY 16, 2025
Scale
Sheet S2
4



PREPARED FOR

DOUGLAS DREW
2526 LA MESA W
SANTA MONICA, C 90402

LEGAL DESCRIPTION

THE SOUTHEAST [illegible] OF LOT 129, TRACT NO. 10630 (MB 161/6-11)

BENCH MARK

DMA [illegible] ELEV=110.271
LAG [illegible] TAG IN E COR COND PAD, 34' N/O C/L
PALF [illegible] COAST HWY & 95' W/O C/L DRWY HSE
#3 [illegible]
NAVD 88 DATUM

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B●	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EOS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RD	ROOF DRAIN
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLI	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD/VINYL FENCE
	WROUGHT IRON FENCE
	SEAWALL

NOTE

DATE OF SURVEY: APRIL 18, 2025

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 06037C1511G EFFECTIVE DATE: APRIL 21, 2021 NAVD 88 DATUM

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GRAPHIC SCALE 1"=10'
0 10 20 30 40

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	07-626
ASSESSOR PARCEL NO. (APN)	4470-001-010
ZONE	SFM
ZONE DESIGNATION	SINGLE FAMILY MEDIUM--4du/acre
APPEAL JURISDICTION	YES
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	3,988 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://CODE.US/CODES/MALIBU--COASTAL
MALIBU MUNICIPAL CODE	HTTP://CODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

True North Compliance Services, Inc.
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BY: [illegible] DATE: 4/30/2025
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PRELIMINARY

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
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WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
31656 SEA LEVEL DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
GB APRIL 2025		

G:\projects\25-6822\25-6822.dwg, 04/24/2025

Site Plan Survey

1990

REGISTERED PROFESSIONAL ENGINEER
KENNETH RISHPE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
1	MALIBU PCC #1	7/31/25

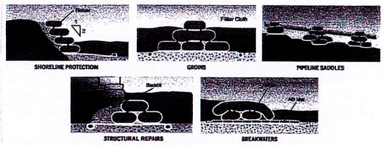
PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DOE
Date MAY 16, 2025
Scale 1" = 10'
Sheet S3 / 4

Fabriform® Concrete Bags Specifications

DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as screwed bridge piers, dam spillways, bulk-heads, cliffs, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves as both a filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves. Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented perpendicular to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE	
PHYSICAL				
Composition			NYLON	
Weight	ASTM D-3261	oz/yd (g/m)	8 (270)	
Thickness	ASTM D-5199	mils (mm)	30 (0.76)	
MECHANICAL				
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP FILL	600 (2,670) 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP FILL	25 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP FILL	400 (70) 400 (70)
Elongation At Break	ASTM D-4595	%	WARP FILL	15 15
Trapezoidal Tear Strength	ASTM D-4533	lbf (N)	WARP FILL	200 (890) 200 (890)
CBR Puncture Strength Puncture Resistance	ASTM D-6241	lbs	2,200	
HYDRAULIC				
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)	
Flow Rate	ASTM D-4491	gal/min/sf	35 (min)	

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

D. Fine Aggregate Concrete (Grout)

Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested accordingly to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

III. INSTALLATION

A. Fabric Storage

Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

B. Site Preparation

The surface to be protected shall be constructed to the line and dimensions as shown on the contract drawings. The area shall be free of all obstruction and organic material, such as roots and sharp rocks.

C. Concrete Bag Placement and Injection

The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

Fine aggregate concrete (grout) shall be injected between the upper and lower layers of fabric through special self-sealing inlet valves provided by the manufacturer in the upper layer of fabric. The injection pipe shall be held tightly at the point of injection. The sequence of grout injection shall be such as to insure complete filling of the concrete bag to the thickness required while minimizing excess grout loss.

Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.

B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.

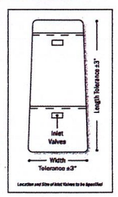
C. Specify location of inlet valves and outside diameter of injection hose to be used.

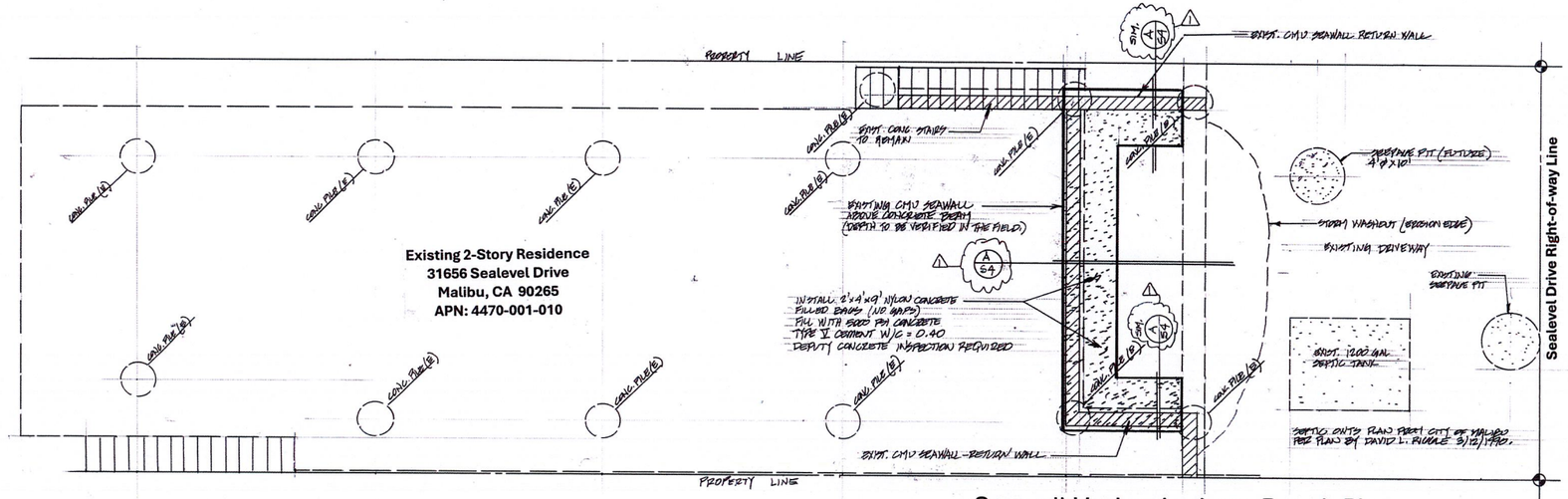
D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).

V. EFFECTIVE pH OF SURROUNDING WATER

Laboratory tests have demonstrated that cement lost through fabric will average about a ¼% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water – typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.





Seawall Underpinning – Repair Plan

Scale: ¼" = 1'-0"

31656 SEA LEVEL DRIVE (ECDP 25-011)
MALIBU, CA 90265 (TN 25-0226)

S.F.D.:	4 Bedroom (E)
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 10' BI w/2' Cap (E)
FUTURE:	100%
PERC RATE:	Sand

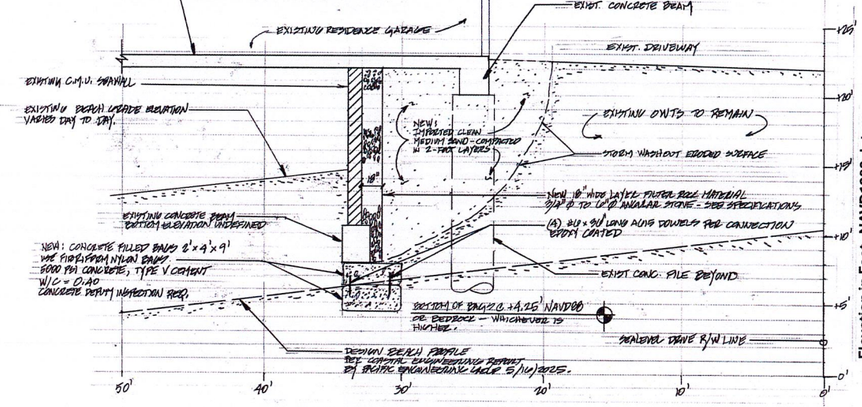
NOTES:

1. This conformance review is for a seawall repair only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

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

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

4. *A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted to the City of Malibu Building Inspector and Environmental Health office prior to the Building Permits being finaled by the City of Malibu Building Inspector.*



Distance in feet from Sealevel Drive R/W Line

Elevation in Feet NAVD1988 datum

Seawall Underpinning - Section A

Scale: ¼" = 1'-0"

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
APPROVED
SIGNATURE: DATE: 9/11/2025
THE APPROVAL OF THIS PLAN & SPECIFICATION SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES.

CITY OF MALIBU
COASTAL ENGINEERING
PLANS HAVE BEEN REVIEWED FOR COASTAL ENGINEERING AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH CITY OF MALIBU LAWS AND ORDINANCES.
SIGNATURE
APPROVED By Michael B. Phippe, PG, CEG at 1:46 pm, Oct 08, 2025
FEES PAID IN FULL

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THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS (CBSC) AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: DATE: 9/29/2025
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CITY OF MALIBU
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
FINAL APPROVAL
PLANNING REVIEW NO.: ECDP 25-011
DATE: October 8, 2025
SIGNATURE:
PRINT NAME: DIDIER MURILLO
THESE PLANS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE PLANS APPROVED ON: N/A

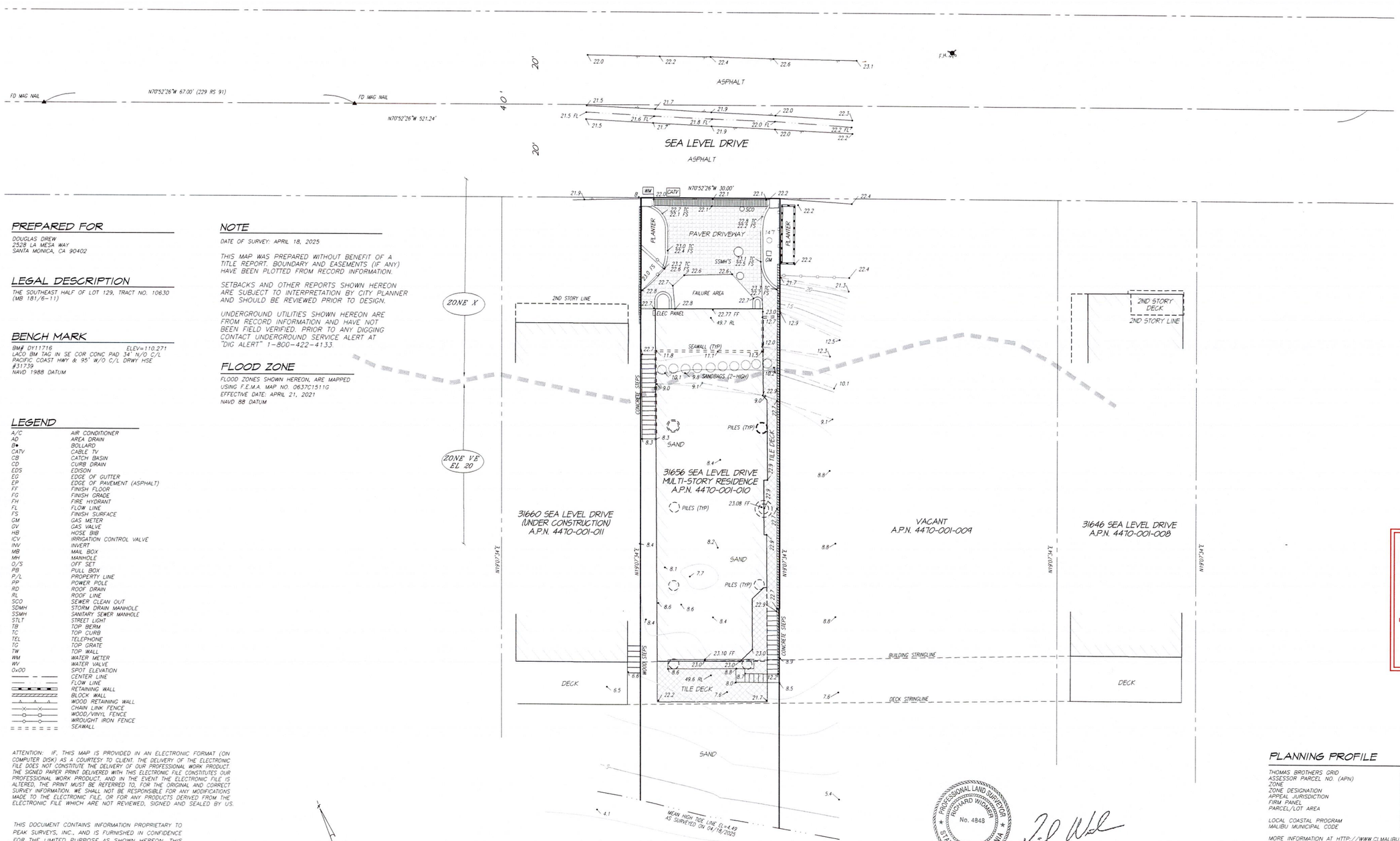
Repair Plan / Details

No.	Revision/Issue	Date
1	MALIBU PCC #1	7/14/25

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project: #25133.DRE
Date: May 16, 2025
Scale: NOTED
Sheet: S4 / 4



PREPARED FOR

DOUGLAS DREW
2528 LA MESA WAY
SANTA MONICA, CA 90402

LEGAL DESCRIPTION

THE SOUTHEAST HALF OF LOT 129, TRACT NO. 10630 (MB 181/6-11)

BENCH MARK

BM# DY11716 ELEV=110.271
LACO BM TAG IN SE COR CONC PAD 34' N/O C/L PACIFIC COAST HWY & 95' W/O C/L DRWY HSE #31739
NAVD 1988 DATUM

NOTE

DATE OF SURVEY: APRIL 18, 2025.

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 06037C1511G
EFFECTIVE DATE: APRIL 21, 2021
NAVD 88 DATUM

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B●	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RD	ROOF DRAIN
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD/VINYL FENCE
	WROUGHT IRON FENCE
	SEAWALL

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GRAPHIC SCALE 1"=10'
0 10 20 30 40

PROFESSIONAL LAND SURVEYOR
RICHARD WIDMER
No. 4848
STATE OF CALIFORNIA

08/05/2025

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PLAN REVIEW APPROVAL
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BY: Scott Nevens DATE: 8/25/2025
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LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

#	REVISIONS	DATE

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Since 1976
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P: 805.497.0102 F: 805.495.7014
www.peakinc.com

A.P.N. 4470-001-010

CITY OF MALIBU

TOPOGRAPHY

31656 SEA LEVEL DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
GD APRIL 2025		

ATTACHMENT "B" NOTES

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 - STREAMBANKBSTABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

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

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

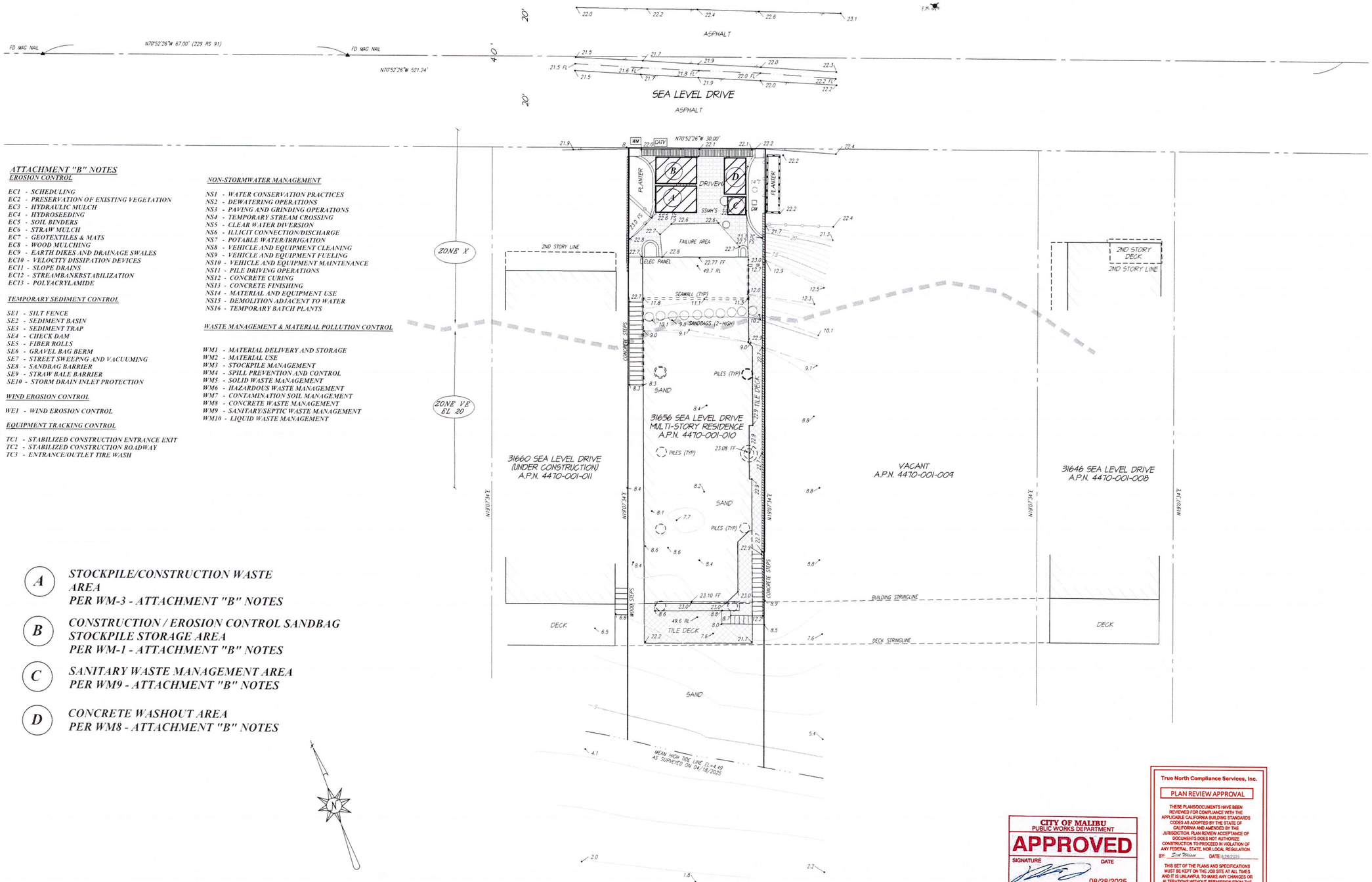
TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

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

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



A STOCKPILE/CONSTRUCTION WASTE AREA
PER WM-3 - ATTACHMENT "B" NOTES

B CONSTRUCTION / EROSION CONTROL SANDBAG STOCKPILE STORAGE AREA
PER WM-1 - ATTACHMENT "B" NOTES

C SANITARY WASTE MANAGEMENT AREA
PER WM9 - ATTACHMENT "B" NOTES

D CONCRETE WASHOUT AREA
PER WM8 - ATTACHMENT "B" NOTES

GRAPHIC SCALE 1"=10'
0 10 20 30 40

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT
APPROVED
SIGNATURE DATE
08/28/2025
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Scott Weaver DATE: 6/26/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

SANTOS PLANNING INC.
5707 CORSA AVE, SUITE 202
WESTLAKE VILLAGE, CA 91362

PLAN REVISION DESCRIPTIONS

Local SWPPP

31656 SEA LEVEL DRIVE
MALIBU, CA 90265

SHEET NO.

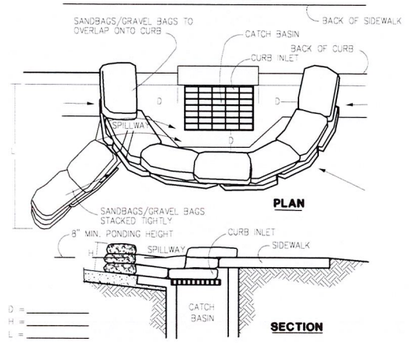
1

OF 2 SHEETS

GENERAL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.
3. THE SWPCP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM, AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

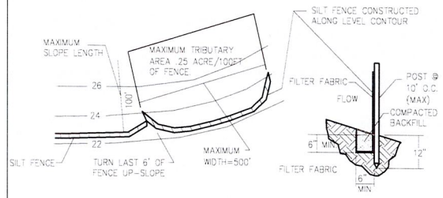
A
CATCH BASIN/INLET PROTECTION



NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

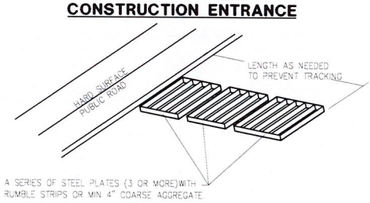
B
SILT FENCE



NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.

C
STABILIZED CONSTRUCTION ENTRANCE



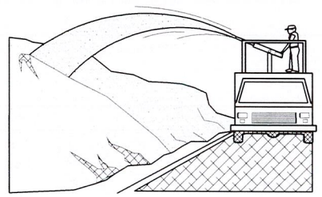
NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

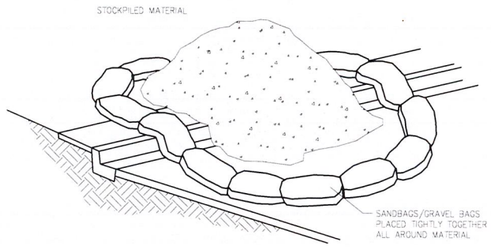
D
EROSION CONTROL



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

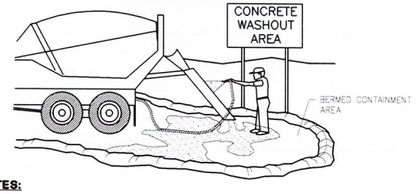
E
MATERIAL STORAGE



NOTES:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

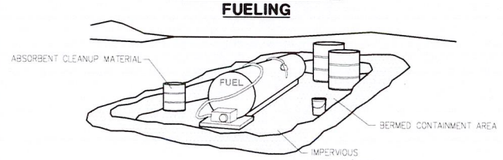
F
CONCRETE WASTE MANAGEMENT



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

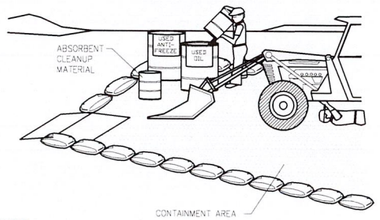
G
VEHICLE/EQUIPMENT FUELING



NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

H
EQUIPMENT REPAIR/MAINTENANCE

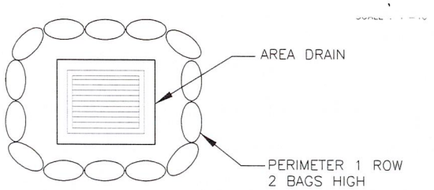


NOTES:

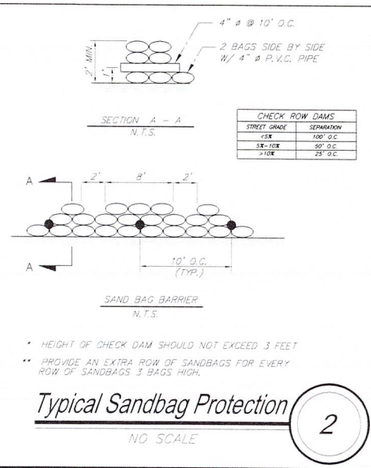
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

LEGEND

- SILT FENCE PER BMP'S
- SAND BAG BARRIER
- STORM INLET PROTECTION



Inlet Protection 1
NO SCALE



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.
** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH.

Typical Sandbag Protection 2
NO SCALE

CITY OF MALIBU
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BY: Scot Straub DATE: 8/28/2025
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SANTOS PLANNING INC.
5707 CORSA AVE, SUITE 202
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PLAN REVISION DESCRIPTIONS

Local SWPPP

31656 SEA LEVEL DRIVE
MALIBU, CA 90265

SHEET NO.

2

OF 2 SHEETS

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 03/11/2026

PROJECT NUMBER: CDP 26-020

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP for sea wall repair.

REF: ECDP 25-011, No change or addition to scope of work. Underpinning of existing permitted seawall, and backfill in driveway to fill void.

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☒Yes ☐No BPC Fees Req'd $per city fee schedule

____ **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

05-13-2026
DATE

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 9:00 am and 12:00 pm at the City Hall Public counter, or by calling (310) 456-2489, extension 306.

REF: Project Plans prepared by Pacific Engineering Group dated May 10, 2025; Coastal Engineering report for Bulkhead Repair, dated May 16, 2025. Wave uprush analyses for 100 year design period based on design wave parameters applicable for this section of coastline.
1.) Basis of Approval: Underpinning of concrete seawall with like material as allowed under Chapter 9 and 10 of the LCP-LIP where the repair is the minimum necessary to protect the existing permitted OWTS and seawall.
2.) Conditions of Approval: Under Chapter 10.6, sections A, B, and C Owner must execute covenants acknowledging hazard, seawall monitring requirement, and waiving right to expand shoreline protection device further seaward (if not already executed and recorded).

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 03/11/2026

PROJECT NUMBER: CDP 26-020

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP for sea wall repair.

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). 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.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $_____

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. 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)**

Matthew Guerrero 3/18/2026

Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos charles@santosplanning.com		
Project Address:	**31656 Sea Level Drive** Malibu, California 90265		
Planning Case No.:	CDP 26-020		
Project Description:	Follow up CDP for sea wall repair		
Date of Review:	March 17, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Pacific Engineering Group: Plans dated 5-16-2025, **7-31-2025**
Fixture Worksheet:	n/a
Operating Permit:	Active: Expires **10-12-2030**
Miscellaneous:	Los Angeles County Health approval for a NSFR and OWTS dated 3-20-1990
Previous Approval:	
Previous Reviews:	7-9-2025 CRC, 9-11-2025 TN 25-0226 (ECDP 25-011),

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). 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 LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
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 for Building Plan Check Approval:

1) ***Itemized Response to Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to ensure that all conditions have been adequately addressed by the project consultants prior to building plan check submittal*.

2) **Project 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.

3) **OWTS on Project Plans:** The final project plans must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future dispersal area(s), and all lines of connection to the residence.

   The following notes shall be included in the project plans:

   - "*All OWTS components must be delineated in the field and protected at all times during and after construction of the sea wall repair*."
   - "*A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted by the OWTS Registered Practitioner Inspector to the Building Inspector and Environmental Health office.*"
   - "*Backfill shall consist of an approved material that will provide adequate lateral and vertical support for the OWTS components*."

4) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the OWTS. At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

-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

31656 SEA LEVEL DRIVE (CDP 26-020)
MALIBU, CA 90265 (ECDP 25-011)

S.F.D.:	4 Bedroom (E)
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 10' BI w/2' Cap (E)
FUTURE:	100%
PERC RATE:	Sand

NOTES:

1. This conformance review is for follow up coastal development permit for seawall repair only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

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

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

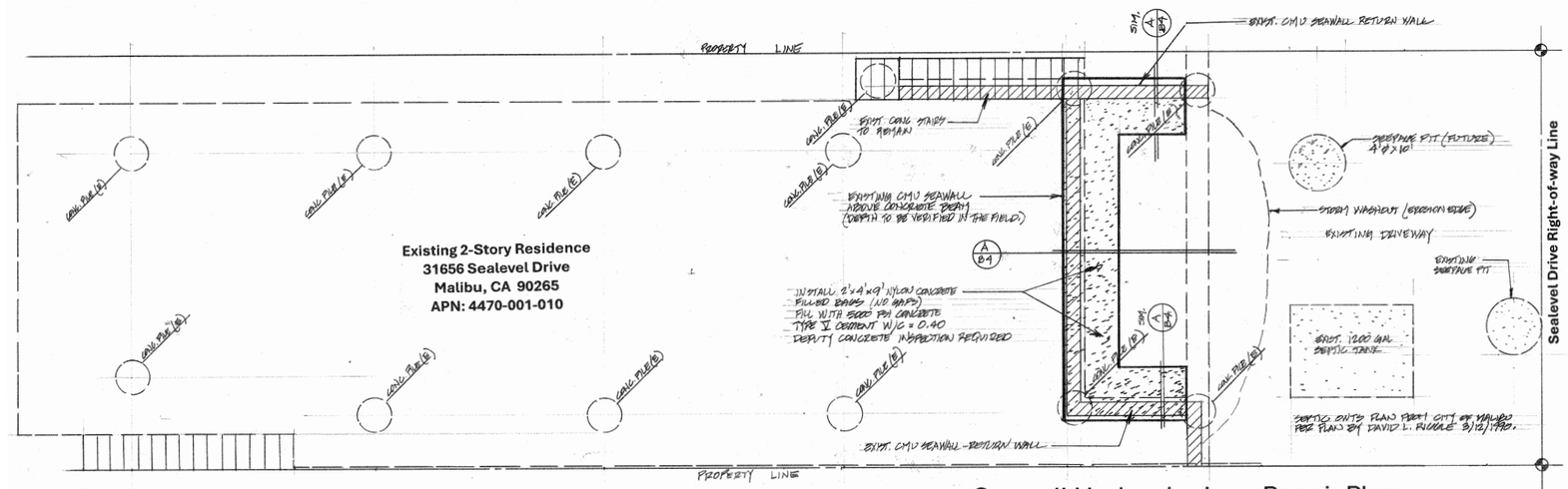
4. *A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted to the City of Malibu Building Inspector and Environmental Health office prior to the Building Permits being finaled by the City of Malibu Building Inspector.*

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

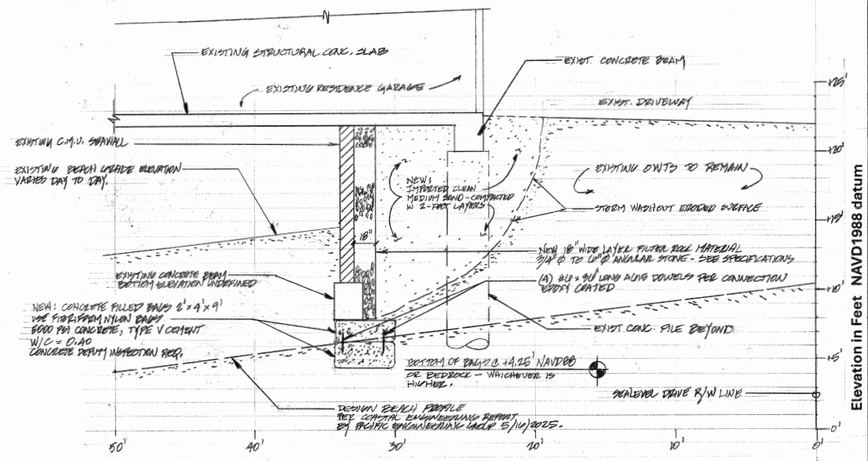
CONFORMANCE REVIEW

SIGNATURE: ..... DATE: 3/18/2026

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



Seawall Underpinning – Repair Plan



Distance in feet from Sealevel Drive R/W Line

Seawall Underpinning - Section A

Repair Plan / Details

PACIFIC ENGINEERING GROUP 1990

REGISTERED PROFESSIONAL ENGINEER KENNETH ANDERSON No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project	#25133.DRE
Date	MAY 14, 2025
Scale	NOTED
Sheet	S4 / 4

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	March 23, 2026	**Review Log #:**	**5413**
Site Address:	31656 Sea Level Drive		
Lot/Tract/PM #:		**Planning #:**	**CDP 25-020** ECDP 25-011 **P1**
Applicant/Contact:	Charles Santos, charles@santosplanning.com	**BPC/GPC #:**	
Contact Phone #:	818-643-5950 **Fax #:**	**Planner:**	**Didier Murillo**
Project Type:	Follow-up CDP for sea wall repair		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	None Ref: Pacific Engineering Group (Browne, RCE 40552): 5-30-2025, 5-16-2025 **1st Coastal Development Permit Submittal** **City-Approved Concrete Seawall Repair Plans, Emergency Underpinning prepared by Pacific Engineering Group dated July 31, 2025 (for ECDP 25-011, BPC TN 25-0226).** **Permit No. 25-1813 for Emergency Seawall Repair dated October 16, 2025.**
Previous Reviews:	None; Ref: Environmental Health Review Sheet dated 3-18-2026; Ref: Geotechnical Review Referral Sheet dated 8-12-2025 (ECDP 25-011).

Review Findings

Coastal Development Permit Review

☒ The seawall repair project is **ACCEPTABLE** from a geotechnical perspective.

☐ The seawall repair project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.

☒ The project is **COMPLETE** from a geotechnical perspective with the following conditions.

☐ The project is **NOT COMPLETE** from a geotechnical perspective. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- 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*

- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning regulations, as appropriate; any questions regarding Planning regulations or interpretations should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline.

Remarks:

The referenced City-approved seawall repair plans, and the City's files for the ECDP and plan check of the seawall repair, as well as the permit for the repair, have been reviewed by the City's consultants from a geotechnical perspective. The repair includes excavating under the existing concrete seawall and underpinning the seawall with concrete-filled geobags and installing imported compacted sand backfill and filter rock material.

The repair is an emergency and has been permitted for construction, as the OWTS is compromised. The underpinning is proposed to prevent loss of sand due to the depth of the scour. There are no new foundations proposed nor any seaward expansion of the seawall.

Building Plan Check Stage Conditions:

1. Please submit an electronic set of as-built plans upon completion of the repair for review.

2. Please verify in writing that the temporary sandbags were removed from the beach upon completion of the repair.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Engineering Geology Review by: _____ *3-23-2026*

Christopher Dean, C.E.G. #1751, Exp. 9-30-26
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Date

This review sheet was prepared by representatives of Cotton, Shires and Associates, 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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 03/11/2026

PROJECT NUMBER: CDP 26-020

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP for sea wall repair.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X **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.**

Building Plan Check (BPC) Required ☐Yes ☒No BPC Fees Req'd $_____

SIGNATURE

03/30/2026
DATE

CALIFORNIA
STATE LANDS
COMMISSION

100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

STATE OF CALIFORNIA
GAVIN NEWSOM, *Governor*

MATTHEW DUMLAO, PhD, *Executive Officer*
Reception: 916.574.1900
TTY: 711

June 29, 2026

SENT VIA ELECTRONIC MAIL ONLY TO: charles@santosplanning.com

File Ref.: I-5799

Santos Planning Inc.
Attn: Charles Santos
28328 Agoura Road, STE 203
Agoura Hills, CA 91301

Subject: Commission Jurisdictional Determination for a Proposed Project at 31656 Sea Level Drive, Malibu, Los Angeles County

Dear Charles Santos,

This letter is in response to a request you submitted to the California State Lands Commission (Commission) on behalf of your client, Doug Drew, for a jurisdictional review of a proposed project located at 31656 Sea Level Drive, Malibu, Los Angeles County. Commission staff has reviewed the proposed project in order to determine the following:

1. Whether the project will intrude into the 10-foot setback area as measured from the most landward surveyed Mean High Tide Line (MHTL), which is prohibited by Section 3.6 Residential Development Standards, Paragraph G, 3(c), of the City of Malibu's Local Coastal Program/Local Implementation Plan (Malibu LCP/LIP).
2. Whether the Commission asserts a sovereign title interest in the location(s) of the existing improvements or the proposed project.

The facts pertaining to your project, as we understand them, are these:

- The project was completed and consisted of an emergency seawall repair.
- This is a well-developed stretch of beach with numerous single-family residences both upcoast and downcoast.

Regarding the first item enumerated above, Section 3.6 Residential Development Standards, Paragraph G, 3(c) of the Malibu LCP/LIP specifically requires that all

construction be located a minimum of 10 feet inland from the most landward surveyed MHTL. Pursuant to the City of Malibu's development code, determination of the MHTL for the purpose of this requirement is to be made in consultation with the Commission. The MHTL surveys that the Commission is aware of include a 1928 Los Angeles (L.A.) County MHTL; a 1932 survey per Tract No. 10630; and a 2025 MHTL survey prepared by Peak Surveys, Inc. Based on the evidence reviewed, it appears that the 2025 Peak Surveys, Inc. MHTL is the most landward MHTL surveyed. The proposed project does not intrude into the 10-foot setback area of the most landward MHTL survey.

The second item detailed above concerns the Commission's sovereign interest in the subject location. To provide background, the landward boundary of the State's sovereign land ownership is the ambulatory ordinary high-water mark (OHWM). Along the coast, the OHWM is generally determined by the MHTL; exceptions to this include areas that have been filled in, areas with artificial accretions, or areas where the boundary has been fixed by an agreement or court decision. Though MHTL surveys serve as evidence regarding the location of the MHTL at a discrete moment in time, they do not delineate a permanent boundary. Thus, in the absence of a boundary line agreement accepted by the Commission, or an adjudicated boundary line, the boundary between sovereign land and privately held uplands remains ambulatory.

Based on Commission staff's review of the information submitted with your inquiry, the most waterward portions of the existing and proposed improvements are landward of all MHTLs that the Commission is aware of at this time. Therefore, no lease or other authorization is currently required from the Commission for this completed project.

This conclusion is without prejudice to any future assertion of State ownership or public rights, should circumstances change, or should additional information become available. This letter is not intended, nor should it be construed as a waiver or limitation of any right, title, or interest of the State of California in any lands under its jurisdiction.

Should you have any questions, please contact Devyn Romero at (916) 574-0724 or by email at Devyn.Romero@slc.ca.gov.

Sincerely,



Brian Bugsch, Chief
Land Management Division

Cc: Devyn Romero, PLMS
Land Management Division
Commission

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 17, 2026, at 6:30 p.m**. **in the Multi-Purpose Room, Malibu City Hall,** 23825 Stuart Ranch Road, Malibu, CA on the project identified below. In the event construction at City Hall limits technical capabilities in the Multi-Purpose Room, the meeting may be relocated to Council Chambers. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-020 - An application for a new seawall repair by excavating under the existing concrete seawall and underpinning with concrete filled geobags, including the installation of imported compacted sand backfill and filter rock material

LOCATION / APN:	**31656 Sea Level Dr** / 4470-001-010
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Santos Planning Inc / Drew Family Trust
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301(d)
APPLICATION FILED:	March 11, 2026
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org / (310) 456-2489, ext. 342

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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 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 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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.

YOLANDA BUNDY, Community Development Director

Date: August 6, 2026

EXHIBIT E

Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.E.

To: Chair Peak and Members of the Planning Commission

Prepared by: Courtney Brown, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director, and Tyler Eaton, Assistant Community Development Director

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit No. 26-023 and Demolition Permit No. 26-014 – An application to remodel an existing single-family residence and associated development

Location: 23826 Malibu Road, within the appealable coastal zone
APN: 4458-007-025
Owner: Beach Tree Malibu, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-39 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit (DP) No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium (SFM) zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

DISCUSSION: This agenda report provides a project overview, project setting and summary of the surrounding land uses, description of the proposed project, and an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a rectangular shaped beachfront lot, located south of Malibu Road, and is approximately 0.37 acres in size. The parcel is subject to the beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed from Malibu Road.

Figure 1 – Aerial Photo



Source: City GIS, 2026

According to the Los Angeles County Tax Assessor records, the residence and garage were constructed in 1975. On June 24, 1983, the California Coastal Commission (CCC) approved a CDP for the construction of a wooden bulkhead to be continuous along six adjoining parcels (CCC CDP Nos. 5-83-377 through 5-83-382). The subject parcel is currently developed with a two-story residence and a detached garage with a second-floor second unit. An existing onsite wastewater treatment system (OWTS) is located in a courtyard between the residence and garage.

The proposed project involves the remodel of an existing residence and detached garage with a second unit and repair to the existing foundation. Landscaping and a prefabricated spa located in the wave uprush zone were installed without the benefit of permits. These items were noted by staff during a site visit on June 29, 2026. On July 29, 2026, staff received photographic evidence that the unpermitted work was removed. Staff issued an after the fact approval, Over the Counter (OC) No. 26-108, for the removal of the unpermitted work. The existing OWTS would remain as is, as would the footprint of the

residence and detached garage in their current configuration. The proposed foundation repair is limited to an area within the existing footprint.

Existing development is considered legal non-conforming due to the absence of one additional parking space for the second unit (parcel contains two enclosed and two unenclosed parking spaces for the residence). Additionally, the parcel does not provide a public view corridor from Malibu Road to the ocean since a view corridor was not required at the time of the original approval. The parcel has a lot width of less than 50 feet, and the existing structures are setback ten percent of the lot width on each side. However, the existing fences (which predate the City's incorporation and formation of the California Coastal Act) block views of the scenic area from the scenic road. The property is located entirely within the wave uprush zone and is located within the Federal Emergency Management Agency Flood Hazard VE Zone with a base flood elevation at +17 feet NAVD[2]. The existing residence and Malibu Road are within the wave uprush zone.

The LCP considers a replacement structure as one where more than 50 percent of the existing structure is demolished, which the City calculates based on the percent of exterior walls removed and/or replaced. The project would affect approximately 4.4 percent of the exterior walls of the garage and second unit and approximately 5.6 percent of the exterior walls of the residence, both of which are well under the 50 percent threshold. As such, all existing legal nonconformities on the parcel would remain. However, all proposed development is required to comply with current policies and standards of the LCP.

Surrounding Land Uses and Project Setting

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

Table 1 – Parcel Data	
Lot Depth	398 feet (ft.)
Lot Width	42 ft.
Gross Lot Area	16,716 sq. ft. (0.38 acres)

The project site is within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea.

Onsite and Surrounding ESHA

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is 740 ft. to the north near Civic Center Way and Pacific Coast Highway.

[2] North American Vertical Datum of 1988

Nearby Trails and Recreation

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between Pacific Coast Highway and the beach is located approximately 1,400 ft. (0.27miles) to the west of the subject parcel on a state-owned parcel between 24052 and 24024 Malibu Road. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which includes an existing lateral public access easement that includes all areas from the MHTL landward to the toe of the existing bulkhead. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing lateral public access easement.

Neighborhood Character

The surrounding area is zoned SFM and Commercial General (CG). Existing development east and west of the subject parcel consists primarily of two-story single-family residences with detached accessory structures. The parcel to the north is developed as a commercial shopping center at Webb Way. The Pacific Ocean is located to the south. Table 2 provides a summary of the neighboring land uses and lot sizes.

Table 2 – Surrounding Land Uses

Direction	Address	Lot Size	Zoning	Land Use
Subject Parcel	23826 Malibu Rd	0.38 acres	SFM	Single-Family Residential
North	23841 Malibu Rd	14.7 acres	CG	Commercial
West	23832 Malibu Rd	0.69 acres	SFM	Single-Family Residential
East	23822 Malibu Rd	0.35 acres	SFM	Single-Family Residential
South	Pacific Ocean			

Source: City GIS 2026

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Demolition

a. Approximately 4.4 percent of the exterior walls for the detached garage and second-floor second unit

b. Approximately 5.6 percent of the exterior walls for the residence

Construction

c. Interior and exterior remodel of the residence and detached garage and second unit
d. Repair of approximately 247 square feet of the existing foundation pad and footings associated with the residence
e. Replacement of decking, pavers, and deck railing

Discretionary Request

f. DP No. 26-014 for the exterior demolition of the residence and detached garage and second-floor second unit

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and attached resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Shoreline and Bluff Development; and Hazards. These findings are made in the attached resolution for the Commission's consideration. Findings have also been included for the proposed DP as required by the MMC.

The proposed project has been reviewed by the Planning Division, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers (Attachment 3 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The project is subject to the beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. No new development is proposed that would require compliance

with LIP Chapter 3 standards. As the project involves a remodel of an existing legally nonconforming structure, compliance with LIP Chapter 3 is dependent on the applicability of LIP Chapter 13.5(C) regarding demolition of the existing structure. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
REMODEL/EXTERIOR WALLS			
Residence	50%	5.6%	Complies
Detached Garage & Second Unit	50%	4.4%	Complies

The proposed development would not increase height or Total Development Square Footage (TDSF), nor would it encroach into setbacks.

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential parcel. The project does not propose any grading and therefore the grading requirements set forth LIP Section 8.3 do not apply.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The scope of work would occur within the existing structure envelope and footprint. Due to the limited scope of work, the Planning Division determined that no further study is 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 Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17, which set forth the requirements for water quality protection. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating construction-phase Erosion and Sediment Control and Best Management Practices must be approved by the City Public Works Department. With the

implementation of this condition, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The proposed project does not propose or require any renovation or improvements to the existing OWTS. Therefore, no conformance review was required by the City Environmental Health Administrator.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (e) – New Construction. The Community Development 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).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On August 6, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 4).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Furthermore, the Planning Division'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. 26-39. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-39
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-39

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. 26-023 FOR AN INTERIOR AND EXTERIOR REMODEL OF AN EXISTING, TWO-STORY SINGLE-FAMILY RESIDENCE AND DETACHED TWO-STORY GARAGE WITH SECOND UNIT, REPAIR TO THE FOUNDATION PAD AND FOOTINGS ASSOCIATED WITH THE RESIDENCE; INCLUDING DEMOLITION PERMIT NO. 26-014 FOR THE EXTERIOR DEMOLITION OF THE RESIDENCE AND DETACHED GARAGE AND SECOND UNIT, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 23826 MALIBU ROAD (BEACH TREE MALIBU, LLC)

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

SECTION 1. Recitals.

A. On September 10, 2025, an application for Over the Counter (OC) No. 25-180 was submitted to the Planning Division by the applicant, Prism Permits, on behalf of Beach Tree Malibu, LLC for the interior and exterior remodel of the residence. The application was routed to the City coastal engineering consultant reviewers, Environmental Health Administrator, and the City Public Works Department for review.

B. On December 23, 2025, the application for an interior and exterior remodel was deemed complete. The plans were allowed to proceed to building plan check (green stamp) and sent to the applicant and property owner.

C. On March 9, 2026, while in building plan check, the scope of work was revised, and partial foundation repairs were proposed.

D. On March 30, 2026, the OC approval was voided as the extent of development was no longer eligible for a Coastal Development Permit Exemption (CDPE). In response, the application Coastal Development Permit (CDP) No. 26-023 and Demolition Permit (DP) No. 26-014 was submitted to the Planning Division by applicant Prism Permits, on behalf of Beach Tree Malibu, LLC. The application was routed to the Planning Division, City coastal engineering and geotechnical reviewers, and the City Public Works Department.

E. On June 29, 2026, Planning Division staff conducted a site visit to document site conditions, the property, and the surrounding area. Staff identified unpermitted landscaping and a prefabricated spa had been installed within the wave uprush zone without the benefit of permits.

F. On July 16, 2026, a Notice of CDP Application was posted on the subject property.

G. On July 27, 2026, the CDP application was deemed complete for processing.

H. On July 29, 2026, the applicant provided photographic evidence that the unpermitted landscaping and prefabricated spa had been removed from within the wave uprush zone.

I. On August 5, 2026, staff issued Over the Counter (OC) No. 26-108, an after the fact approval for the removal of the unpermitted landscaping and prefabricated spa from within the wave uprush zone.

J. On August 6, 2026, 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 (ft.) radius of the subject parcel.

K. On August 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 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 evidence contained within the record, including the agenda report for the project and the hearing on August 17, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including DP No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium (SFM) zoning district at 23826 Malibu Road.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

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

The proposed project is located in the SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. As discussed herein, based on submitted reports, project plans, and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all

applicable residential beachfront development standards.

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

The project is located between the first public road and the sea and will not adversely impact public access or recreation because the project includes improvements to an existing single-family residence that does not extend seaward beyond the footprint of the residence or shoreline protection structure. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between Pacific Coast Highway and the beach is located approximately 1,400 ft. (0.27miles) to the west of the subject parcel on a state-owned parcel between 24052 and 24024 Malibu Road. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which includes an existing lateral public access easement that encompasses all areas from the MHTL landward to the toe of the existing bulkhead. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing lateral public access easement. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

3. *The project is the least environmentally damaging alternative.*

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The project consists of an interior and exterior remodel to an existing single-family residence and detached garage with a second-floor second unit, and repairs to the foundation pad and footings associated with the residence, all of which are permitted uses within the SFM zoning classification of the subject parcel. The project has been reviewed and conditionally approved by the City's Planning Division, City coastal engineering and geotechnical consultant reviewers, and the City Public Works Department, and the project meets the City's residential beachfront development policies of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law. With the limited extent of development proposed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. *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 recommend action.*

The subject parcel is not designated Environmentally Sensitive Habitat Area (ESHA) or ESHA

buffer as shown in the LCP ESHA Overlay Map. The nearest mapped ESHA is 740 ft. north of the subject parcel near Civic Center Way and Pacific Coast Highway. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

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

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map. The nearest mapped ESHA is 740 ft. north of the subject parcel near Civic Center Way and Pacific Coast Highway. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

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

The 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 visible from any scenic area, scenic road, or public viewing area. The subject parcel is visible from the beach. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

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

The subject parcel is located south of Malibu Road and is currently developed with a two-story residence and detached garage with a second-floor second unit. The proposed development would be entirely within the existing structure's footprint and is not anticipated to have adverse impacts to scenic areas. The proposed exterior remodel involves removing paint from the wood siding and sealing with a varnish, replacing doors and windows, replacing deck railing, and installing a new composite roof, which will be compliant with LIP Section 6.5. Views from the beach looking north towards the Santa Monica Mountains will not be altered since all proposed developments would occur entirely within the existing building envelope. The proposed remodel will not alter the existing building and deck stringline. The proposed work would be less than 50 percent and would not be considered a replacement or new structure as defined by the LCP; therefore, a view corridor is not required for this project. As proposed, the project would not create a significant visual impact to public views from the beach.

2. *The project, as condition, will not have significant adverse scenic or visual impacts due to required project modification, landscaping, or other conditions.*

As conditioned, the proposed project will not result in significant adverse scenic or visual impacts. The project has been conditioned to include limitations on lighting and colors of the material used to prevent any visual impacts to scenic areas.

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

As described in Finding A.3, the proposed project represents the least environmentally damaging

feasible alternative with respect to scenic and visual resources. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

4. *There are feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.*

As described in Finding D.3, the proposed project will result in less than significant impacts on scenic and visual resources, and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map, and is 740 ft. from the nearest mapped ESHA. As designed and located, the project ensures compliance with the sensitive resource protection policies in the LCP.

E. Transfer of Development Credit (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Public Works Department, City coastal engineer and geotechnical consultant reviewers. The required findings are made as follows:

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

An analysis for potential hazards included review of the submitted coastal engineering report from David C. Weiss Structural Engineer & Associates, Inc. on April 23, 2025. All reports are on file at City Hall. In these reports, site-specific conditions are evaluated, and recommendations are provided to address any pertinent issues. Based upon the plans submitted, the proposed remodel, with repair and maintenance of the existing foundation pad and footings associated with the existing residence were deemed by the project to be non-substantial improvements by the City's coastal engineering consultant reviewer and City Floodplain Administrator.

The project site is located within the FEMA VE Special Flood Hazard Area with a determined Base Flood Elevation of +17 ft. The lowest finished floor elevation for the existing residence is +14.5 ft. NAVD 88, which is nonconforming, but would not be altered by the proposed development. The California State Lands Commission (CSLC) determined, with the use of the MHTL survey including a 1928 Los Angeles County MHTL, a 1961 CSLC MHTL, and a 2025 MHTL survey prepared by CalCivic Engineering Group, that the proposed project does not appear to intrude into the 10 ft. setback area of the most landward MHTL survey. As a result, the project will be compliant with the requirements of LIP Section 13.6.2(B).

The proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed. All recommendations of the City coastal engineering and geotechnical consultant reviewers shall be incorporated into the final design and construction, including foundation and grading. Final plans shall be reviewed and approved by the City coastal engineering and geotechnical consultant reviewers prior to the issuance of a building permit.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through the use of appropriate building materials will be utilized during construction.

The City is served by the Los Angeles County Fire Department (LACFD), as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. The proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding F.1, 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, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As described in Findings A.3 and F.1, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development. The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. It has been determined that the proposed project does not impact site stability or structural integrity.

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

As discussed in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of Malibu Road along the shoreline. The Shoreline and Bluff Development chapter governs those CDP applications that include development on parcel located along the shoreline as defined by the LCP. The required findings are made as follows:

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

As described in Finding A.2, the project site is located between a public road and the sea, involves improvements to an existing residence and will not impact public access or recreation. Vertical public access is available 1,400 ft. west of the subject parcel, with lateral access along the beach between the vertical access point and the project site. The proposed development will not extend further seaward than the existing development and would not impede the ability of the public to reach and use public tidelands and coastal resources in the vicinity of the project site. All foundation repairs are limited to the existing footprint and consist of repairs to the foundation pad and footings associated with the existing residence. No improvements are proposed to the existing shoreline protection structure. Therefore, the project site is not anticipated to have any significant adverse impacts to public access. Regarding shoreline sand supply, the proposed remodel and foundation repair will not extend further seaward than the existing footprint, and no impacts to the shoreline sand supply are anticipated as a result.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply, or other resources due to required project modifications or other conditions.*

As discussed in Finding G.1, the proposed project, as designed and conditioned and approved by the City coastal engineering and geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply and resources.

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

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

As discussed in Finding A.2 and G.1, 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. *In addition, if the development includes a shoreline protection device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

The project does not include a replacement shoreline protection device or improvements to the existing shoreline protection device. Therefore, this finding does not apply.

H. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – Vertical public access is provided approximately 1,400 ft. to the west on a state-owned parcel between 24052 and 24024 Malibu Road. The subject parcel already provides lateral access via an existing lateral public access easement that includes all areas from the MHTL landward to the toe of the existing bulkhead. Several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for lateral or vertical access is warranted.
B. Blufftop Access – The subject parcel is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the shoreline route of the CCT is oriented on the subject parcel. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for trail access is warranted.
D. Recreational Access – The subject parcel is not adjacent or in proximity to a recreational park per the LCP Park Lands Map. Vertical public access between Malibu Road to the beach is provided approximately 1,400 ft. to the west on a state-owned parcel between 24052 and 24024 Malibu Road. The subject parcel already provides lateral access via an existing easement south of the existing bulkhead. Several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the

MHTL. Therefore, no condition for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

I. Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

J. Demolition Permit (MMC Section 17.70.060)

1. *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 project will not create significant adverse environmental impacts.

2. *A development permit has been approved or the requirement waived by the city.*

This CDP application is being processed concurrently with DP No. 26-014. Therefore, the approval of the DP is subject to the approval of CDP 26-032.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 26-023 and DP No. 26-014, 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 project described herein. The scope of work approved includes:

Demolition

a. Approximately 4.4 percent of the exterior walls for the detached garage and second-floor second unit
b. Approximately 5.6 percent of the exterior walls for the residence

Construction

c. Interior and exterior remodel of the residence and detached garage and second unit
d. Repair of approximately 247 sf. of the existing foundation pad and footings associated with the residence
e. Replacement of decking, pavers, and deck railing

Discretionary Request

f. DP No. 26-014 for the exterior demolition of the residence and detached garage and second-floor second unit

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped May 26, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The CDP shall 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. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

8. All development shall conform to the requirements of the City Community Development Department, City coastal engineering and geotechnical consultant reviewers, and City

Public Works Department, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. 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.

11. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

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

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

Lighting

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

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;

d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

15. Night lighting for sports courts or other private recreational facilities shall be prohibited.

16. 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.

17. 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 or the beach in excess of one foot-candle is prohibited.

18. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

19. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

20. No lighting can exceed 18 feet in height except as required by the California building code.

21. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

22. Up-lighting of landscaping is prohibited.

Demolition/Solid Waste

23. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

24. 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.

25. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development 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.

26. 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.

27. 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.

28. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

29. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

30. Fifty percent or more of exterior walls must remain in place during construction. Pursuant to LIP Section 13.4.2, the replacement of 50 percent or more of a single-family residence is not repair and maintenance but instead constitutes a replacement structure requiring a CDP. A major remodel agreement acknowledging this shall be required prior to issuance of building permits for the project. Contact Planning Division 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. Demolition of exterior walls will be determined based on LCP Policy 3 (Remodels and Additions). The Policy shall be attached to the final approved construction plans, with a copy of the signed agreement.

31. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction/Framing

32. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

33. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

34. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

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

36. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on state highways, the applicant/property owner is required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

37. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

    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 Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

38. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

39. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Biology

40. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 sf. or more of landscaping for a new residence, or 2,500 sf. or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required[P.

41. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic

product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

42. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Geology

43. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers 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 consultant reviewers prior to the issuance of a grading permit.

44. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

45. If shoring is proposed for the foundation excavation, geotechnical recommendations are required and provided for review by the City geotechnical consultant reviewers in building plan check. Acceptance by the City geotechnical consultant reviewers is required prior to issuance of building permits.

Floodplain Management

46. The proposed improvements are located within a Special Flood Hazard Area (SFHA) and are subjected to the National Flood Insurance Program (NFIP) regulations and the City's Flood Plain Management Ordinance MMC Section 15.20. The proposed improvements were evaluated as a non-substantial improvement and therefore the existing structure does not require any additional improvements or documentation to conform to the City's Flood Plain Management Ordinance. If there are any modifications to this project, the applicant must submit the revised plans to the Public Works Department for further evaluation. If the revised plans are considered a substantial improvement, the structure located within SFHA must meet all requirements of the City of Malibu Floodplain Management Ordinance.

Prior to Occupancy

47. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

48. 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.

Deed Restrictions

49. 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 the Planning Division prior to final planning approval.

50. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

51. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14 to 22. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

Fixed Conditions

52. This CDP shall run with the land and bind all future owners of the property.

53. 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 17th day of August 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, 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. 246.

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.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-39 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of August 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

12	9	6	3
11	8	5	2
10	7	4	1

SHEET GRID SYSTEM

NORTH ARROW — PLAN NORTH / TRUE NORTH

REVISION CLOUD — (CLOUD AROUND REVISION OPTIONAL) — REVISION NO.

BUILDING GRID LINES — 1 / A

MATCH LINE — SHEET NO. A2.1 — THE SHADED PORTION IS THE SIDE CONSIDERED

ROOM LABEL — LIVING ROOM 100 — ROOM NAME / ROOM NO.

CEILING HEIGHT — 8'-0" — CEILING HEIGHT

SECTION — 1 / A2.1 — SECTION NO. / SHEET NO.

DETAIL — 1 / A2.1 — AREA REFERENCE / DETAIL NO. / SHEET NO.

EXTERIOR ELEVATION — 1 / A2.1 — ELEVATION NO. / SHEET NO.

INTERIOR ELEVATION — 1 / A2.1 / 3 — ELEVATION NO. (TYPICAL) / SHEET NO.

DOOR SYMBOL — 100.1 — ROOM NO. / REFERENCE NO.

WINDOW SYMBOL — 100.A — ROOM NO. / REFERENCE LETTER

FINISH MATERIALS — WD.01 — MATERIAL

CASEWORK — C100.1 — CASEWORK

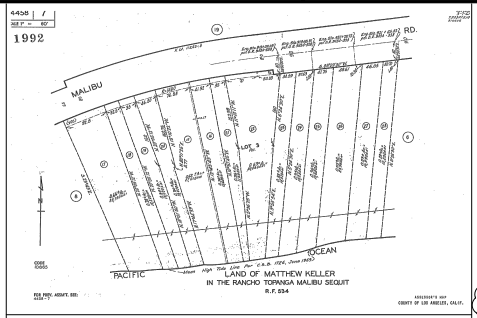
PLUMBING FIXTURE — P100.1 — FIXTURES

APPLIANCE — A100.1 — APPLIANCE

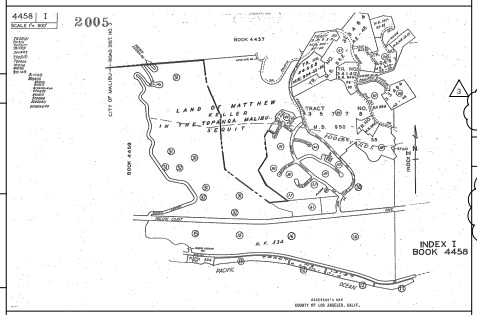
WORK POINT OR CONTROL POINT

DIMENSION STRING — 6'-4"

SYMBOLS



PARCEL MAP



INDEX MAP

SCOPE OF WORK:

- INTERIOR & EXTERIOR FACADE REMODEL TO AN EXISTING SINGLE FAMILY RESIDENCE WITH GARAGE AND GUEST QUARTERS - NEW DOORS AND WINDOWS, APPLIANCES, PLUMBING AND ELECTRICAL FIXTURES, AND INTERIOR FINISHES, INCLUDING FLOORS.
- LESS THAN 5 PERCENT PLANNING DEPARTMENT EXTERIOR WALL PERIMETER MODIFICATION.
- RELOCATE KITCHEN AND MASTER BATHROOM PARTITION WALLS, MINOR STRUCTURAL ALTERATIONS TO REINFORCE EXISTING WHERE OCCURS. REFER TO ENGINEERS DRAWINGS.
- REPAIR & REFURBISH EXISTING COVERING MATERIALS AS NEEDED TO MAINTAIN INTEGRITY.
- REPLACE EXISTING CLASS 'A' ROOF COVERING WITH NEW CLASS 'A' ROOF COVERING.
- REPLACE EXISTING 42" WOOD AND GLASS RAILING WITH NEW 42" H GLASS RAILING.
- NO NEW WORK TO EXISTING HVAC OR ELECTRICAL PANEL SYSTEMS. NEW ELECTRICAL AT RECONFIGURED ROOMS SUCH AS THE KITCHEN AND BATHROOMS, TYP.

PROJECT DESCRIPTION

OWNER:	Beach Tree, LLC 23826 Malibu Road Malibu, CA 90265
SITE ADDRESS:	23826 MALIBU ROAD MALIBU, CA 90265
APN:	4458-007-025
BUILT	1975
DISTRICT	TRANCAS BEACH OVERLAY DISTRICT
LCP ZONING DESIGNATION:	SINGLE FAMILY - MEDIUM (SFM)
GEN. PLAN LAND USE DESIGNATION:	SINGLE FAMILY - MEDIUM ACRE (SFM)
OCCUPANCY:	R-3 / U (2)
LOT AREA:	21,298
LAND SQUARE FEET:	15,682 SQ FT
APPEAL JURISDICTION:	NO
ESHA:	NO
TYPE OF CONSTRUCTION:	TYPE V-B (2)
FIRE ZONE:	YHMSE
TSUNAMI ZONE:	YES
FLOOD ZONE:	VE 18 + 1 = 19'
SPECIAL FLOOD HAZARD AREA (SFHA):	YES (3)
FEMA FLOOD MAP PANEL:	06037C1537G
APPLICABLE VERTICAL DATUM:	NAVD88 - REFER TO SURVEY

BUILDING CODE: PROJECT SHALL COMPLY WITH 2025 TITLE 24 AND 2026 EDITIONS OF THE LA COUNTY CODE CALIFORNIA BUILDING CODE (LACBC), CALIFORNIA RESIDENTIAL CODE (LACRC), CALIFORNIA PLUMBING CODE (LACPC), CALIFORNIA MECHANICAL CODE (LACMC), CALIFORNIA ELECTRICAL CODE (LACEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (LACGBC), AND CALIFORNIA ENERGY CODE (CEnC). WITH ORDINANCES AND LOCAL AMENDMENTS ADOPTED BY THE CITY OF MALIBU.

SPRINKLERED: NO

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACKS:	20 feet max. or avg of two neighbors (3.5')	3.7' see Survey 1	NO CHANGE
SIDE YARD SETBACK:	10% of lot width, w/ 3' min & 5' max (4.08')	4'-1" see A1.0	NO CHANGE
REAR YARD SETBACK	determined by stringline	see Site Plan A1.0	NO CHANGE

PROJECT DATA

OWNER:
Beach Tree, LLC
attn: David Parker
23826 Malibu Rd
Malibu, CA 90265
Phone: (310) 850-5223
Email: dp@weahomes.com

TITLE 24 ENERGY CONSULTANT:
LA Architectural Services, LLC
Armen Abramian
13768 Simshaw Ave
Sylmar, CA 91342
Phone: (818) 618-2101
Email: armen.abramian@gmail.com

SURVEYOR:
CalCivic Engineering Group
Ivan Chiu
2160 Parnell Way
Altadena, CA 91001
Phone: (626) 798-2828
Email: calcivic@earthlink.net

ENTITLEMENTS:
Prism Permits
Sharyl Beebe
P.O. Box 283
Malibu, CA 90265
Phone: (310) 403-4365
Email: sbeebe@prismpermits.com

STRUCTURAL ENGINEER:
David C. Weiss Structural Engineer & Assocs.
Adam S. Lieb SE
20812 Ventura Blvd Suite 200,
Woodland Hills, CA 91364
Phone: (818) 227-8040 ext. 114
Email: adam@dcwse.com

DESIGNER:
Durica Design Studio, Inc.
Jennifer Durica
2999 E Ocean Blvd Unit 1930
Long Beach, CA 90803
Phone: (310) 909-9413
Email: jennifer@duricadesignstudio.com

SEPTIC ENGINEER:
Ely Jr 's Pumping
Ely Simental, Jr.
1100 Mercantile St.
Oxnard, CA 93030
(805) 483-2000
ejp95@verison.net

CONTRACTOR:
T.B.D.

PROJECT DIRECTORY

SHEET		2025-09-22 CC	2025-10-16 PLAN CHECK 1	2025-12-31 BAS	2026-03-27 BAS RESUB	2026-05-22 PLANG RESUB
ARCHITECTURAL:						
A0.00	TITLE PAGE - PROJECT DATA	●	●	●	●	●
SV-1	SURVEY	●	●	●	●	●
A0.10	CITY DOCS & SUPPLEMENTAL INFORMATION	●	●	●	●	●
A0.11	CITY DOCS & SUPPLEMENTAL INFORMATION			●	●	●
A0.20	SUPPLEMENTAL INFORMATION			●	●	●
A0.21	SUPPLEMENTAL INFORMATION - ROOF			●	●	●
A0.22	SUPPLEMENTAL INFORMATION - RAILING			●	●	●
A0.23	SUPPLEMENTAL INFORMATION - FENESTRATION			●	●	●
TMH1	TITLE 24 MAIN HOUSE			●	●	●
TMH2	TITLE 24 MAIN HOUSE			●	●	●
TGH1	TITLE 24 GUEST HOUSE			●	●	●
TGH2	TITLE 24 GUEST HOUSE			●	●	●
MM1	RESIDENTIAL MANDATORY MEASURES			●	●	●
A1.0	SITE PLAN	●	●	●	●	●
EX1.1	EXISTING MAIN HOUSE FLOOR PLANS	●	●	●	●	●
EX1.2	EXISTING MAIN HOUSE ROOF PLAN AND MODIFICATION CALCS	●	●	●	●	●
EX1.3	EXISTING MAIN HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
EX2.1	EXISTING GUEST HOUSE FLOOR PLANS	●	●	●	●	●
EX2.2	EXISTING GUEST HOUSE ROOF PLAN AND MODIFICATION CALCS	●	●	●	●	●
EX2.3	EXISTING GUEST HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
EX3.1	MODIFICATION CALCS	●	●	●	●	●
D1.1	MAIN HOUSE DEMOLITION PLANS	●	●	●	●	●
D2.1	GUEST HOUSE DEMOLITION PLANS	●	●	●	●	●
A1.1	PROPOSED MAIN HOUSE FLOOR PLANS	●	●	●	●	●
A1.2	PROPOSED MAIN HOUSE ROOF PLAN	●	●	●	●	●
A1.3	PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
A1.4	PROPOSED MAIN HOUSE SECTIONS	●	●	●	●	●
A1.5	PROPOSED MAIN HOUSE ELECTRICAL PLANS				●	●
A2.1	PROPOSED GUEST HOUSE FLOOR PLANS	●	●	●	●	●
A2.2	PROPOSED GUEST HOUSE ROOF PLAN	●	●	●	●	●
A2.3	PROPOSED GUEST HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
A2.4	PROPOSED GUEST HOUSE SECTIONS	●	●	●	●	●
A2.5	PROPOSED GUEST HOUSE ELECTRICAL PLANS				●	●
A3.0	STAIR AND RAILING INFO AND DETAILS				●	●
S1.0	STRUCTURAL NOTES				●	●
S1.1	STRUCTURAL NOTES				●	●
S1.2	STRUCTURAL NOTES				●	●
S1.3	STRUCTURAL NOTES				●	●
S1.4	STRUCTURAL NOTES				●	●
S2.0	PARTIAL FOUNDATION PLAN				●	●
S2.1	PARTIAL SECOND FLOOR FRAMING PLAN				●	●
S2.2	PARTIAL UPPER ROOF FRAMING PLAN				●	●
S3.0	GUEST HOUSE STRUCTURAL PLANS				●	●
S4.0	STRUCTURAL DETAILS				●	●
S4.1	STRUCTURAL DETAILS				●	●
S4.2	STRUCTURAL DETAILS				●	●
S4.3	STRUCTURAL DETAILS				●	●

DRAWING INDEX

BUILDING AREA CALCULATION: **"EXISTING TO REMAIN, NO CHANGE"**

EXISTING INTERIOR FLOOR AREA:

MAIN HOUSE FIRST FLOOR:	1,511 SF			
MAIN HOUSE SECOND FLOOR:	1,364 SF			
GUEST HOUSE FIRST FLOOR:		462 SF		
GUEST HOUSE SECOND FLOOR:		625 SF		
TOTAL EXISTING INT FLOOR AREA:	2,876 SF MH	+ 1,087 SF GH	=	3,963 SF
GARAGE FLOOR AREA:			+	660 SF
TOTAL EXISTING SF INCLUDING GARAGE:				4,637 SF

SETBACKS:
* ALL EXISTING SETBACKS TO REMAIN. NO CHANGE TO EXISTING BUILDING FOOTPRINT.

FLOOR AREA CALCS.

&	And	
<	Angle	
@	At	
℄	Centerline	
ϕ	Diameter or Round	
⊥	Perpendicular	
#	Number	
(E)	Existing	
AB	Anchor Bolt	
A/C	Air Conditioning	
A.C.	Asphaltic Concrete	
ACT	Acoustical Tile	
ACOUS	Acoustical	
ADJ	Adjustable	
A.F.F.	Above Finish Floor	
ALT	Alter or Alternate	
ALUM	Aluminum	
ANOD	Anodized	
A.P.	Access Panel	
APPROX	Approximate	
ARCH	Architectural	
ASPH	Asphalt	
BD	Board	
BITUM	Bituminous	
BLDG	Building	
BLK	Block	
BLKG	Blocking	
BM	Beam	
BOT	Bottom	
BR	Bedroom	
BSMT	Basement	
B.U.R.	Built Up Roofing	
CAB	Cabinet	
CARP	Carpet	
C.B.	Catch Basin	
CEM	Cement	
CER	Ceramic	
C.I.	Cast Iron	
CLG	Ceiling	
CLO	Closet	
CLR	Clear	
C.M.U.	Concrete Masonry Unit	
CNTR	Counter	
COL	Column	
CONC	Concrete	
COND	Condition or Condenser	
CONN	Connection	
CONST	Construction	
CONT	Continuous	
CONTR	Contractor	
CORR	Corridor	
C.T.	Ceramic Tile	
CTR	Center	
CTSK	Countersunk	
C.W.	Cold Water	
D	Deep, Depth	
DBL	Double	
DET	Detail	
D.F.	Drinking Fountain	
DIA	Diameter	
DIM	Dimension	
DISP	Dispenser	
DN	Down	
D.O.	Door Opening	
DR	Door	
DS	Downspout	
D.S.P.	Dry Standpipe	
DWG	Drawing	
DWR	Drawer	
E	East	
EA	Each	
EJ	Expansion Joint	
EL	Elevation	
ELEC	Electrical	
ELEV	Elevation	
EMER	Emergency	
ENCL	Enclosure	
E.O.S.	Edge of Slab	
EQ	Equal	
EQUIP	Equipment	
E.W.	Each Way	
E.W.C.	Electric Water Cooler	
EXIST	Existing	
EXP	Expansion	
EXPO	Exposed	
EXT	Exterior	
F.A.	Fire Alarm	
F.D.	Floor Drain	
FDN	Foundation	
F.E.	Fire Extinguisher	
F.E.C.	Fire Extinguisher Cab	
F.G.	Finish Grade	
F.H.C.	Fire Hose Cabinet	
FIN	Finish	
FLASH	Flashing	
FLR	Floor	
FLUOR	Fluorescent	
F.O.C.	Face of Concrete	
F.O.F.	Face of Finish	
F.O.M.	Face of Masonry	
F.O.S.	Face of Stud	
FPRF	Fireproof	
FR	Frame	
FS	Full Size	
FT	Foot, Feet	
FTG	Footing	
FURR	Furring, Furred	
FUT	Future	
GA	Gauge	
GALV	Galvanized	
G.B.	Grab Bar	
G.I.	Galvanized Iron	
GL	Glass, Glazing	
GND	Ground	
GR	Grade	
GYP	Gypsum	
H	High	
H.B.	Hose Bib	
H.C.	Hollow Core	
HCP	Handicapped	
HDWR	Hardware	
HDWD	Hardwood	
H.M.	Hollow Metal	
HORIZ	Horizontal	
HR	Hour	
HT	Height	
HVAC	Heating, Ventilation and Air Conditioning	
H.W.	Hot Water	
I.D.	Inside Diameter	
INCL	Including	
INSUL	Insulation	
INT	Interior	
JAN	Janitor	
JST	Joist	
JT	Joint	
KIT	Kitchen	
LAM	Laminate	
LAV	Lavatory	
L.F.	Lineal Foot	
L.H.	Left Hand	
LKR	Locker	
L.R.	Living Room	
LT	Light	
LVR	Louver	
MATL	Material	
MAX	Maximum	
M.B.	Machine Bolt	
MECH	Mechanical	
MEMB	Membrane	
MET	Metal	
MFR	Manufacture	
MH	Manhole	
MIN	Minimum	
MIR	Mirror	
MISC	Miscellaneous	
M.O.	Masonry Opening	
M.R.	Moisture Resistant	
MTD	Mounted	
MUL	Mullion	
N	North	
N.I.C.	Not in Contract	
NO	Number	
NOM	Nominal	
N.S.	No Scale	
N.T.S.	Not to Scale	
O/	Over	
OA	Overall	
OBSC	Obscure	
O.C.	On Center	
O.D.	Outside Diameter	
O.F.D.	Overflow Drain	
OFF	Office	
O.H.	Overhang	
OVHD	Overhead	
OPNG	Opening	
OPP	Opposite	
PC	Piece	
P.D.	Planter Drain	
PL	Plate	
P.L.	Property Line	
PLMG	Plumbing	
PLAM	Plastic Laminate	
PLAS	Plaster	
PLYWD	Plywood	
PR	Pair	
PT	Paint	
P.T.D.	Paper Towel Dispenser	
PTN	Partition	
Q.T.	Quarry Tile	
R	Riser	
RAD	Radius	
R.D.	Roof Drain	
REF	Reference	
REFR	Refrigerator	
REINF	Reinforced or Reinforcing	
REQ	Required	
RESIL	Resilient	
REV	Revised	
RFG	Roofing	
R.H.	Right Hand	
RM	Room	
R.O.	Rough Opening	
RWD	Redwood	
S	South	
S.C.	Solid Core	
SCHED	Schedule	
SECT	Section	
SEP	Separation	
SH	Shelf	
SHR	Shower	
SHT	Sheet	
SIM	Similar	
SLDG	Sliding	
SPEC	Specification	
SQ	Square	
S.S.	Stainless Steel	
S.SK.	Service Sink	
STD	Standard	
STL	Steel	
STOR	Storage	
STRUCT	Structural	
SUSP	Suspended	
SW	Switch	
SYM	Symmetrical	
SYS	System	
T	Tread	
T.B.	Towel Bar	
T&G	Tongue & Groove	
T.O.C.	Top of Curb	
T.O.D.	Top of Drain	
TEL	Telephone	
TEMP	Tempered, Temperature	
TER	Terrazzo	
THK	Thick, Thickness	
THR	Threshold	
TOIL	Toilet	
T.O.P.	Top of Pavement	
T.O.S.	Top of Slab	
T.P.D.	Toilet Paper Dispenser	
T.S.	Top of Steel	
TV	Television	
T.O.W.	Top of Wall	
TYP	Typical	
UNF	Unfinished	
U.O.N.	Unless Otherwise Noted	
UR	Urinal	
VERT	Vertical	
VEST	Vestibule	
V.I.F.	Verify in Field	
VOL	Volume	
W	West	
W	With	
W.H.	Water Heater	
W/O	Without	
W.C.	Water Closet	
WD	Wood	
WP	Waterproof	
WPM	Waterproof Membrane	
WSCT	Wainscot	
W.S.P.	Wet Standpipe	
WT	Weight	

ABBREVIATIONS



VICINITY MAP

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (310) 909-9413

Received
May 26, 2026
Planning Dept.

THESE DRAWINGS AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF DURICA DESIGN, INC. AND SHALL REMAIN PROPERTY OF DURICA DESIGN, INC. IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF DURICA DESIGN, INC. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

MARK	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B.A.S. CORRECTIONS 05/27/2026
3	PLANNING CORRECTIONS 05/22/2026

BEACH TREE

SHEET TITLE: TITLE SHEET
PROJECT DATA

SCALE:

SHEET NUMBER: A0.00

ATTACHMENT 2

TITLE EXCEPTIONS AND EXCLUSIONS:

BASED ON PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN
TITLE COMPANY DATED JULY 8, 2024, Order No.: 7150187

1. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. Any public recreational rights, interests or easements that have been or may be established by proven use for a period of time.
5. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
6. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
7. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
8. An easement to construct and maintain bridges, culverts, drainage structures, excavation and embankment slopes beyond the State Highway adjoining said Land and incidental purposes in the document recorded in Book 15228 Page 342 of Official Records.
The location of the easement cannot be determined from record information.
9. An easement for construction, maintenance and operation of a telephone line with poles, crossarms, guys, wires, braces, conduits, cables and appurtenances for the transmission of electrical energy for telephone and telegraph purposes together with the right of ingress and egress and incidental purposes in the document recorded in Book 18726 Page 166 of Official Records.
The location of the easement cannot be determined from record information.
10. An easement to install, maintain and operate telephone, telegraph, electric light and power lines and poles, wires, cables, conduits, sewers, water and gas pipes and incidental purposes in the document recorded in Book 20554 Page 39 of Official Records.
The location of the easement cannot be determined from record information.
11. Covenants, conditions and restrictions in the document recorded in Book 20554 Page 39 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
12. The terms and provisions contained in the document entitled Fuel Modification Covenant and Agreement" recorded May 7, 2013 as Instrument No. 20130685464 of Official Records.
13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
14. A deed of trust to secure an original indebtedness of $8,000,000.00 recorded September 16, 2016 as Instrument No. 20161127301 of Official Records.
Dated: September 6, 2016
Trustor: 17406 Los Alimos, LLC, a California Limited Liability Company
Trustee: JPMorgan Chase Bank, N.A.
Beneficiary: JPMorgan Chase Bank, N.A.
15. The transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be completed.
16. With respect to 17406 Los Alimos, LLC, a limited liability company:
a. A copy of its operating agreement and any amendments thereto;
b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
(i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
(ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
17. With respect to 17406 Los Alimos, LLC, a certificate of review and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
18. A satisfactory owner's affidavit must be completed, executed and returned to the Company.
19. The policy liability contemplated by this transaction exceeds our facultative. Underwriter approval must be obtained from the Home Office or Regional Office prior to closing. Please contact the Title Officer in advance of the closing date to discuss the specifics of the proposed transaction, including identity of proposed insured(s), endorsement requirements, and exceptions which are to be eliminated.
20. An inspection of said land is required by the First American Title Company.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MALIBU ROAD SHOWN AS N 83°09'30" E ON THE RECORD OF SURVEY RECORDED IN BOOK 177, PAGE 62 RECORDS OF SURVEY

BENCH MARK

LACO DPW TAG IN N CB 1' E/O BCR @ NE COR PACIFIC COAST HWY & WEBB WAY
BM NO. "Y10045"
ELEVATION = 17.246' (NAVD88 DATUM)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JOHN L. GIBSON AND WIFE, RECORDED IN BOOK 20067 PAGE 50, OFFICIAL RECORDS, SAID MOST EASTERLY CORNER BEING LOCATED IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DECREE ENTERED IN CASE NO. 135650, SUPERIOR COURT, OPPOSITE STATION 910 PLUS 85.36 IN THE CENTER LINE OF SAID 80 FOOT STRIP; THENCE ALONG SAID SOUTHERLY LINE, NORTH 83° 08' 30" EAST (IT SHOULD BE NORTH 83° 09' 30" EAST), 41.75 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO ROBERT RANDALL AND WIFE, RECORDED IN BOOK 18181 PAGE 85, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF RANDALL AND WIFE, SOUTH 5° 24' 30" WEST, 381.27 FEET, MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO GIBSON AND WIFE; THENCE ALONG SAID EASTERLY LINE, NORTH 5° 24' 30" EAST, 378 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LAND, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES AND WATER CONTAINED IN, ON, WITHIN AND UNDER SAID PROPERTY AND EVERY PART THEREOF, AS RESERVED BY MARBLEHEAD LAND COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 20554 PAGE 39, OFFICIAL RECORDS.

ALSO EXCEPT ALL LITTORAL RIGHTS RESERVED BY MARBLEHEAD LAND COMPANY IN ABOVE MENTIONED DEED.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THAT PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT ANY PORTION OF SAID LAND AFFECTED BY EROSION OR WHICH AT THE TIME WAS TIDE OR SUBMERGED LAND, NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

SAID LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 23543 RECORDED OCTOBER 18, 1982 AS INSTRUMENT NO. 82-1046131, OFFICIAL RECORDS.

SITE INFORMATION:

APN: 4458-007-025

ZONING: SFM, TRANCAS BEACH OVERLAY DISTRICT
FRONT SETBACK - 20'
SIDE SETBACK - 10% OF LOT WIDTH ON EACH SIDE , 3' MIN. & 5' MAX.
REAR SETBACK - DETERMINE BY THE STRINGLINE RULE.

FLOOD ZONE: AVE (EL 19), SPECIAL FLOOD HAZARD AREA (SFHA)
WITH A BASE FLOOD ELEVATION (BFE) REQUIREMENT OF 19 FEET.

COMMUNITY PANEL NO.: 06037C1537G
EFFECTIVE DATE: APRIL 21, 2021

TSUNAME ZONE: YES

AREA OF PARCEL (PER ASSESSOR'S OFFICE): 15,680 S.F.

AREA OF PARCEL (PER SITE SURVEY): 15,680 S.F.

AREA OF BUILDING FOOTPRINT (PER SITE SURVEY):
1ST FLOOR HOUSE - 1666.62 S.F.
1ST FLOOR GARAGE/MEDIA ROOM - 1292.93 S.F.

BUILDING IMPROVEMENT (PER ASSESSOR'S OFFICE):
3099 S.F.

UTILITIES INFORMATION:

ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON

PORTABLE WATER SUPPLY: L.A. COUNTY WATERWORKS DIST. 29

WASTE SERVICE: PRIVATE SEPTIC SYSTEM

GAS SERVICE: PROPANE TANK SYSTEM

SURVEYOR'S NOTES:

1. THE INFORMATION SHOWN HEREON WAS BASED ON A FIELD SURVEY UNDERTAKEN ON JULY 25, 2024 AT THE REQUEST OF MR. KURT RAPPAPORT.
2. EXISTING ABOVE GROUND UTILITY APPURTENANCES HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THEY HAVE BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE THERE NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION, WHERE ADDITIONAL OR MORE DETAIL INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "VE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06037C1537G, WITH A DATE OF IDENTIFICATION OF APRIL 21, 2021, IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 7150187 WITH AN EFFECTIVE DATE JULY 8, 2024 AND THAT ALL EASEMENTS , COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVEN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
5. BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON.
6. THIS PRINT OF SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH "CLOSE" BY ENGINEERING CALCULATION.
7. NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THE ADJACENT LOTS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THIS SURVEY IS FOR OBTAINING TITLE INSURANCE ONLY.
9. THE PROPERTY HAS DIRECT ACCESS TO MALIBU ROAD, A PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN TITLE COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY AND THEIR SUCCESSORS AND ASSIGNS, AND TO KURT RAPPAPORT AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS , THE FIELD WORK WAS COMPLETED ON JULY 25, 2024.

DATE OF MAP: JULY 29, 2025

IVAN CHOU LS6762

LICENSED LAND SURVEYOR
IVAN W. K. CHOU
Exp. 09/30/2026
No. 6762
STATE OF CALIFORNIA

LEGEND:

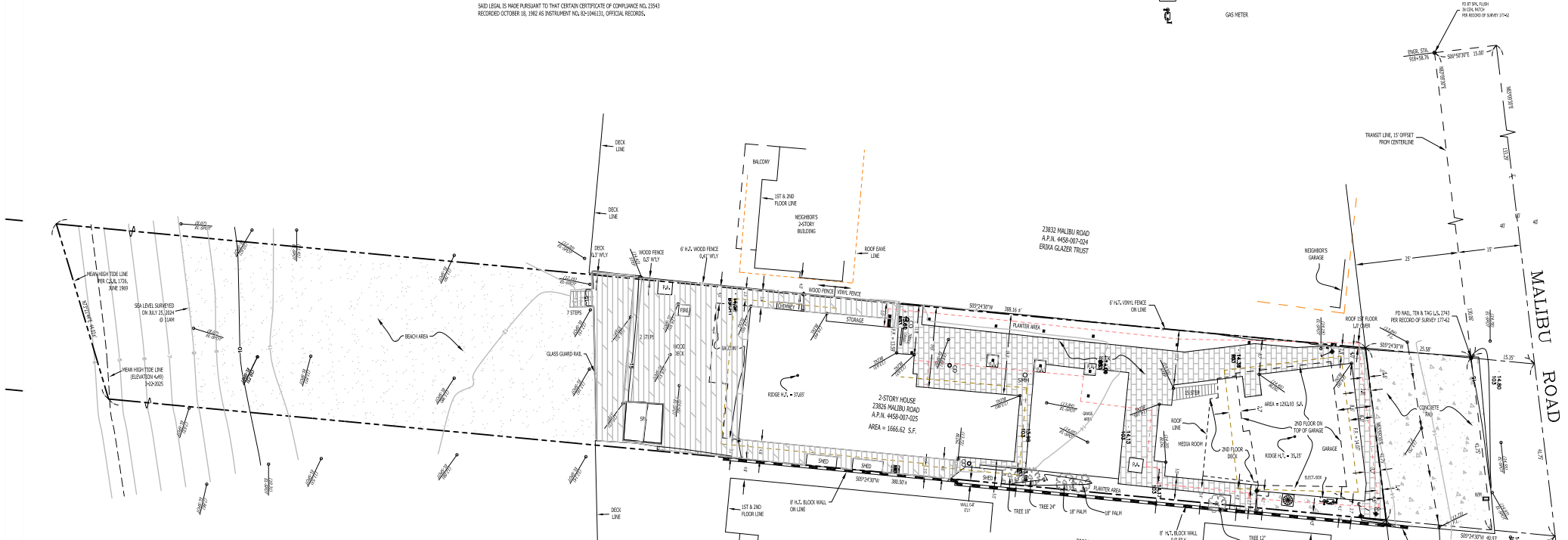
F.L.	FLOWLINE
F.F.	FINISHED FLOOR
T.C.B.	TOP OF CATCH BASIN
T.C.	TOP OF CURBS
P.A.	PLANTING AREA
T.G.	TOP OF GRADE
E.G.	EDGE OF GUTTER
W.M.	WATER METER
BLDG.	BUILDING CORNER
EL=SPOT	SPOT ELEVATION
B.W.	BACK OF SIDEWALK
INV.	INVERSE ELEVATION
I.V.	IRRIGATION CONTROL VALVE
W.M.	WATER METER
W.V.	WATER VALVE
A.C.	EDGE OF ASPHALT
EDISON	EDISON ELECTRICAL UTILITY
ELEC. B.	ELECTRIC BOX
ELEC. M.	ELECTRIC METER

262.0 T.C. — SPOT ELEVATION
— ELEVATION DESCRIPTION
162 — CONTOUR MINOR

MB MAILBOX
FH FIRE HYDRANT
SIGN
ELEC ELECTRIC PULLBOX
WM WATER METER
CO CLEANOUT
PP POWER POST
GTE GTE TELEPHONE MANHOLE
WV WATER VALVE
RECT. COLUMN
STREET LIGHT
CB CATCH BASIN
ENTRANCE GATE
FLOW LINE
FENCE LINE
BUILDING LINE
PROPERTY LINE
CONCRETE BLOCK WALL
TREE
AIR COND.
GAS METER



VICINITY MAP
N.T.S.



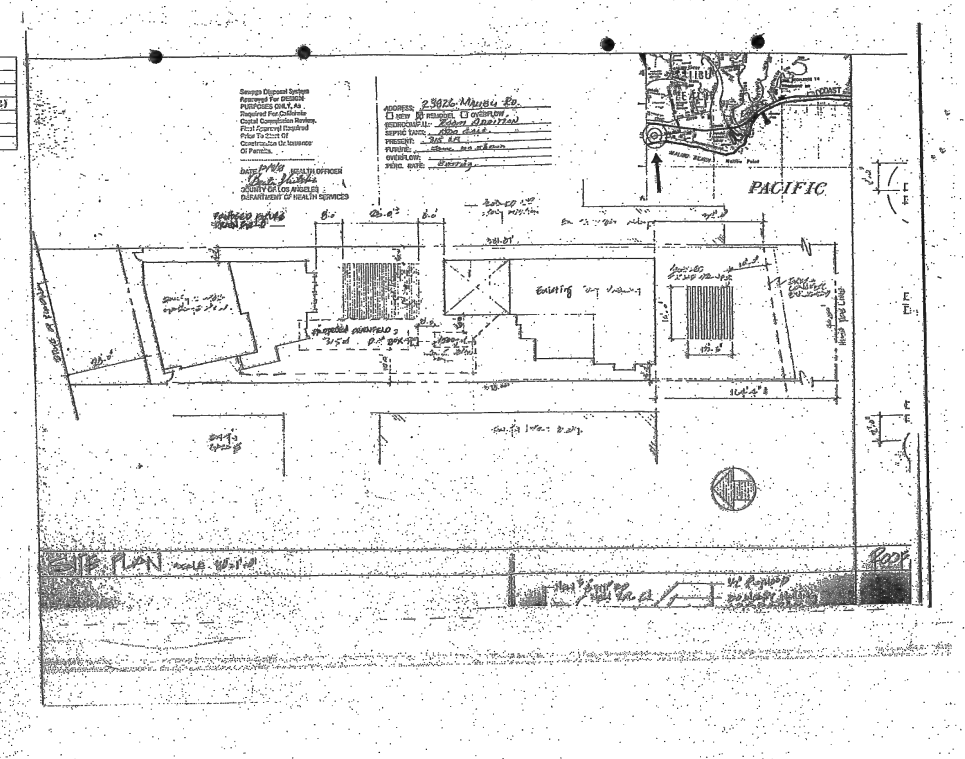
23826 MALIBU ROAD
MALIBU, CA 90265

S.F.D. :	4 BR/42 FU - 4 BR/42 FU (R)
GUEST HOUSE :	1 BR/14 FU (E)
SEPTIC TANK :	1500 Gallon (E)
ACTIVE :	1 Drainfield - Unknown Dimensions (E)
-	1 - 9' X 33' Drainfield (E)
FUTURE :	None
PERC RATE :	Sand Catagery

NOTES:

1. This approval is for a 4 bedroom (42 fixture units) to 4 bedroom (42 fixture units) single family dwelling remodel. No renovation of the existing conventional onsite wastewater treatment system is required.
2. No additional plumbing fixture units shall be allowed to discharge to the existing conventional onsite wastewater treatment systems pursuant to this approval (i.e., no plumbing fixtures shall be added).
3. This approval only relates to the minimum requirements of the City of Malibu Plumbing Code and Local Coastal Plan, and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater treatment.
4. This approval is valid for one year, or until the City of Malibu Plumbing Code, Local Coastal Plan, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL HEALTH
APPROVED
DEC 0 4 2007
SIGNATURE
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.



City of Malibu

ONSITE WASTEWATER TREATMENT SYSTEM
BEDROOM AND FIXTURE UNIT WORKSHEET

City of Malibu

ONSITE WASTEWATER TREATMENT SYSTEM
BEDROOM AND FIXTURE UNIT WORKSHEET

NEOREST.

MS8732CUMFG

NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF

FEATURES

- Sleek, low profile one-piece skirted Smart Bidet Toilet with integrated personal cleansing and comfort features
- Decorative metallic trim and matching remote control finish options: silver, nickel, or black
- Ultra high-efficiency dual flush functionality - 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
- TORNADO FLUSH® System utilizes 360° cleaning power to reach every part of the hole-free rim design bowl
- Auto flush - with back-up manual flush for power outages
- Auto open/close lid
- PREMIST® automatically mists the bowl before each use
- CEFIONTECT® ceramic glaze minimizes waste from sticking to porous ceramic surfaces
- Gentle aerated, warm water, dual-action spray with oscillating and pulsating features
- Instantaneous water heater for continuous warm water and energy savings
- Adjustable spray position, water temperature, and water pressure
- EWATER+® auto-cleans wand, bowl, and under-seat after every use
- Heated seat with temperature control
- Seamless seat design eliminates the gap where dirt collects
- Warm air dryer with five variable temperature settings
- Automatic air deodorizer
- Automatic and programmable energy saving systems
- Multifunction ergonomic stick-style remote control
- 4-users' personalized memory settings
- Universal Height, ADA compliant
- Night light



ONE GALLON PER FLUSH
CEFIONTECT
EWATER+
TORNADO FLUSH
UNIVERSAL HEIGHT

COMPONENTS

- SN8732M#01S - Top Unit with Silver Trim
- SN8732M#01N - Top Unit with Nickel Trim
- SN8732M#01B - Top Unit with Black Trim
- CT8732CUMFG - Elongated Bowl Unit

COLORS/FINISHES

- #01S Cotton with Silver Trim
- #01N Cotton with Nickel Trim
- #01B Cotton with Black Trim

PRODUCT SPECIFICATION

The NEOREST LS with the TORNADO FLUSH system toilet shall be 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF). Toilet shall have CEFIONTECT ceramic glaze and be at Universal Height.Toilet shall be of skirted design, elongated front bowl with auto open and close seat. Toilet shall be TOTO Model MS8732CUMFG#___.

CODES/STANDARDS

- Meets and exceeds ASME A112.4.2, ASME A112.19.2/CSA B45.1, ASME A112.18.1/CSA B125.1, UL 1431, CSA C22.2 # 68
- Certifications: IAPMO(cUPC), State of Massachusetts, City of Los Angeles and others
- Code Compliance: UPC, IPC, NSPC, and others
- ADA Compliant
- Complies with CA Prop 65 warning requirements

CALGreen

MS8732CUMFG

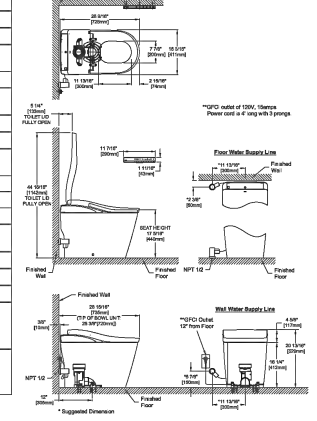
NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF

SPECIFICATIONS

[illegible]	1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
[illegible]	TORNADO FLUSH
[illegible]	Min: 7.25 PSI (0.05MPa) Flowing Max: 108.75 PSI (0.75MPa) Static
[illegible]	8-5/8" x 7-1/4"
[illegible]	2" (51 mm)
[illegible]	2-1/8" (54 mm)
[illegible]	Three Year Limited (Residential) One Year Limited (Commercial)
[illegible]	Bowl: Vitreous China Seat + Cover: Plastic
[illegible]	AC 120 V, 60 Hz, 1283 W
[illegible]	3.9 ft (1.2m)
[illegible]	Approx. 0.08 - 0.11 gal/min
[illegible]	Approx. 0.08 - 0.11 gal/min
[illegible]	Approx. 0.08 - 0.11 gal/min
[illegible]	Approx. 0.09 - 0.11 gal/min
[illegible]	Approx. 86°F - 104°F (30°C - 40°C)
[illegible]	Temperature Fuse
[illegible]	Air Temperature: Approx. 95°F - 140°F (35°C - 60°C)
[illegible]	8.83 ft3/min
[illegible]	Temperature Fuse
[illegible]	Surface Temperature: Approx. 82°F - 97°F (28°C - 36°C)
[illegible]	470 W
[illegible]	O2 Deodorizer
[illegible]	5.65 ft3/min
[illegible]	32°F - 104°F (0°C - 40°C)
[illegible]	28-1/2" L x 16-1/8" W x 20-7/8" H
[illegible]	112 lbs
[illegible]	17-5/16" (440mm)
[illegible]	SN8732M: 21 lbs CT8732CUMFG: 106 lbs
[illegible]	SN8732M: 32-1/8" L x 19-1/8" W x 7-7/8" H CT8732CUMFG: 30-7/8" L x 16-3/8" W x 22-3/8" H

INSTALLATION NOTES

- For use with potable water only. Do not use with recycled water.
- Warning: If there is a base board in the restroom, the center of the floor drain should be a minimum of 12" from the base board.
- It is highly recommended to use a surge protector to prevent damage in the event of a power surge.
- The following factors may affect IR signal strength and top unit operation: product and remote control location, room size, shape, construction materials, and degree of darkness (color) of ceiling and walls.



TOTO. *These dimensions and specifications are subject to change without notice*
Ph: (888) 295-8134 | Fax: (800) 699-4889 | www.totousa.com | © TOTO USA # SS-02220 v.03

TOTO.

MS642124CEF(G)

Nexus® One-Piece Toilet, 1.28 GPF

FEATURES

- TORNADO FLUSH® system, high-efficiency (1.28 GPF/4.8 LPF)
- CEFIONTECT® ceramic glaze prevents debris and mold from sticking to ceramic surfaces
- Specially designed to accommodate a WASHLET®+
- Completely skirted design for a sleek and understated look that's easier to clean
- Universal Height
- Elongated front bowl and seat
- 12" Rough-in
- Chrome plated trip lever



TORNADO FLUSH
Skirted Design
CEFIONTECT
Universal Height

MODELS

- **MS642124CEFG** (#01, #03, #11, #12)
  With CEFIONTECT® ceramic glaze & includes SS124 SoftClose seat
- **MS642124CEF** (#51)
  Same as MS642124CEFG without CEFIONTECT ceramic glaze

OPTIONAL COMPONENTS

- **TSU10W.14**
  14" Unifit Rough-in
- **THU750#01**
  Trip Lever - Cotton
- **THU750#BN**
  Trip Lever - Brushed Nickel
- **THU750#PN**
  Trip Lever - Polished Nickel

COLORS/FINISHES

- #01 Cotton
- #12 Sedona Beige

Made to Order
- #03 Bone
- #11 Colonial White
- #51 Ebony

CODES/STANDARDS

- Meets or exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO(cUPC), EPA Watersense, State of Massachusetts, City of Los Angeles, and others
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- Legislative Compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance
- ADA compliant (when installed with trip lever located on the approach side)
- Complies with CA Prop 65 warning requirements

PRODUCT SPECIFICATION

The one-piece high-efficiency TORNADO FLUSH system toilet shall be 1.28 GPF/4.8 LPF. Toilet shall be 12" Unifit rough-in. Toilet shall have optional CEFIONTECT ceramic glaze and be at Universal Height. Toilet shall have elongated front bowl with SoftClose seat and Polished Chrome trip lever. Toilet shall be TOTO Model MS642124CEF____.

MS642124CEF(G)

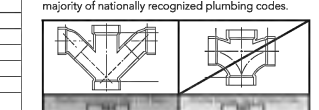
Nexus® One-Piece Toilet, 1.28 GPF

SPECIFICATIONS

[illegible]	1.28 GPF (4.8 LPF)
[illegible]	TORNADO FLUSH®
[illegible]	8 psi (Static)
[illegible]	6-5/8" x 9-1/8"
[illegible]	2-1/8"
[illegible]	12" (14" Optional)
[illegible]	2-1/4"
[illegible]	One Year Limited Warranty
[illegible]	Vitreous China
[illegible]	117 lbs
[illegible]	18-1/2"W x 21-3/4" H1 x 27-1/2" H2 x 29-1/2" L

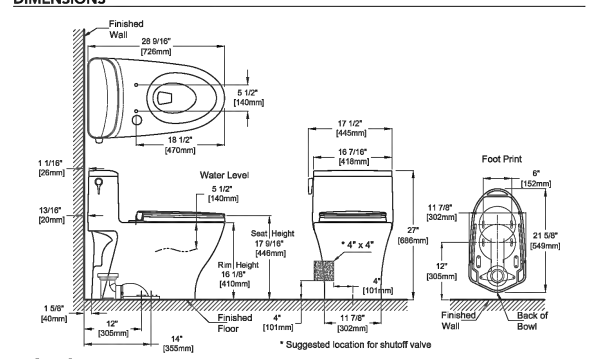
INSTALLATION NOTES

Back-to-Back Toilet Installations:
TOTO recommends the use of a nationally listed, double sanitary tee-wye only, in vertical waste stacks, in accordance with the stipulations noted in the majority of nationally recognized plumbing codes.



To maintain adequate wall gap between the back of the tank and wall, mount the floor flange at a nominal 12" rough-in distance.

DIMENSIONS



TOTO. *These dimensions and specifications are subject to change without notice*
Ph: (888) 295-8134 | Fax: (800) 699-4889 | www.totousa.com | © TOTO USA # SS-01451 v.01

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: December 9, 2025

Re: Proposed Conditions of Approval for 23826 Malibu Rd, OC 25-180

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.

FEMA

1. The proposed improvements are located within a Special Flood Hazard Area (SFHA) and are subjected to the National Flood Insurance Program (NFIP) regulations and the City's Flood Plain Management Ordinance, Malibu Municipal Code, Section 15.20. The proposed improvements were evaluated as a non-substantial improvement and therefore the existing structure does not require any additional improvements or documentation to conform to the City's Flood Plain Management Ordinance. If there are any modifications to this project, the applicant must submit the revised plans to the Public Works Department for further evaluation. If the revised plans are considered a substantial improvement, the structure located within SFHA must meet all requirements of the City of Malibu Floodplain Management Ordinance.

1

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department
FROM: City of Malibu Planning Department REVISED DATE 10/22/2025

PROJECT NUMBER: OC 25-180
JOB ADDRESS: 23826 MALIBU RD
APPLICANT / CONTACT: Sharyl Beebe, Prism Permits
APPLICANT EMAIL: sbeebe@prismpermits.com
PROJECT DESCRIPTION: Interior and exterior remodel
REVISION:

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

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

X 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.
Building Plan Check (BPC) Required ☐Yes ☒No BPC Fees Req'd $____

SIGNATURE DATE 12/9/2025

Rev 120910

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff
FROM: City of Malibu Planning Department DATE: 09/10/2025
PROJECT NUMBER: OC 25-180
JOB ADDRESS: 23826 MALIBU RD
APPLICANT / CONTACT: Sharyl Beebe, Prism Permits
APPLICANT EMAIL: sbeebe@prismpermits.com
PROJECT DESCRIPTION: Interior and exterior remodel

TO: Malibu Planning Division and/or Applicant
FROM: Coastal Engineering Reviewer

✓ The project is feasible and CAN proceed through the Planning process. **
Building Plan Check (BPC) Required ☑Yes ☐No BPC Fees Req'd $ 264

____ 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 12/1/2025

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.

Rev 120910

** Based upon review of architectural plans by Durica Design Studio dated 8/22/25 and structural plan sheet by David C. Weiss & Associates Structural Engineer dated 6/24/25. Plans show underpinning pad foundations as "existing". Feasibility assumes no new foundations (as shown), no changes to the OWTS, and that the scope of work does not appear to be a substantial improvement. Coastal engineering should review in BPC for verification of assumptions.

ISSUE:
REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office:
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909.9413

THESE DRAWINGS AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF DURICA DESIGN, INC. AND SHALL REMAIN PROPERTY OF DURICA DESIGN, INC. IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF DURICA DESIGN, INC. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVS:

1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: CITY DOCS & SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.10

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 10/22/2025

PROJECT NUMBER: OC 25-180

JOB ADDRESS: 23826 MALIBU RD

APPLICANT / CONTACT: Sharyl Beebe, Prism Permits

APPLICANT EMAIL: sbeebe@prismpermits.com

PROJECT DESCRIPTION: Interior and exterior remodel

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). 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.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ ____

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. 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 Jennuwein 12/11/2025
Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

Rev 141008

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Sharyl Beebe sbeebe@prismpermits.com
Project Address:	23826 Malibu Road Malibu, California 90265
Planning Case No.:	OC 25-180
Project Description:	Interior and exterior remodel
Date of Review:	December 11, 2025
Reviewer:	Matt Jennuwein Signature:
Contact Information:	Phone: (310) 456-2489 Email: mjennuwein@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Durica Design Studio: Plans dated 8-22-2025, 10-16-2025
Fixture Worksheet:	Ely Simental Jr.: Dated 7-2-2025
Operating Permit:	Active; Expires 5-11-2026
Miscellaneous:	City of Malibu; Interior remodel approval 12-4-2007
Previous Approval:	
Previous Reviews:	9-26-2025

REVIEW FINDINGS

Planning Stage:	☑ **CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). 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 LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
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 for Building Plan Check Approval:

1) ***Itemized Response to Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. This review letter may be annotated directly with responses, provided the response remains clear, complete, and appropriately referenced.*

2) **Phase III of the Civic Center Prohibition Area:** The subject property is in Phase III of the Civic Center Prohibition Area. The property owner must read, sign, and notarize the Policy for Environmental Health Review of Projects Within the Civic Center Prohibition Area document (attached) and submit said document to the City of Malibu Building Safety and Environmental Health Administrator.

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

   - The final floor plans must show no more than 4 bedrooms in the main house, 1 bedroom in the guest house/garage, and 50 drainage fixture units (DFU) total between the main house and guest house. Currently, the proposed plans show 4 bedrooms in the main house, 1 bedroom in the guest house/garage and 61 DFU with the utilization of low flow water closets (i.e., toilets) with a DFU value of three (3) each for 3 out of the 5 proposed water closets. To obtain the allowed 50 total DFU count for the main house, guest house/garage, and to match the proposed floor plan, all water closets must be re-calculated with a DFU value of 3 on the final Certified Fixture Unit Worksheets and incorporated into the final plan set.
   - Show and label all drainage fixtures (including dishwashers, and clothes washers) on the final floor plans.

4) **Revised Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU. The worksheet must be completed and certified by an Architect, Civil Engineer, Environmental Health Specialist, City Registered practitioner, or an 'A', 'C-42', 'C-36' Contractor License.

   - Please incorporate the revised fixture unit worksheets for the main house and guest house into the final plan set.
   - The fixtures listed on the certified fixture unit worksheet will be the fixtures issued on the associated plumbing permit.
   - The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

5) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, LPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted. Please provide the

make and model number of the water closet and incorporate the specification sheet into the final plan set.

6) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-oOo-

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 Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

POLICY FOR ENVIRONMENTAL HEALTH REVIEW OF DEVELOPMENT PROJECTS WITHIN THE CIVIC CENTER PROHIBITION AREA

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) adopted Resolution No. R-4-2009-007, a Basin Plan Amendment to the State Water Code to "Prohibit On-Site Wastewater Disposal Systems in the Malibu Civic Center Area." The resolution became effective on December 23, 2010. On August 23, 2011 the State Board approved a Memorandum of Understanding (MOU) with the City. An amendment to the MOU was approved on February 2, 2017.[1] The MOU establishes time frames and milestones for the City to achieve compliance with the Prohibition. The boundaries of the Malibu Civic Center Onsite Wastewater Disposal Prohibition Area are shown on Exhibit A attached.

The City policy for Environmental Health review of development projects proposed for properties located within the prohibition area is as follows.

Phase I and Phase II

Vacant Lots

All new onsite wastewater disposal system discharges are prohibited by the Regional Board through the Basin Plan Amendment with the exception of those projects identified in Table 4-xx of the adopted resolution. These projects have been deemed entitled for a new Onsite Wastewater Treatment System (OWTS) by the Regional Board. All other new development projects that include a new sanitary waste discharge through a new OWTS will be referred to the Regional Board for consument approval with the development review by the City. Regional Board approval for a project's wastewater discharge must be obtained prior to any development approvals or permits.

Developed Properties

The resolution prohibits effluent discharge from existing OWTS after September 30, 2018, for commercial properties and November 5, 2024 for residential properties. Resolution No. R-4-2009-007 states "This prohibition is not intended to prevent repairs and maintenance to existing septic/disposal systems, provided that repairs and maintenance do not expand the capacity of the system and increase flows of wastewater." The prohibition does not allow for any new discharges, except as mentioned above these for projects identified on Table 4-xx. An expansion of existing development may be authorized provided the proposal does not include a new discharge of sanitary waste. For residential occupancies, any increase in the number of existing bedrooms or plumbing drainage fixture units is considered a new discharge of sanitary waste. For

[1] https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/Malibu/2017/2017MalibuMOUandResolution.

nonresidential occupancies, any increase in the number of drainage fixture units, or intensity of use per the Malibu Plumbing Code, either voluntary or due to code compliance, is considered a new discharge of sanitary waste. The number of pre-existing bedrooms and/or drainage fixture units shall be demonstrated by the applicant using evidence of approved construction permits, or, in cases where the permit record is unclear, by record drawings certified (wet signed and stamped) by a licensed architect or civil engineer. As an alternative to bedroom and fixture unit analysis, an applicant may submit an engineering report to identify waste discharge quantities (flow and pollutant loading) for a specific proposed development project versus those existing prior to the Prohibition, to demonstrate that the project will produce no discharge of wastewater exceeding the quantity discharged from the OWTS existing prior to the Prohibition. Approval is subject to review and analysis by Staff. Existing wastewater flows shall not be increased or exceed the capacity of the existing OWTS. Projects that do not involve a new waste discharge will be reviewed utilizing the same criteria as applied to projects outside the prohibition area.

Phase III Areas

Vacant Land

Same policy as for Phase I & II vacant land.

Developed Properties

Compliance with the bulleted items below shall demonstrate consistency with the Basin Plan Amendment and the protection of Public Health per the MOU.

Residential

Modification to existing residential structures may be allowed. Increases in the number of bedrooms and plumbing fixture units may be considered provided the following criteria are strictly adhered to:

- The property owner shall sign an acknowledgement stating they have read and understand the provisions of the Basin Plan Amendment and the MOU.
- All increased wastewater flows shall be limited to a maximum of 420 gallons per day or less as an estimated average residential flow. Flows shall be calculated utilizing United States Environmental Protection Agency mean daily per capita indoor use of 70 gal/person/day. For purposes of this calculation, the first bedroom shall have a two-person occupancy; each additional bedroom shall have single person occupancy. A room shall be considered a bedroom if it provides privacy and is in close proximity to a bathroom with a bathtub and/or shower fixtures.
- Existing OWTS with existing flows greater than 420 gallons per day may be considered provided the existing flow is not increased by the proposed modification.
- Any new fixtures shall be water efficient and meet current state low flow standards. Every effort to maximize water efficiency must be implemented.
- As an alternative to bedroom and fixture unit analysis, an applicant may submit an engineering report to identify waste discharge quantities (flow and pollutant loading) for a specific proposed development project versus those existing prior to the Prohibition, to

demonstrate that the project will produce no discharge of wastewater exceeding the quantity discharged from the OWTS existing prior to the Prohibition. Approval is subject to review and analysis by Staff.

- All expanded or new OWTS shall be designed to include filtration and disinfection to their existing or new OWTS in accordance with City regulations.
- All applicable City reviews, approvals, and permits must be obtained for any required OWTS alteration, repair, or replacement.

The City will consider the construction of a new replacement residential structure on a property where an existing residential structure will be demolished as an "existing residential structure".

Nonresidential

- The property owner shall sign an acknowledgement stating they have read and understand the provisions of the Basin Plan Amendment and the MOU.
- Existing wastewater flows shall not be increased or exceed the capacity of the existing OWTS. Engineering analysis of wastewater flows pre and post modification must be provided.
- Any new fixtures must be water efficient and meet current state low flow standards. Every effort to maximize water efficiency must be implemented such as the replacement of existing fixtures with new water efficient fixtures.
- All expanded or new OWTS shall be designed to include filtration and disinfection to their existing or new OWTS in accordance with City regulations.
- All applicable City reviews, approvals, and permits must be obtained for any required OWTS alteration, repair, or replacement.

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

Date: 9/26/2025

Pepperdine University, LLC
PROPERTY OWNER NAME - PRINT

23826 Malibu Road, Malibu, California 90265
PROPERTY ADDRESS

I/We, on the property owner(s) of the above listed address and further state that I/We have read and fully understand the provisions of the State Water Quality Control Plan Los Angeles Region, Resolution No. R4-2009-007, a Basin Plan Amendment to prohibit Onsite Wastewater Disposal Systems in the Malibu Civic Center Area (Basin Plan Amendment), and I/We further state that I/We have read and understand the provisions of the Memorandum of Understanding (MOU) between the City of Malibu and the Regional Water Quality Control Board, Los Angeles Region, dated August 23, 2011, and amended February 2, 2017, establishing a Time Schedule for the Prohibition of Onsite Wastewater Disposal Systems in the Malibu Civic Center area (MCC). I/We further agree to abide by all requirements of both of these documents. Having read and fully understanding both documents, I/We hereby agree to be bound by the City of Malibu's, or any manner relating to the Basin Plan Amendment or the MOU.

[signature] 9/26/2025
PROPERTY OWNER SIGNATURE DATE

ALL PURPOSE ACKNOWLEDGEMENT

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 9/26/2025 before me, Nancy Fields, personally appeared

Matt Kennedy, who proved 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.

[signature]
(Notary Public Signature) (Seal)

NANCY FIELDS
Notary Public - California
Los Angeles County
Commission # 2494681
My Comm. Expires Jan 15, 2029

6527\.0000\122645681.1

EXHIBIT A: Boundary Map



6527\.0000\122645681.1

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
29664 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (310) 908-9412

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MARK	DESCRIPTION	DATE
1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	05/07/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: CITY DOCS & SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.11

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2027:0006
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	LOUISIANA-PACIFIC CORPORATION 1610 West End Ave, Nashville, TN, 37203 Contact: Macomber, CW (352) 425-7457 Email: CW.Macomber@lpcorp.com
DESIGN:	"LP® FlameBlock®" sheathing, 4' x 8' fire rated oriented strand board (OSB), 7/16 "Category with minimum Pyrotile thickness of 0.06, applied direct to OSB sheathing and Pyrotile laminate applied to one face of OSB, and Cedar Sidewall Shingles, ½" butt and thickness cladding, or Plain Bevel solid wood siding, Cedar or other species, various widths. Refer to the manufacturer's installation instructions and printout data sheets.
RATING:	Compliance in accordance with Chapter 7A of the California Building Code.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and UL label.
APPROVAL:	Listed as exterior siding for use in the Wildland Urban Interface areas.
NOTES:	

*Revision
07-22-2019 dsc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 04/29/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

Page 1 of 1

WALL SHEATHING WUI

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8160-2027:0007
CATEGORY:	8160 - UNDER EAVE FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	LOUISIANA-PACIFIC CORPORATION 1610 West End Ave, Nashville, TN, 37203 Contact: Macomber, CW (352) 425-7457 Email: CW.Macomber@lpcorp.com
DESIGN:	"LP® FlameBlock® sheathing, 4' x 8' fire rated oriented strand board (OSB), 15/32 "Category with minimum Pyrotile applied direct to one face of OSB, 1/8" gap at joist nailer and Cedar and Redwood v-siding cladding products of nominal 5/8" (thickness or greater) x 4" (Width or wider). Refer to the manufacturer's installation instructions and product data sheets.
RATING:	
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and UL label.
APPROVAL:	Listed as under eave materials for use in the Wildland Urban Interface areas.
NOTES:	

*Revision
07-22-2019 dsc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 04/29/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

Page 1 of 1

UNDER EAVE WUI

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2023:0002
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	CEDAR VALLEY MANUFACTURING 943 San Felipe Road, Hollister, CA, 95023 Contact: Wherley, Jon (831) 636-6110 (831) 636-8109 Email: jonw@cedar-valley.com
DESIGN:	Cedar Valley "California Shack" 1-Course Cedar Shingle Siding Panel, 4-1/4" or greater exposure, Western Red Cedar vertical-grain heartwood shingle applied over fiberglass matte to a square cut plywood backer, installed over oriented strand board (OSB) with a 7/16" minimum thickness. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Compliance in accordance with Chapter 7A of the California Building Code.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and SFM label.
APPROVAL:	Listed as exterior siding for use in the Wildland Urban Interface areas.
NOTES:	

corrected 11-09-2011 jsd

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 05/29/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

Page 1 of 1

SHINGLE SIDING WUI

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2094:0101
PARENT LISTING No.:	8140-2041:0008
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	Unity Forest Products, Inc. P.O. Box 1849, Yuba City, CA, 95992 Contact: Smith, Ryan (530) 671-7162 (530) 671-7261 Email: ryan.smith@unityforest.com
DESIGN:	Solid-sawn "Wood" siding with no through holes or loose knots, installed over structural plywood or oriented strand board (OSB) with a 7/16" minimum thickness and complying with Voluntary Product Standard PS1 or Voluntary Product Standard PS2, with the following interlocking designs when installed in accordance with industrial technical guide. Refer to the manufacturer's installation instructions and product data sheets. Board on Board: When applied in a vertical orientation with minimum nominal 8" wide and nominal 1" thick boards, and ¾" thick x 3-½" wide plywood battens between boards, with boards and plywood inserts installed with a gap not more than ⅛" between them and fastened to the wood frame with not less than 3" long fasteners at a schedule not more than 24" on center, and boards made of a wood species "Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", "Alaska Yellow Cedar", or any other wood species having a Flame Spread Rating not greater than 75 (Class B) when tested in accordance with ASTM E84. All nominal board sizes shall comply with the applicable provisions of American Softwood Lumber Standard DOC PS 20. Edge and end glued siding is permitted to be used interchangeably with solid sawn members. The recommended installation practice for solid wood siding in wall construction regarding butt and overlapping joints is: butt joints between pieces should be staggered a minimum of 12" and all butt joints should be flush with no gap. Nail joints into the studs or blocking members. One nail at each crossing with the wood frame support member shall be used for nominal 8" siding and 2 nails for nominal 6" or wider siding. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Compliance with Chapter 7A of the California Building Code.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and SFM label.

Page 1 of 2

BOARD/BOARD SIDING

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8110-2123:0100
CATEGORY:	8110 - DECKING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	General Woodcraft Inc. 369 Blodgett Street, Suite 200, Cotati, CA, 94931 Contact: Bonsar, Charles (855) 444-8663 (855) 542-4046 Email: cbonsar@generalwoodcraftinc.com
DESIGN:	Malaverde® Premium Machicha, Cumaru, IPE, and *Jatoba hardwood decking, nominal 24" or thicker, nominal 3-1/4" or wider, *Machicha nominal density of 46-58 lb/ft³, Cumaru nominal density of 82-91 lb/ft³, IPE nominal density of 66.7% lb/ft³, and Jatoba nominal density of 52-61 lb/ft³. Edge to edge spacing of 5/16" or less. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Class A Flame Spread: *Models Machicha, Cumaru, and IPE only
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances, and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee's name, model number, rating, and SFM label.
APPROVAL:	*Listed as decking materials for use in the Wildland Urban Interface areas when attached exterior wall covering complies with California Building Code Section 707A (Models Machicha, Cumaru, and IPE), and when attached exterior wall covering is non-combustible, ignition-resistant material or ignition-resistant material (Model Jatoba). Refer to listee's Installation Instruction Manual for details.
NOTES:	Test Protocol SFM 12-7A-4A

*Revision 1-5-22
VWW

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 05/29/2025 **Listing Expires: 06/30/2026**

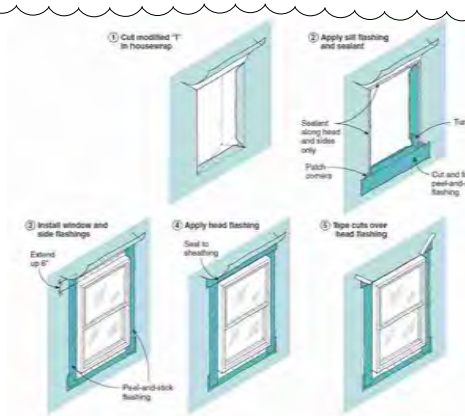
Page 1 of 2

DECKING WUI

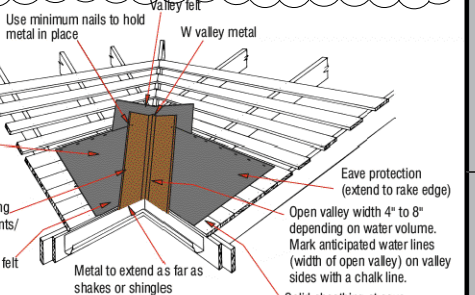
SCALE: N.T.S.

VERY HIGH FIRE HAZARD SEVERITY ZONE:

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4,1505)
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)
4. (ROOF/ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4-INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)
5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5.5)
6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION, OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3.1)
7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.1)
8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE MULTIPANE INSULATING- GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE MEETING SECT 2406 SAFETY GLAZING, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)
9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION. OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)
10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.,708A.3
11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)
12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)
13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (7207.2)
14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.
15. NO FREESTANDING PERGOLA IS PERMITTED WITHIN 6 FEET OF THE PRIMARY STRUCTURE. PERGOLAS WITHIN 6' OF A STRUCTURE MUST BE ATTACHED.
16. PERGOLAS MORE THAN 6 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, IGNITION RESISTANT, OR NON COMBUSTIBLE MATERIALS, MINIMUM OF 4 INCHES SPACING IS REQUIRED BETWEEN THE MEMBERS, (UNFORMATION BULLETIN NO. PISC 2009-023).
17. PAINTS, COATING, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION REQUIRED IN CHAPTER 7A SECTION R337. (703A.5.3; R337.3.5.3)
18. WHEN ANY PORTION OF AN ATTCHED OR DETACHED ACCESSORY STRUCTURE (TRELLISES, ARBORS, PATIO COVERS, CARPORTS, GAZEBOS AND SIMILAR) LIES WITHIN 50 FT OF AN APPLICABLE BUILDING SHALL BE CONSTRUCTED OF:
    A NONCOMBUSTIBLE MATERIALS OR
    B. IGNITION RESISTANT MATERIALS OR
    C.HEAVY TIMBER CONSTRUCTION (710A; R337.10)
19. VENT OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES, AND UNDERFLOOR VENTS SHALL RESIST BULDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS, VENT OPENINGS SHALL COMPLY WITH ONE OF THE FOLLOWING: (706A.2; R337.5.2)
    A. LISTED VENT COMPLYING WITH ASTM E2886 & FLAMING IGNITION & MAS TEMP RULES OF 706A.2 OR
    B. PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX 1/8" OPENINGS.
20. VENTS SHALL NOT BE INSTALL ON UNDERSIDE OF EAVES AND CORNICES UNLESS THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.5.3 ARE MET (706A.3; R337.5.3)
21. UNDERSIDE OF BOXED IN ROOF EAVE SOFFIT ASSEMBLIES, EXPOSED PORCH CEILINGS, FLOOR PROJECTIONS, UNDERFLOOR OF OVERHANGING BUILDINGS, OR OVERHANGING APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING [707A.5, 707A.6, 707A.7, 707A.8, 707A.9]:
    A. NONCOMBUSTIBLE MATERIAL OR
    B. IGNITION-RESISTANT MATERIAL OR
    C. ONE LAYER OF 5/8" TYPE 'X' APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING OR
    D. EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL OR
    E. ASSEMBLY UNDERSIDE THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER SFM STANDARD 12-7A-3 OR ASTM E2957. [707A.8; R337.7.8]
22. ROOF COVERINGS - 705A.2 - WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
23. VEGETATION MANAGEMENT COMPLIANCE - 701A.5 - ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND SHALL BE PERMITTED TO INCLUDE ANY OF THE FOLLOWING:
    1. LOCAL, STATE, OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
    2. ENFORCING AGENCY
    3. THIRD PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
    4. PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING AGENCY.



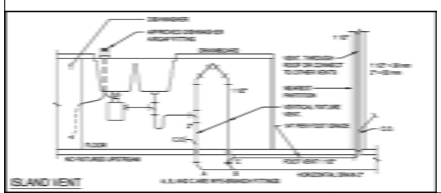
WINDOWS
FLASHING DETAIL



ROOF VALLEY
FLASHING DETAIL

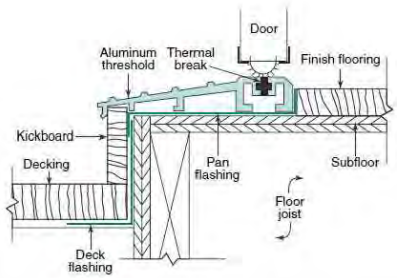
*(SEE NOTE #2)

IMPERATIVE:
ALL WATERPROOFING DETAILS TO BE DONE BY A WATERPROOFING CONSULTANT. DURICA DESIGN INC. INSISTS A WATERPROOFING CONSULTANT BE COMMISIONED FOR DETAILING AND COORDINATION OF ANY AND ALL WATERPROOFING REQUIREMENTS AND CONSIDERATIONS.

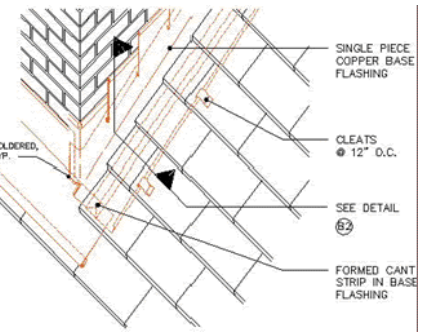


ISLAND VENT DETAIL

SCALE: N.T.S.



DOOR SILL
FLASHING DETAIL



CHIMNEY
FLASHING DETAIL

FLASHING DETAILS, WHERE OCCURS

SCALE: N.T.S.

REMODEL
PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2666 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (213) 909-9413

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REVS.	
1	PLAN CHECK CORRECTIONS 10/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/29/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.20

CODE EVALUATION REPORT

CERus-1025

PUBLISHED: February 2024
EXPIRATION: February 2027

PRODUCT: **CeDUR® SHAKES**

REPORT HOLDER: Colorado Roofing Products, LLC
dba CeDUR

CONTACT DETAILS: 3590 Himalaya Road
Aurora, CO
80011 USA

CSI DIVISION: 07 00 00 - Thermal and Moisture Protection

CSI SECTION: 07 31 53 – Plastic Shakes

APPLICABLE CODES: 2021, 2018, 2015 International Building Code (IBC)
2021, 2018, 2015 International Residential Code (IRC)
2022, 2019 California Building Code, Title 24, Part 2 (CBC)
2022, 2019 California Residential Code, Title 24 Part 2.5 (CRC)
2023, 2020 Florida Building Code, Building (FBC)
2023, 2020 Florida Building Code, Residential (FRC)

EVALUATED: Weather Resistance
Wind Resistance
Roof Fire-Classification
Hail-Impact Resistance

SERVICE · INTEGRITY · VALUE — TESTING · INSPECTION · CERTIFICATION

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1.0 APPROVED FOR FOLLOWING:

APPROVED TYPES OF CONSTRUCTION:	Type I-V/ AB
APPROVED USE:	Roof coverings for use in Class A fire-classified assemblies.
APPROVED INSTALLATIONS:	New and existing roofs where existing roof is removed, roof fire-classified assemblies including areas prone to hail impact as detailed in Section 4 of this report.

2.0 DESCRIPTION:

2.1 General:

CeDUR® synthetic roofing products are composite polymeric based roof coverings including accessories molded from proprietary formulations to create the look of cedar shakes for use on slopes ≥ 4:12. CeDUR® products are a durable exterior roof covering available in various colors. When installed in accordance with Section 4.4 and Table 3 of this report, CeDUR® products provide Class A roof-fire assemblies determined in accordance with Section 1505.1 of the 2021 / 2018 / 2015 IBC and Section R902.1 of the 2021 / 2018 / 2015 IRC with Class 4 resistance to hail and impact per UL 2218.

CeDUR® synthetic roofing products have a spontaneous ignition temperature ≥ 650ºF (343ºC) when tested to ASTM D1929 and are classified as CC2 when tested to ASTM D635.

See Table 1 below for recognized models of CeDUR® products. See Section 2.2 of this report for applications of the described products. See Figure 2 in Section 9.1 of this report for drawings of the products listed in Table 1.

Table 1. CeDUR® SYNTHETIC ROOF COVERING PRODUCT DIMENSIONS

PRODUCT	LENGTH		WIDTH		INSTALLED EXPOSURE		INSTALLED WEIGHT	
	inches	mm	inches	mm	inches	mm	lbs/ft²	kg/m²
CeDUR®	23.5	597	5-1/4 7-1/4 12-1/4	133 184 311	10	254	1.7	8.30

CeDUR® products are available with starter tiles and preformed hip/ridge cap accessories.

CeDUR® products comply for use as roof coverings per the 2022 / 2019 California Building Code and 2022 / 2019 California Residential Code including use in *Fire Hazard Severity Zones*. See Section 10 of this report for further details.

CeDUR® products comply for use as roof coverings per the 2023 / 2020 Florida Building Code (FBC), and 2023 / 2020 Florida Building Code, Residential (FRC) excluding use in areas defined as high-velocity hurricane zones. See Section 10 of this report for further details.

2.2 PRODUCTS

2.2.1 CEDUR®:

CeDUR® products are supplied with dimensions of 23.5 inches (597 mm) x 5.25 inches (133 mm), 7.25 inches (184 mm), or 12.25 inches (311 mm) with an installed exposure of 10 inches (254 mm). CeDUR® products are of 1/8-inch (3.2 mm) head thickness, and 3/4-inch (19 mm) butt thickness. CeDUR®) have weights of 0.7 lbs (0.3 kg) (5.25-inch width), 0.9 lbs (0.4 kg) (7.25-inch width) and 1.8 lbs (0.8 kg) (12.25-inch width) per shake. CeDUR® products include designated fastener locators across the width of panel as shown in Figure 2 of this report. CeDUR® are molded to create a wood shake style finish. CeDUR® products are available in the following color options: Live Oak, Shiloh, Golden Cedar and Walden.

3.0 DESIGN:

CeDUR® synthetic roofing products are roof coverings for installation over code complying roof sheathings and underlayment. CeDUR® synthetic roofing products are intended for use as the finished roof covering on new and over existing construction where existing roof coverings have been removed in accordance with Section 4.2 and 4.3 of this report as applicable.

Use of CeDUR® synthetic roofing products do not require professional design when installed in areas of maximum 130 mph (209 km/h) basic design wind speed (V), or ultimate (maximum) design wind speed (V_{Ult}) on structures of maximum 40 ft (12.2) height Exposure Category B when following standard installation methods outlined in Section 4.1 to 4.4 of this report. Where installed in accordance with Table 2 of this report, CeDUR® synthetic roofing is limited to applications to maximum allowable uplift pressures of 101 psf (4.8 kPa). Use of CeDUR® synthetic roofing products in applications of wind resistance greater than those described above are outside the scope of this report and requires approval by the authority having jurisdiction.

When used in applications requiring roof fire classified assemblies, installation shall be in accordance with Section 4.4 and Table 3 of this report.

When installed in areas defined as hail-prone, installation shall be in accordance with Section 4.6 Table 4 of this report for the hail-impact classification levels described.

4.0 INSTALLATIONS:

4.1 General:

Installation of CeDUR® synthetic roofing products must comply with the manufacturer's published installation instructions, this report, and the applicable code(s). Where differences are found, this report and the applicable building code shall be followed.

CeDUR® synthetic roofing products require installation over solid wood structural sheathing of 15/32-inch (12 mm) or lumber of nominal 1-inch (25 mm) complying with the applicable code. Attachment of the sheathing to underlying framing elements is outside the scope of this report and shall be sufficient to resist service loads. The CeDUR® roofing products are intended for installation onto minimum 4:12 (33%) and maximum 21:12 (175%) roof slopes.

Flashing, counterflashing, and valley flashing shall be sheet metal complying with the applicable code, where the sheet metal is G90 galvanized of minimum 0.0179 inches (0.455 mm) uncoated thickness. Valley flashing shall be a minimum 15 inches (381 mm) wide sheet metal of minimum 0.0179 inches (0.455 mm) uncoated thickness. Flashing including fasteners shall not be in contact with dissimilar metals to avoid corrosion. Flashing shall prevent moisture from entering the wall and roof in

accordance with Section 1503.2 of the 2021 / 2018 / 2015 IBC and Section R903.2 of the 2021 / 2018 / 2015 IRC.

While not required, drip edge flashings and rake edge flashings are recommended, installed with good roofing practice.

4.1.1 Special Inspection:

IBC: Installation in areas of maximum V_{Ult} of 130 mph (209 km/hr), maximum mean roof height of 40 ft (12.2 m) and Exposure Category B do not require special inspection.

Special inspection including periodic special inspection for wind resistance are required for buildings constructed in the following areas:

1. Wind Exposure Category B, where V_{Ult} is ≥ 150 mph (241 km/hr).
2. Wind Exposure Category C or D, where V_{Ult} is ≥ 140 mph (225 km/hr).

Special inspection is to confirm installation is in conformance with Table 2 of this report, including competent bonding of the noted approved adhesive at CeDUR® head lap ends.

4.1.1 Underlayment:

Underlayment must comply with and be installed in accordance with the applicable code and the manufacturer's published installation instructions. For fire-classified roof assemblies underlayment shall be installed in accordance with Section 4.4 and Table 3 of this report.

In areas where there is potential for or has been a history of ice forming along eaves causing the backup of water an ice barrier is required. The ice barrier may consist of:

a) Two layers of ASTM D226 Type I, ASTM D4869 Type I or ASTM D6757 underlayment cemented together or
b) A self-adhering polymer modified bitumen sheet complying to ASTM D1970.

Alternate ice barriers are outside the scope of this report but may be used where approved by the authority having jurisdiction.

The ice barrier shall be used as an alternative to the normal underlayment, extending from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the structure. Following, the standard underlayment shall be lapped over the ice barrier and shall overlap a minimum of 4 inches (102 mm). Attachment and overlapping of the ice barrier to underlayment are outside the scope of this report and is to be in accordance with the applicable code and the ice barrier manufacturer's published installation instructions.

4.2 New Construction:

4.2.1 Slopes > 6:12: Starter tiles are installed with a 3/4-inch (19 mm) to 1-inch (25 mm) overhang at the gable end fascia board and at eaves fascia boards across the roof deck. Subsequent CeDUR® shakes are installed by varying product widths during installation at the exposures described in Table 1 of this report, with tile joints staggered between alternating rows and a ¼-inch (6 mm) to 3/8-inch (10 mm) keyway spacing between adjacent tiles. CeDUR® products require installation with corrosion resistance fasteners installed at through designated fastener locations. Two (2) fasteners are required for 5-1/4-inch (133 mm) and 7-1/4-inch (184 mm) product widths, and three (3) fasteners are required for 12-1/4-inch (311 mm) product widths. The following outlines approved fastener types:

For areas of maximum V_{Ult} of 130 mph (209 km/hr), maximum mean roof height of 40 ft (12.2 m) and Exposure Category B, approved fasteners include:

1. 11-Gauge x 5/16-inch (8 mm) diameter head ring shank roofing nails of minimum 1-3/4-inch (44 mm) length.
2. 16-Gauge x 15/16-inch (24 mm) crown x 1-7/8-inch (48 mm) leg length staples.
3. 5/16-inch (8 mm) diameter head coarse thread #6 wood screws of minimum 1-3/4-inch (44 mm) length.

Installations for applications up to 101 psf (4.8 kPa) wind uplift resistance, are to follow Table 2 of this report.

Upon reaching the roof peak, the last row of tiles are trimmed flush with the peak to accommodate the ridge and hip caps. All penetrations and chimneys are to be flashed in accordance with the appropriate code to prevent water ingress with compatible sheet metal complying with Section 4.1 of this report.

Ridge caps, hip caps and valleys are to be installed in accordance with the manufacturer's installation instructions and the applicable codes.

4.2.2 4:12 < Slopes ≤ 6:12: CeDUR® Starter tiles are installed with a 3/4-inch (19 mm) to 1-inch (25 mm) overhang at the gable end fascia board and at eaves fascia boards across the roof deck. Prior to installation of the following CeDUR® course, an additional interlayment of minimum 18-inches (457 mm) is installed over the starter tile, extending up-slope 9-inches (229 mm) onto the sheathing. The second course of CeDUR® is installed at 10-inch (254 mm) exposure, following 18-inch (457 mm) interlayment is applied at the 10-inch (254 mm) line on the CeDUR® shake, extending up-slope onto the sheathing. This process is repeated until roof peak, with installation in accordance with Section 4.2.1 for tile placement, keyway gaps and fastener installation.

4.3 Reroofing Applications:

CeDUR® products are not intended for installation over existing roof systems. Existing roof coverings and underlayment are to be removed, and roof sheathing and penetrations as appropriate are to be inspected to ensure the roof structure is free of rot and damage prior to installation of the CeDUR® products. All past existing roof coverings shall be completely removed, following all installation conditions noted in Section 4.1 and 4.2 shall apply.

4.4. Roof Fire Classified Assemblies:

CeDUR® products comply for use as Class A roof-assemblies per 2021 / 2018 / 2015 IBC Section 1505.1 and 2021 / 2018 / 2015 IRC Section R902.1 as outlined in Table 3 of this report. Installation including maximum roof slope is to be in accordance with Section 8.2 Table 3 of this report.

4.5 Hail-Impact Resistant Assemblies:

CeDUR® products are Class IV impact resistance rated evaluated following UL 2218. Installation is to be in accordance with Section 8.3 Table 4 of this report.

5.0 LIMITATIONS

- Installation of CeDUR® products are to comply with the applicable codes, this report and the manufacturer's installation instructions. Where differences are found, the applicable code and this report govern.
- CeDUR® products are intended for use on roof slopes ≥ 4:12 (33%) to ≤ 21:12 (175%).
- CeDUR® products are approved for use in areas where maximum wind speeds and pressures are as outlined in Section 3.0 and Section 8.1 Table 2 of this report. Use in applications greater than those stated require approval by a registered design professional and approval by the authority having jurisdiction.
- CeDUR® roof coverings acting as wind-resisting components in *V* areas as specified in per Section 1705.12 of the 2021 /2018 / 2015 IBC, require *Special Inspection* including periodic inspection, to confirm ongoing connection of components as outlined in Table 2 of this report.
- CeDUR® products used in Class A roof-assemblies are to be installed in accordance with Sections 4.4 and 8.2 Table 3 of this report.
- CeDUR® products used in hail-prone areas are to be installed in accordance with Sections 4.5 and 8.3, Table 4 of this report.
- CeDUR® products are manufactured in Aurora, CO with inspections by QAI Laboratories.

6.0 SUPPORTING INFORMATION:

The following data has been evaluated for CeDUR® products:

- Data for use in roof fire classified assemblies determined in accordance with ASTM E108.
- Data outlining < 10% loss of tensile strength after aging to ASTM G155 for 2000 hours.
- Data outlining CC2 rate of burning determined in accordance with ASTM D635.
- Data outlining spontaneous ignition temperature > 650ºF (343ºC) determined in accordance with ASTM D1929.
- Data for Wind Uplift evaluated in accordance with UL 580 and TAS 125.
- Data for outlining Class IV impact resistance per UL 2218.
- Data outlining compliance with ICC-ES AC07.

7.0 MARKINGS:

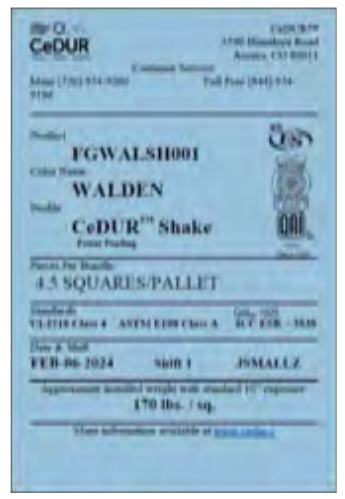


Figure 1a. Example of CeDUR® Product Labels

8.0 RATINGS:

8.1 Wind Uplift Resistance:

Table 2 – Maximum Allowable Wind Uplift Pressures on Roofing Panels

Product	Substrate[1]	Installation	Allowable Wind Uplift[2] psf (kPa)
CeDUR®	Minimum 15/32-inch (12 mm) Exposure 1 plywood over 24-inch (610 mm) spaced framing.	Maximum installed exposure of 10-inches (254 mm). 5-1/4-inch (133 mm) and 7-1/4-inch (184 mm) width products are installed with two (2) 1-3/4-inch (44 mm) length ring-shank nails at designated fastener locations. 12-1/4-inch (311 mm) width are installed with three (3) 1-3/4-inch (44 mm) length ring-shank nails at designated fastener locations. After anchoring, GE Silicone II adhesive is applied at center of tile for the 5-1/4-inch (133 mm) and 7-1/4-inch (184 mm) width products, and at 1- 1-3/4-inches (44 mm) from each tile edge on 12-1/4-inch (311 mm) products to bond subsequent CeDUR™ courses.	101 (4.8)

Note 1: Attachment of sheathing to underlying framing members is outside the scope of this report, and shall be sufficient to resist uplift forces noted:
Note 2: Maximum uplift pressure was determined in accordance with method UL 580 / TAS 125 with a factor of safety 2.0 applied to ultimate pressure achieved.
Note 3: See Section 4.1.1 where *Special Inspection* including periodic inspection of the above installation is required.

8.2 Roof Fire Classified Assemblies:

Table 3 – Roof Fire Classified Assemblies

System	Substrate	Approved Underlayment	Approved Roof Coverings	Installation Guidelines	Maximum Slope	Class
New Construction Or Reroof when existing roof is removed[1]	Minimum 15/32-inch-thickness plywood	1 layer of ASTM D226 Type II asphalt felt installed over the sheathing with offset joints minimum 6-inches (152 mm).	CeDUR™ Shakes	See Sections 2.2, 4.1, 4.2, 4.3	Unlimited	A

Note 1: Installation of the CeDUR® products requires complete removal of existing roof coverings and underlayment and inspection prior to installation in accordance with Section 4.3 of this report.

8.3 Hail Impact Resistant Assemblies:

Table 4 – Impact Rated Assemblies

Substrate	Approved Underlayment	Approved Roof Coverings	Installation Guidelines	Hail-Impact Classification[1]
Minimum 15/32-inch-thick plywood	Unrestricted	CeDUR™ Shakes	See Sections 2.2, 4.1, 4.2 and 4.3	Class IV

Note 1: Hail-impact classification determined in accordance with UL 2218.

9.0 PRODUCT DETAILS:

9.1 Profile Drawings

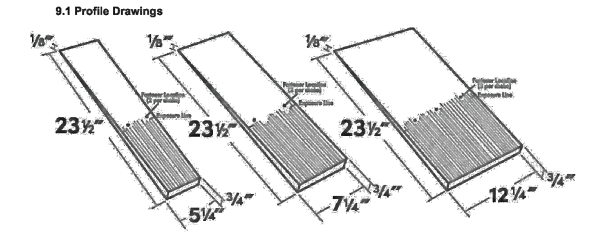


Figure 2. Product Drawings

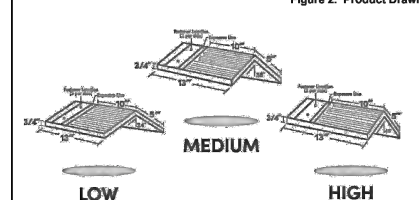


Figure 3. Hip and Ridge Cap Drawings

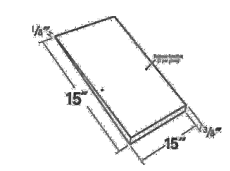


Figure 4. Starter Tile

10.0 SUPPLEMENTAL CODES

10.1 2023 / 2020 Florida Building Code:

CeDUR™ products as detailed in Sections 2.0 through 9.0 of QAI CERus-1025 comply with the 2023 / 2020 Florida Building Code (FBC) and 2023 / 2020 Florida Building Code, Residential (FRC) when installed in accordance with the applicable building codes and this report for use in areas not defined as high velocity hurricane zones (HVHZ) for applications as outlined in this report.

10.2 2024 / 2021 California Building Code:

CeDUR™ products as detailed in Sections 2.0 through 9.0 of QAI CERus-1025 comply with the 2022 / 2019 California Building Code and 2022 / 2019 California Residential Code when installed in accordance with the applicable building codes and this report.

CeDUR™ products installed in accordance with Section 4.4 and Table 3 of this report, provide Class A fire classification and comply for use in *Fire Hazard Severity Zones* as outlined in Section 705A of the 2022 / 2019 CBC and Section R337.5 of the 2022 / 2019 CRC.

11.0 ELIGIBILITY OF REPORT

QAI's Code Evaluation Report complies with the 2021 / 2018 / 2015 IBC Section 104.11 *Alternative materials, design and methods of construction and equipment* Subsection 103.11.1 *Research Reports*. Supporting data has been evaluated by QAI for compliance of the noted materials and assemblies to the applicable code by QAI, an *approved* source as detailed below.

The attached report has been reviewed by a QAI Registered Professional Engineer approved by the specific state Board of Professional Engineers noted on the specific P.E. seal(s) where applied.

Per section 1703 of the IBC, QAI is an independent third-party testing, inspection and certification agency accredited by the International Accreditation Service, Inc. (IAS) for this specific scope (see IAS PCA-118). QAI can confirm that based on its IAS accreditation it meets IBC Section 1703.1 on Independence, Section 1703.1.2 on Equipment and Section 1703.1 on Personnel.

This Evaluation report has been designed to meet the performance requirements of IBC Section 1703.4 and contains the required information to show the product, material or assembly meets the applicable code requirements.

The product is labeled per section IBC 1703 and subject to follow-up inspection per IBC 1703.6 using QAI IAS accredited ISO 17020 inspection program (see IAS AA-723).

For more information regarding QAI Laboratories, please visit www.qai.org.

The above is an example of the QAI registered Listing mark. The Listing mark may only be used by the Report Holder per the QAI service agreement on products defined in this report. The 'us' indicator in the 8 o'clock position indicates the product complies with the properties evaluated with limitations outlined in this report for use in the US market. A 'c' indicator in the 4 o'clock position indicates the product has been evaluated for use in the Canadian market.

11.0 REFERENCED STANDARDS

ASTM E108 *Standard Test Methods for Fire Tests of Roof Coverings.*
ASTM G155 *Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials.*
ASTM D635 *Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.*
ASTM D1929 *Test Method for Determining Ignition Temperature of Plastics.*
UL 580 *Safety Testing for Uplift Resistance of Roof Assemblies.*
TAS 125 *Standard Requirements for Metal Roofing Systems.*
UL 2218 *Standard for Safety Impact Resistance of prepared Roof Covering Materials.*
ICC-ES AC07 *Acceptance Criteria for Special Roofing Systems.*

ICC-ES Evaluation Report

ESR-1862

Reissued November 2024

Subject to renewal November 2026

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION Section: 07 40 00—Roofing and Siding Panels Section: 07 46 00—Siding	REPORT HOLDER: CEDAR VALLEY MANUFACTURING, INC.	EVALUATION SUBJECT: CEDAR VALLEY SIDING AND MANSARD PANELS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Property evaluated:

- Weather resistance
- Structural-Transverse Wind Load Resistance

2.0 USES

Cedar Valley Shingle and Mansard panels are used as exterior wall veneer on buildings of Type VB construction under the IBC (except as permitted in Section 5.2 of this report), and on structures constructed in accordance with the IRC.

3.0 DESCRIPTION

3.1 General:

Panels are pre-assembled using vertical or mixed grain Western Red Cedar tapered shingles secured to 11/32-inch (8.73 mm) Exposure 1 plywood sheathing over coated-glass-fiber mat. The shingles are attached to the plywood sheathing using adhesive and galvanized staples.

3.2 Types of Panels:

3.2.1 Sidewall Shingle Panels: The panels are manufactured in a single course with 7 1/8-, 5.3-, or 4.25-inch (181, 135, 108 mm) exposures. The panels have an exposure length of 96 inches (2438 mm). The panel ends have an overlapping joint which provides a minimum layer of fiberglass felt and shingle over all vertical sheathing seams. The shingles are supplied with either regular-sawn or rough-sawn surface and either a straight or staggered butt line.

3.2.2 Decorator Shingle Siding Panels: The decorative panels are manufactured in a single course with 7 1/8- or 5.3-inch (181,135 mm) exposures. The panels have an exposure length of 96 inches (245 mm). The shingles are supplied with either regular-sawn or rough-sawn surface and are supplied with butts in nine different patterns: round, fish-scale, octagon, hexagon, diamond, full cove, arrow, diagonal, or square.

3.2.3 Mansard Panels: The panels are manufactured with the cedar shingles in a single course with a 14-inch (356 mm) exposure. The panels have an exposure of 96 inches by 14 inches (2438 mm by 356 mm) with a net coverage of 9.33 sq. ft. (0.87 m²).

3.3 Materials:

3.3.1 Fasteners: 8d common wire and 8d ring shank corrosion-resistant nails.

3.3.2 Shingles and Shakes: Vertical and mixed grain shingles and No. 1 Grade Western Red Cedar tapered shakes.

3.3.3 Plywood: Exposure 1, CDX glue plywood, 11/32-inch (8.7 mm) thick complying with DOC PS 1.

3.3.4 Staples: No. 18 gauge 1/2-inch (12.70 mm) long, 1/4-inch (6.4 mm) crown galvanized steel staples and stainless steel staples.

3.3.5 Coated Glass-Fiber Mat: GAF Versashield® underlayment recognized in ESR-2053, or coated glass-fiber mat complying with ASTM D2178 (Type IV) or ASTM D146.

3.3.6 Construction Adhesive: APA specification AFG01, exterior grade.

3.3.7 Corners: Flush-mounting and add-on pre-assembled corner units are available to match panel texture and exposure.

4.0 DESIGN AND INSTALLATION

4.1 General:

Cedar Valley Shingle Siding and Mansard Panels must be installed in accordance with the manufacturer's published installation instructions and this report.

Studs or mansard rafters must not exceed 24 inches (610 mm) on center. An approved water-resistive barrier complying with the applicable code must be installed over the studs. All panel vertical joints must be positioned over framing members. Stud walls must be braced in accordance with the applicable code. All windows, doors, or other openings must be flashed in accordance with the applicable code. Flashing must be provided at intersections of different materials and all points subject to the entrance of water. The panels must be installed so as to maintain a minimum 6 inches (152 mm) of clearance between the panels and the earth on the exterior of the building. Flush cut joints must be sealed with caulk.

The manufacturer's published installation instructions and this report must be strictly adhered to and a copy of these instructions must be available at all times on the jobsite during installation.

4.2 Transverse Wind Load Assemblies:

4.2.1 Single-Course Mansard Panels installed on Wood Studs Spaced 16 inches on Center, Maximum Allowable Wind Pressure and Wind Speed – Table 1: Panels are nailed with two 8d nails per stud. The one-course panel was nailed 1 3/4-inch from top and 3 1/4-inch from the bottom at 16 inches (406 mm) on center starting 1/2 inch from butted end. Stud framing must be minimum nominal 2-by-4, Western Woods with a minimum specific gravity of 0.36, S-Dry, Stud Grade, spaced a maximum of 16 inches (406 mm) on center.

4.2.2 Single-Course Panels (Coastal Panels; various exposures) Installed on Wood Studs Spaced 16 Inches on Center, Maximum Allowable Wind Pressure and Wind Speed -Table 1: Panels are nailed with one 8d nail per stud. The single-course panel was nailed 1 1/2 inch from the top at 16 inches (406 mm) on center starting 1/2 inch from butted end. Stud framing must be minimum nominal 2-by-4, Western Woods with a minimum specific gravity of 0.36, S-Dry, Stud Grade, spaced a maximum of 16 inches (406 mm) on center.

4.2.3 Single-Course Vent Panels (14 inch exposure) installed with a cedar spacer strip on Wood Studs Spaced 16 inches on Center, Maximum Allowable Wind Pressure and Wind Speed – Table 1: Each Vent Panel is installed with a 5/16-inch-thick by ¾-inch-wide by 6 1/2-inch-long cedar spacing strip stapled to each panel course 8 inches on center as measured from left to right. The Vent Panels are nailed with one 8d nail per stud. The single-course panel was nailed 1 1/2 inch from the top at 16 inches (406 mm) on center starting 1/2 inch from butted end. Stud framing must be minimum nominal 2-by-4, Western Woods with a minimum specific gravity of 0.36, S-Dry, Stud Grade, spaced a maximum of 16 inches (406 mm) on center.

5.0 CONDITIONS OF USE:

Cedar Valley Shingle Siding and Mansard Panels products described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions.

5.1 The panels must not be used as a nailing base.

5.2 The panels may be installed on exterior walls of buildings of Type I, II, III and IV construction when installed in accordance with Section 1405.5 of the IBC.

5.3 The panels may be applied to the exterior of combustible, fire-resistance-rated walls with a horizontal separation of greater than 5 feet (1.5 m), when approved by the code official.

5.4 When panels are installed as mansards, they must not be installed on slopes less than 60 degrees from the horizontal. Water from the main roof must not flow over the mansard.

5.5 The products are manufactured by Cedar Valley Manufacturing, Inc. facility at Hollister, CA, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Test reports of wind-driven rain in accordance with ASTM E331.

6.2 Test reports on transverse wind load resistance in accordance with ASTM E330.

6.3 Engineering calculations.

6.4 Installation details.

6.5 Quality documentation.

7.0 IDENTIFICATION

7.1 Each package of Cedar Valley Shingle Siding and Mansard Panels covered by this report must be labeled with the manufacturer's name (Cedar Valley Manufacturing, Inc.), the product name and the ICC-ES evaluation report number (ESR-1862).

7.2 The report holder's contact information is the following:

**CEDAR VALLEY MANUFACTURING, INC.
943 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA 95023
(831) 636-8110**
www.cedar-valley.com
jonw@cedar-valley.com

**TABLE 1—ALLOWABLE PRESSURE AND WIND SPEED (MPH)
ASCE 7-05 3 SECOND GUST 2009 and 2006 IBC, ASCE 7-10 2012 IBC[1]**

PANEL TYPE	FASTENERS AND FRAMING	ALLOWABLE PRESSURE (PSF)	END ZONE AREA[3] (SQ FT)	MAXIMUM WINDSPEED[1] (MPH) (3 Second Gust) HEIGHT (FT)	EXP B	EXP C
Single-Course Mansard 14" Exposure Tapered Shingle Panels	Blind nailing; Painted M-167 Cedar "Split-Less" Wood Siding Anchor Down Nails; 1 3/4" from top and 3 1/4" from bottom. For framing refer to Footnote 2	75	20	15	184	167
				20	184	162
				25	184	159
				30	184	155
				40	177	151
				50	171	147
				60	167	145
Single-Course Mansard 14" Exposure Tapered Shingle Panels	Blind nailing; Painted M-167 Cedar "Split-Less" Wood Siding Anchor Down Nails; 1 3/4" from top and 3 1/4" from bottom. For framing refer to Footnote 2	75	10	15	178	162
				20	178	157
				25	178	154
				30	178	150
				40	171	146
				50	165	143
				60	162	140
Single-Course 5.3" Exposure (Mixed Grain/Vertical Grain), 1/2" thick butt Coastal Panels	Blind nailing; 13 gauge, 1 3/4" long nails with 3/8 inch heads nailed 1 1/2" down from top. For framing refer to Footnote 2	80	20	15	191	173
				20	191	168
				25	191	165
				30	191	161
				40	183	156
				50	177	153
				60	173	150
Single-Course 5.3" Exposure (Mixed Grain/Vertical Grain), 1/2" thick butt Coastal Panels	Blind nailing; 13 gauge, 1 3/4" long nails with 3/8-inch heads nailed 1 1/2" down from top. For framing refer to Footnote 2	80	10	15	185	167
				20	185	163
				25	185	159
				30	185	156
				40	177	151
				50	172	148
				60	167	145
Single-Course 7 1/8" Exposure, Vertical Grain, 5/16" thick butt shingle Coastal Panels	Blind nailing; 13 gauge, 1 3/4" long nails with 3/8-inch heads nailed 1 1/2" down from top. For framing refer to Footnote 2	65	20	15	171	155
				20	171	151
				25	171	148
				30	171	144
				40	164	140
				50	159	137
				60	155	135
Single-Course 7 1/8" Exposure, Vertical Grain, 5/16" thick butt shingle Coastal Panels	Blind nailing; 13 gauge, 1 3/4" long nails with 3/8-inch heads nailed 1 1/2" down from top. For framing refer to Footnote 2	65	10	15	165	150
				20	165	146
				25	165	143
				30	165	140
				40	159	136
				50	154	133
				60	150	130
Single-Course 7 1/8" exposure, Vertical Grain, 5/16" thick butt shingle Vent Panels	Blind nailing; 13 gauge, 2 1/2" long nails with 3/8-inch heads nailed 1 1/2" down from top. For framing refer to Footnote 2	85	20	15	192	174
				20	192	169
				25	192	166
				30	192	162
				40	184	158
				50	179	154
				60	174	151
Single-Course 7 1/8" exposure, Vertical Grain, 5/16" thick butt shingle Vent Panels	Blind nailing; 13 gauge, 2 1/2" long nails with 3/8-inch heads nailed 1 1/2" down from top. For framing refer to Footnote 2	85	10	15	186	169
				20	186	164
				25	186	160
				30	186	157
				40	178	153
				50	173	149
				60	169	146

For SI: 1 inch = 25.4 mm, 1 foot = 0.3 m, 1 square foot = 0.09m², 1 pound per square foot (psf) = 48 Pa, 1 mile per hour (MPH) = 1.6 kilometers per hour.

[1]Table 1 is based on ASCE 7-05 using three second gust wind velocities for nominal design wind speed, V_{asd}; to convert to ultimate design wind speeds, V_{ult}, use Table 1609.3.1 of the 2012 IBC.
[2]2 by 4 Doug. Fir-L, S-Dry Stud Grade spaced 16 inches on center.
[3]End zone area is determined using the ASCE 7 and the components and cladding external pressure coefficient figures.

ISSUE:

REMODEL PERMIT SET

05-22-2026

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REVS:

1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.21

2

ICC-ES Evaluation Report

ESR-4688

Reissued June 2024
Revised September 2024
Subject to renewal June 2026

This report also contains:
- LABC and LARC Supplement
- FBC Supplement

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DIVISION: 05 00 00—METALS Section: 05 52 00—Metal Railings Section: 05 73 13—Glazed Decorative Metal Railings DIVISION: 08 00 00—OPENINGS Section: 08 81 00—Glass Glazing Section: 08 88 00—Special Function Glazing	REPORT HOLDER: Q-RAILING USA CO.	EVALUATION SUBJECT: EASY GLASS RAILING SYSTEMS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, and 2015 *International Building Code®* (IBC)
- 2021, 2018, and 2015 *International Residential Code®* (IRC)

Properties evaluated:

- Structural
- Durability

For evaluation for compliance with codes adopted by Los Angeles Department of Building and Safety (LADBS), see ESR-4688 LABC and LARC Supplement.

2.0 USES

The Easy Glass Railing Systems are intended for use in interior and exterior locations of all construction types.

3.0 DESCRIPTION

The Easy Glass Railing Systems consist of continuous aluminum base shoes, cap rails (if applicable), handrails (if applicable), edge protection (if applicable), glass panels and Wedge or Q-disk dry glaze mechanisms.

3.1 Top Rails: The cap rails (also known as top rails) are manufactured from ASTM A554 304 or 316 stainless steel or ASTM B221 6063-T6 aluminum (See Table 1 and Figure 4).

3.1.1 Edge Protection: Edge Protection is a non-structural profile placed on the top edge of balustrade glass. Edge protection is manufactured from ASTM A554 316 stainless steel or ASTM B221 6063-T6 aluminum (See Table 2 and Figure 5).

3.2 Handrails: The handrails are manufactured from ASTM A554 304 or 316 stainless steel. (See Table 3 and Figure 7).

3.3 Handrail Brackets: The handrail brackets are manufactured from ASTM A276 304 or 316 stainless steel. (See Table 4 and Figure 6).

3.4 Laminated Glass Panels: The laminated glass panels must comply with ASTM C1172 and Category II of CPSC 16 CFR Part 1201 or Class A of ANSI Z97.1. The panels must consist of two lites of glass with an interlayer.

Lites: The lites must be Kind FT tempered glass complying with ASTM C1048 and have a minimum Modulus of Rupture (Fr) ≥ 24,000 psi (165 MPa).

Interlayer: The interlayer must have a minimum shear modulus of 1,653 psi (11.4 MPa) for T ≤ 122ºF (50ºC).

For nominal laminated glass panel thicknesses of 9/16-inch, 11/16-inch, 13/16-inch, 1 1/16, 1 3/32-inch, 1 1/8-inch, and 1 5/16-inch (14, 17.5, 20.5, 27, 28, 28.5 or 33 mm), the interlayer thickness and minimum actual thickness of the laminated glass panels must be as shown below:

Nominal Thickness (inch)	Interlayer Thickness (inch)	Minimum Actual Thickness (inch)
9/16	0.060	0.498
11/16	0.060	0.644
13/16	0.060	0.770
1 1/16	0.060	0.998
1 3/32	0.090	1.038
1 1/8	0.105	1.063
1 5/16	0.060	1.250

3.5 Base Shoe: The Easy Glass base shoes are manufactured from ASTM B221 6063-T6 aluminum (See Figure 8).

3.6 Dry Glazing Systems:

3.6.1 Wedge System: The wedge system for Easy Glass Slim and Easy Glass Max consists of an ABS plastic L-shape inlay and an ABS plastic wedge. The wedge is tapped in until sufficiently fixed as specified in the manufacturer's installation instructions using the Easy Glass multi-tool. Easy Glass wedge kits are provided with rubber sets to match selected glass thickness. See Figure 2.

3.6.2 Q-disk System: The Q-disk system for Easy Glass Smart, Easy Glass Prime and Easy Glass Strong consists of an ABS plastic inlay and the ABS plastic Q-disk. The Q-disk is tightened to one pound-foot torque using the specific tool. Glass is adjustable by moving the inlay left-right. Easy Glass Q-disk kits are provided with rubber gaskets to match selected glass thickness. See Figure 3.

3.7 Durability: The Easy Glass materials supplied by Q-railing USA Co. are inherently corrosion-resistant. The material type specified must be appropriate for the environment of the installation. Information verifying the durability must be submitted to the code official, when requested.

4.0 DESIGN AND INSTALLATION

4.1 Installation:

Installation of the guardrail systems, including the handrails and top rails, must comply with the manufacturer's published instructions, this report, and the IBC or IRC, as applicable.

The manufacturer's published installation instructions must be available at the jobsite at all times during installation. In the event of a conflict between this report and the manufacturer's instructions, this report governs.

4.1.1 Top Rails: The maximum spans in Table 1 are based on the capacities of the top rails. At the balustrade end, the top rail must be attached to a structure, wall, or post able to support the code-prescribed loads listed in Section 4.2.1.

4.1.2 Edge Protection: The edge protection in Table 2 may installed on the top edge of glass where a handrail is used or installation without a top rail is permitted. The edge protection is not designed to carry the code prescribed loads listed in Section 4.2.1 of this report.

4.1.3 Handrails:

4.1.3.1 General: Handrails must be installed as required per the applicable code.

4.1.3.2 Brackets: The handrail brackets are installed through holes located near the ends of the glass panels. See Table 4 for compatible handrail and bracket combinations.

4.1.3.3 Installation: Handrails are installed to glass panels using the through-glass mounting brackets shown in Figure 6. The mounting brackets are installed at the ends of the glass panels. The holes in the laminated glass panels must comply with Section 4.3 of this report.

4.1.3.4 Spacing: The handrail bracket spacing must be within the limits shown in Table 4.

4.1.4 Dry Glazing Mechanisms:

The wedge supports, used with the Easy Glass Slim and Easy Glass Max base shoes, must be spaced a maximum of 3 inches from the ends of the base shoe and a maximum of 6 inches on center in the base shoe. The Q-disk supports, used with the Easy Glass Smart and Easy Glass Prime base shoes, must be spaced a maximum of 4.92 inches from the ends of the base shoe and a maximum of 9.84 inches on center in the base shoe.

An appropriate Easy Glass base shoe and dry glazing system must be used to support the laminated glass panels, based on the nominal thickness of the glass. See Table 5 for nominal glass thicknesses compatible with each base shoe and its associated dry glazing system.

4.1.5 Installation Without a Top Rail or Handrail:

The Easy Glass systems (Wedge or Q-disk) may be installed without a top rail or handrail when using laminated tempered glass panels with an interlayer meeting the requirements of Section 3.4 and dimensions meeting the following:

- 11/16-inch thick (17.5 mm) laminated tempered glass with a height from the top of the base shoe up to 37 1/2 inches (952.5 mm)
- 13/16-inch thick (20.5 mm), 1-1/16-inch thick (27 mm), 1-3/32-inch thick (28 mm), 1-1/8-inch thick (28.5 mm) or 1-5/16-inch thick (33 mm) laminated tempered glass with a height from the top of the base shoe up to 42 inches (1066.8 mm)

Installation without a top rail or handrail complies with the Exceptions noted in IBC Section 2407.1.2 and IRC Section R308.4.4.1.

4.2 Design:

4.2.1 Live Loads: The following project specific live loads must be identified while limiting stresses within the glass panels to 6,000 psi (41.3 MPa) [modulus of rupture (24,000 psi) divided by a safety factor of 4] and the deflection to 1 inch (25.4 mm) or less:

- A live load of 50 lb/ft applied in any direction along the handrail or top rail.
- A single concentrated live load of 200 pounds (0.89 kN) applied in any direction at any point on the top of glass panel.
- A horizontally applied normal live load of 50 pounds applied perpendicular to the glass panel on an area not to exceed 12-inches-by-12 inches (305 mm-by-305 mm).

Tables 6 through 12 provide the maximum cantilevered glass height (Hc) based on allowable stress and a 1-inch (25.4 mm) deflection with an applied live load of 50 plf (0.73 kN/m). Table 13 provides the maximum guard height (Hg) based on the allowable capacity of the base shoes with an applied live load of 50 plf (0.73 kN/m). The values in Table 11 do not account for base shoe anchorage – connection of the base shoe to the building substrate must be designed by a registered design professional.

4.2.2 Wind Loads: The allowable stress due to wind loading is 10,200 psi (70.3 MPa). The required wind load must be determined by a qualified design professional based on the project-specific conditions, taking into account the balustrade location on the structure, and must not exceed the values shown in the tables of this report. Tables 6 through 12 provide the allowable wind loads for laminated glass used with the Easy Glass railing systems. Table 13 provides allowable wind loads for the base shoes. The values in Table 13 do not account for base shoe anchorage – connection of the base shoe to the building substrate must be designed by a registered design professional.

4.3 Holes and Notches: Holes and notches are permitted for mounting handrails. Holes and notches must conform to ASTM C1048 and must not exceed 2 inches wide (50.8 mm). Notches or holes must not exceed 1/12 of the glass width. Holes or notches must not be located within the first third of the glass panel (balustrade) height from the shoe.

5.0 CONDITIONS OF USE:

The Easy Glass systems described in this report comply with, or are a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The product is limited to installation where it is not subject to vehicle impacts.

5.2 The supporting structure and anchorage of the system to the supporting structure is outside of the scope of this report and must be designed by a registered design professional and constructed to support the loads imposed by the guards in accordance with the applicable code.

5.3 The systems described in this report must not be used in Wind-borne Debris Regions. Use of the Easy Glass railing systems in Wind-borne Debris Regions is outside the scope of this report.

5.4 Drawings and design details for the Easy Glass systems, using the information noted in this report, must be included on construction plans submitted to the code official for approval. The drawings and details must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.5 When installed where the base shoe anchors are exposed to moisture, the base shoe anchors must be of a material intended for the use and identified by the manufacturer as acceptable for exterior applications.

5.6 All metals in contact with aluminum must either be an alloy approved for direct aluminum contact, or isolated from the aluminum by an approved coating.

5.7 Both ends of the top rails must be supported by a wall or post, and the attachment must be capable of supporting a concentrated horizontal shear load of 200lbs (0.89kN).

5.8 Glass sand-blasted or etched on surfaces 1 (outside face) or 4 (inside face) is outside the scope of this report.

5.9 Use of the system as a grab bar is outside the scope of this report.

5.10 All laminated glass panels must be fully tempered Type II laminated glass, with an interlayer complying with Section 3.4, and fabricated and inspected in accordance with ASTM C1172. The glass fabricator must provide certification of compliance with ASTM C1172 for fully tempered glass. Glass must be procured directly from a qualified glass fabricator and is not produced or supplied by Q-railing USA Co.

5.11 The Easy Railing System components, except for the glass panels, are supplied by Q-railing USA Co.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Glass Railing and Balustrade Systems (AC439) dated April 2019 (editorially revised August 2020).

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-4688) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.

7.2 In addition, the Easy Glass Railing System components described in this report are identified by a label on the packaging bearing the product description and/or part number.

7.3 The glass panels must be identified as specified in the applicable code.

7.4 The report holder's contact information is the following:

Q-RAILING USA CO.
14321 FRANKLIN AVENUE, SUITE A
TUSTIN, CA 92780
(714) 259-1372
www.q-railing.com
sales.us@q-railing.com

TABLE 1—TOP RAIL SPAN LENGTHS
(Based on the top rail spanning over a minimum of three glass panels)

SHAPE	PART NUMBER	MATERIAL	MAXIMUM SPAN (Inches)[1,2,4]
Round	MOD 6920-042	6063-T6 Aluminum	48-1/2
	MOD 6920-042	304/316 Stainless Steel	48-1/2
	MOD 6920-048	304/316 Stainless Steel	48-1/2
	MOD 6920-060	304/316 Stainless Steel	48-1/2
U-Profile	MOD 6960-050	316 Stainless Steel	48-1/2
Square	MOD 6924-040	304/316 Stainless Steel	48-1/2
Rectangular	MOD 6924-640	304/316 Stainless Steel	48-1/2
	MOD 6911-339	6063-T6 Aluminum	48-1/2
	MOD 6926-654	6063-T6 Aluminum	48-1/2

For SI: 1 inch = 25.4 mm.

1. Based on the capacity of the top rail considering the worst case between a 50 plf uniform load and a 200 lb. concentrated load.
2. The maximum middle glass panel widths must not be greater than the maximum middle top rail span.
3. The maximum end glass panel must not be greater than the maximum end top rail span, except as noted in Footnote 5.
4. The glass panels widths must not be less than the minimum glass panel width noted in Tables 6 through 12.
5. At the balustrade end, the top rail must be attached to a structure, wall, or post able to support the code-prescribed loads listed in Section 4.2.1.

TABLE 2—EDGE PROTECTION[1]

SHAPE	PART NUMBER	MATERIAL
Edge Protection	MOD 146940-050-14-12	316 Stainless Steel
	MOD 146940-050-18-12	316 Stainless Steel
	MOD 146940-050-22-12	316 Stainless Steel
	MOD 166944-050-14-18	6063-T6 Aluminum
	MOD 166944-050-18-18	6063-T6 Aluminum
	MOD 166944-050-22-18	6063-T6 Aluminum

1. Edge protection must be used with a handrail and is not a substitute for a top rail.

TABLE 3—HANDRAIL PROFILES

SHAPE	PART NUMBER	MATERIAL
Round	MOD 0900-038	304/316 Stainless Steel
	MOD 0900-248	304/316 Stainless Steel
Square	MOD 4900-040	304/316 Stainless Steel

TABLE 4—HANDRAIL BRACKETS[1]

SHAPE	PART NUMBER	MATERIAL	COMPATIBLE HANDRAIL PROFILES	MAXIMUM BRACKET SPACING (Inches)
L-shape, adjustable	MOD 0150-000[2]	316 Stainless Steel	MOD 4900-040	42-1/2
L-shape, adjustable	MOD 0150-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 0150-048[2]	316 Stainless Steel	MOD 0900-248	42-1/2
L-shape, adjustable	MOD 0151-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 0155-000[2]	304/316 Stainless Steel	MOD 4900-040	42-1/2
L-shape, adjustable	MOD 0155-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 0155-048[2]	304/316 Stainless Steel	MOD 0900-248	42-1/2
L-shape, adjustable	MOD 0156-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 4155-000[2]	304/316 Stainless Steel	MOD 4900-040	42-1/2
L-shape, adjustable	MOD 4155-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape	MOD 0117-038	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape	MOD 0117-048	304/316 Stainless Steel	MOD 0900-248	42-1/2
L-shape	MOD 9350-038	304 Stainless Steel	MOD 0900-038	42-1/2

1. All holes and notches must comply with Section 4.3.
2. Adjustable height of vertical rod measured from centerline of horizontal rod to centerline of circular or square handrail must less than or equal to 2.75 inches. See dimension B in Figure 1 for reference.

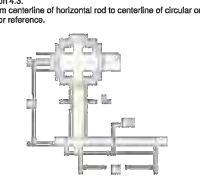


FIGURE 1— ADJUSTABLE HANDRAIL BRACKET

TABLE 5—BASE SHOE / GLASS THICKNESS COMPATIBILITY

BASE SHOE		DRY GLAZING SYSTEM	COMPATIBLE LAMINATED GLASS NOMINAL THICKNESSES
Base Shoe Profile	Part Number		
Easy Glass Slim Top Mount	MOD 8010	Wedge System	9/16"; 11/16"
Easy Glass Slim Fascia Mount	MOD 8030		
Easy Glass Smart Top Mount	MOD 8210	Q-disk System	9/16"; 11/16"
Easy Glass Smart Fascia Mount	MOD 8230		
Easy Glass Smart Top Mount – F Profile	MOD 8220		
Easy Glass Smart Fascia Mount – Y Profile	MOD 8240		
Easy Glass Prime Top Mount	MOD 8410	Q-disk System	11/16"; 13/16"; 1-1/16"
Easy Glass Prime Fascia Mount	MOD 8430		
Easy Glass Prime Top Mount – F Profile	MOD 8420		
Easy Glass Prime Fascia Mount – Y Profile	MOD 8440		
Easy Glass Max Top Mount	MOD 8510	Wedge System	13/16"; 1-1/16"; 1-3/32"; 1-1/8"
Easy Glass Max Top Mount – F Profile	MOD 8520		
Easy Glass Strong Top Mount	MOD 8610	Q-disk System	13/16"; 1-1/16"; 1-3/32"; 1-1/8"; 1-5/16"

TABLE 6—NOMINAL 9/16" (14 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/4" – 0.060" – 1/4")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	ALLOWABLE WIND PRESSURE ($w_{all\ wind}$[5]), psf FOR PANEL HEIGHT (H_c[6]), In.: 36	42	48	60	72	LIVE LOAD OF 50 lbs/ft[7] Maximum Height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F										
12	0.364	0.406	3356	56.5	41.5	31.8	20.3	14.1	39.5	31.1
24	0.434	0.461	4331	72.9	53.6	41.0	26.3	18.2	51.0	37.1
36	0.463	0.479	4683	78.8	57.9	44.4	28.4	19.7	55.1	39.6
42	0.470	0.483	4760	*	58.9	45.1	28.8	20.0	56.0	40.2
48	0.477	0.487	4833	*	*	45.8	29.3	20.3	56.9	40.7
60	0.484	0.490	4907	*	*	*	29.7	20.7	57.7	41.3
72	0.488	0.493	4950	*	*	*	*	20.8	58.2	41.7

For SI: 1 inch = 25.4 mm; 1 ft = 305 mm; 1 lb = 4.45 N

Footnotes to Tables 6-12:

* Allowable load is same as last value in column.

1. Glass must be supported by an Easy Glass base shoe and dry glazing system which are compatible with the nominal laminated glass thickness. See Table 5 for compatibility.
2. hef;w is the effective thickness for calculating deflection in accordance with ASTM E1300-16 (ASTM E1300-12ae[1] for the 2018 and 2015 IBC).
3. hmin;ef;σ is the effective thickness for calculating stress in accordance with ASTM E1300-16 (ASTM E1300-12ae[1] for the 2018 and 2015 IBC).
4. Based on maximum edge stress of 10,200 psi.
5. Calculated from $w_{all\ wind} = M_{all\ wind} \cdot 12/(0.55 \cdot H_c^2)$.
6. Glass height above top of base shoe, H_c.
7. Other live loads listed in Section 4.2.1 must be considered.
8. Based on an allowable live load stress of 6,000 psi.
9. Height in which a 50 plf uniform load causes 1-inch deflection at the top of glass.

TABLE 7—NOMINAL 11/16" (17.5 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (5/16" – 0.060" – 5/16")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf for panel height (H_c[6]), in.: 18	24	32	36	42	48	60	72	84	96	108	120	Live load of 50 lbs/ft[7] max. height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F																	
12	0.456	0.512	5345	359.9	202.5	113.9	90.0	66.1	50.6	32.4	22.5	16.5	12.7	10.0	-	62.9	39.2
18	0.509	0.557	6338	426.8	240.1	135.0	107.0	78.4	60.0	38.4	26.7	19.6	15.0	11.9	-	74.6	43.5
24	0.546	0.585	6991	*	264.8	149.0	118.0	86.5	66.2	42.4	29.4	21.6	16.6	13.1	10.6	82.2	46.7
32	0.578	0.607	7510	*	*	160.0	126.0	92.9	71.1	45.5	31.6	23.2	17.8	14.0	11.4	88.3	49.4
36	0.589	0.613	7677	*	*	*	129.0	95.0	72.7	46.5	32.3	23.7	18.2	14.4	11.6	90.3	50.3
42	0.601	0.621	7858	*	*	*	*	97.2	74.4	47.6	33.1	24.3	18.6	14.7	11.9	92.5	51.3
48	0.609	0.626	7965	*	*	*	*	*	75.6	48.4	33.6	24.7	18.9	14.9	12.1	93.9	52.1
60	0.621	0.632	8143	*	*	*	*	*	*	49.4	34.3	25.2	19.3	15.2	12.3	95.8	53.0
72	0.627	0.635	8234	*	*	*	*	*	*	*	34.7	25.5	19.5	15.4	12.5	96.9	53.6

See footnotes under Table 6

TABLE 8—NOMINAL 13/16" (20.5 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (3/8" – 0.060" – 3/8")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf for panel height (H_c[6]), in.: 18	24	32	36	42	48	60	72	84	96	108	120	Live load of 50 lbs/ft[7] max. height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F																	
12	0.539	0.603	7413	489.2	280.8	157.9	124.8	91.7	70.2	44.9	31.2	22.9	17.5	13.9	11.2	87.2	46.1
18	0.597	0.656	8770	590.5	332.2	186.9	147.6	108.5	83.0	53.1	36.9	27.1	20.8	16.4	13.3	103.2	51.0
24	0.641	0.691	9729	*	368.5	207.3	163.8	120.3	92.1	59.0	40.9	30.1	23.0	18.2	14.7	114.5	54.7
32	0.680	0.718	10530	*	*	224.4	177.3	130.2	99.7	63.8	44.3	32.6	24.9	19.7	16.0	123.9	58.1
36	0.694	0.727	10796	*	*	*	181.7	133.5	102.2	65.4	45.4	33.4	25.6	20.2	16.4	127.0	59.3
42	0.710	0.737	11090	*	*	*	*	137.2	105.0	67.2	46.7	34.3	26.3	20.7	16.8	130.5	60.7
48	0.722	0.744	11297	*	*	*	*	*	107.0	68.5	47.5	34.9	26.7	21.1	17.1	132.9	61.7
60	0.737	0.753	11561	*	*	*	*	*	*	70.1	48.7	35.7	27.4	21.6	17.5	136.0	63.0
72	0.746	0.758	11714	*	*	*	*	*	*	*	49.3	36.2	27.7	21.9	17.7	137.8	63.8

See footnotes under Table 6

TABLE 9—NOMINAL 1 1/16" (27 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/2" – 0.060" – 1/2")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf for panel height (H_c[6]), in.: 18	24	32	36	42	48	60	72	84	96	108	120	Live load of 50 lbs/ft[7] max. height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F																	
12	0.684	0.768	11980	808.7	453.8	255.3	201.7	148.2	113.4	72.6	50.4	37.0	28.4	22.4	18.2	140.9	58.5
18	0.751	0.830	14054	946.4	532.4	299.5	236.6	173.8	133.1	85.2	59.2	43.5	33.3	26.3	21.3	165.3	64.2
24	0.806	0.876	15672	*	593.8	333.9	263.8	193.8	148.4	95.0	66.0	48.5	37.1	29.3	23.7	184.4	68.9
32	0.860	0.918	17133	*	*	365.0	288.4	211.9	162.2	103.8	72.1	53.0	40.6	32.0	26.0	201.6	73.5
36	0.880	0.930	17643	*	*	*	297.0	218.2	167.1	106.9	74.3	54.6	41.8	33.0	26.7	207.6	75.2
42	0.904	0.945	18221	*	*	*	*	225.4	172.5	110.4	76.7	56.3	43.1	34.1	27.6	214.4	77.2
48	0.921	0.956	18639	*	*	*	*	*	176.5	113.0	78.4	57.6	44.1	34.9	28.2	219.3	78.7
60	0.945	0.970	19182	*	*	*	*	*	*	116.3	80.7	59.3	45.4	35.9	29.1	225.7	80.7
72	0.959	0.978	19503	*	*	*	*	*	*	*	82.1	60.3	46.2	36.5	29.6	229.4	82.0

See footnotes under Table 6

TABLE 10—NOMINAL 1 3/32" (28 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/2" – 0.090" – 1/2")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf for panel height (H_c[6]), in.: 18	24	32	36	42	48	60	72	84	96	108	120	Live load of 50 lbs/ft[7] max. height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F																	
12	0.666	0.750	11470	772.4	434.5	244.4	193.1	141.9	108.6	69.5	48.3	35.5	27.2	21.5	17.4	134.9	56.9
18	0.727	0.813	13472	907.2	510.3	287.1	226.8	166.6	127.6	81.7	56.7	41.7	31.9	25.2	20.4	158.5	62.1
24	0.783	0.864	15230	*	576.9	324.5	256.4	188.4	144.2	92.3	64.1	47.1	36.1	28.5	23.1	179.2	66.9
32	0.843	0.913	16992	*	*	362.0	286.1	210.2	160.9	103.0	71.5	52.5	40.2	31.8	25.7	199.9	72.0
36	0.868	0.930	17651	*	*	*	297.2	218.3	167.2	107.0	74.3	54.6	41.8	33.0	26.7	207.7	74.0
42	0.895	0.950	18428	*	*	*	*	227.9	174.5	111.7	77.6	57.0	43.6	34.5	27.9	216.8	76.5
48	0.918	0.965	19011	*	*	*	*	*	180.0	115.2	80.0	58.8	45.0	35.6	28.8	223.7	78.4
60	0.949	0.985	19798	*	*	*	*	*	*	120.0	83.3	61.2	46.9	37.0	30.0	232.9	81.1
72	0.970	0.997	20276	*	*	*	*	*	*	*	85.3	62.7	48.0	37.9	30.7	238.5	82.9

See footnotes under Table 6

TABLE 11—NOMINAL 1 1/8" (28.5 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/2" – 0.105" – 1/2")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf for panel height (H_c[6]), in.: 18	24	32	36	42	48	60	72	84	96	108	120	Live load of 50 lbs/ft[7] max. height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F																	
12	0.661	0.745	11313	761.8	428.5	241.0	190.5	139.9	107.1	68.6	47.6	35.0	26.8	21.2	17.1	133.1	56.4
18	0.719	0.807	13282	894.4	503.1	283.0	223.6	164.3	125.8	80.5	55.9	41.1	31.4	24.8	20.1	156.3	61.5
24	0.775	0.860	15081	*	571.3	321.3	253.9	186.5	142.8	91.4	63.5	46.6	35.7	28.2	22.9	177.4	66.2
32	0.836	0.912	16957	*	*	361.3	285.5	209.7	160.6	102.8	71.4	52.4	40.1	31.7	25.7	199.5	71.4
36	0.861	0.931	17679	*	*	*	297.6	218.7	167.4	107.1	74.4	54.7	41.9	33.1	26.8	208.00	73.6
42	0.892	0.953	18543	*	*	*	*	229.4	175.6	112.4	78.0	57.3	43.9	34.7	28.1	218.2	76.2
48	0.916	0.970	19202	*	*	*	*	*	181.8	116.4	80.8	59.4	45.5	35.9	29.1	225.9	78.3
60	0.952	0.993	20103	*	*	*	*	*	*	121.8	84.6	62.2	47.6	37.6	30.5	236.5	81.3
72	0.975	1.006	20682	*	*	*	*	*	*	*	87.0	63.9	48.9	38.6	31.3	243.1	83.3

See footnotes under Table 6

TABLE 12—NOMINAL 1 5/16" (33 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (5/8" – 0.060" – 5/8")

Glass Panel Width (In.)	Eff. Defl. Thick. (In.) hef;w[2]	Eff. Stress Thick. (In.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf for panel height (H_c[6]), in.: 18	24	32	36	42	48	60	72	84	96	108	120	Live load of 50 lbs/ft[7] max. height (H_c[6]) inches based on: Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122°F																	
12	0.844	0.946	18264	1230.0	691.8	389.1	307.5	225.9	173	111	76.9	56.5	43.2	34.2	27.7	214.9	72.1
18	0.919	1.019	21190	1427.0	802.6	451.5	356.7	262.1	201	128	89.2	65.5	50.2	39.6	32.1	249.3	78.5
24	0.985	1.077	23662	*	896.3	504.2	398.3	292.7	224	143	99.6	73.2	56.0	44.3	35.9	278.4	84.1
32	1.053	1.130	26054	*	*	555.1	438.6	322.3	246.7	157.9	109.7	80.6	61.7	48.7	39.5	306.5	90.0
36	1.079	1.149	26929	*	*	*	453.4	333.1	255.0	163.2	113.3	83.3	63.8	50.4	40.8	316.8	92.2
42	1.111	1.170	27945	*	*	*	*	345.6	264.6	169.4	117.6	86.4	66.2	52.3	42.3	328.8	95.0
48	1.138	1.186	28698	*	*	*	*	*	271.8	173.9	120.8	88.7	67.9	53.7	43.5	337.8	97.0
60	1.170	1.207	29698	*	*	*	*	*	*	180.0	125.0	91.8	70.3	55.6	45.0	349.4	99.9
72	1.191	1.219	30302	*	*	*	*	*	*	*	127.5	93.7	71.7	56.7	45.9	356.5	101.8

See footnotes under Table 6

TABLE 13—BASE SHOES LIVE LOAD AND WIND LOAD STRENGTHS[1]

Base Shoe Profile	Part Number	Allowable Moment (in-lbs/ft)	Allowable wind pressure ($w_{all\ wind}$), psf for guard height (H_g[2]), in.: 36	42	48	60	72	84	96	108	120	LIVE LOAD OF 50 lbs/ft[3] Max Guard Height (H_g[2]), in.
Easy Glass Slim – Top Mount	MOD 8010	4621	84.3	61.9	47.4	30.3	21.1	15.5	11.9	-	-	91.0
Easy Glass Slim – Fascia Mount	MOD 8030	4635	84.5	62.1	47.6	30.4	21.1	15.5	11.9	-	-	91.3
Easy Glass Smart – Top Mount	MOD 8210	5176	94.7	69.6	53.3	34.1	23.7	17.4	13.3	10.5	-	102.3
Easy Glass Smart – Fascia Mount	MOD 8230	7113	130.4	95.8	73.3	46.9	32.6	23.9	18.3	14.5	11.7	140.8
Easy Glass Smart – Top Mount F	MOD 8220	6578	120.4	88.4	67.7	43.3	30.1	22.1	16.9	13.4	10.8	130.0
Easy Glass Smart – Fascia Mount Y	MOD 8240	8775	161.0	118.3	90.5	57.9	40.2	29.6	22.6	17.9	14.5	173.8
Easy Glass Prime – Top Mount	MOD 8410	8710	159.7	117.3	89.6	57.5	39.9	29.3	22.5	17.7	14.4	172.5
Easy Glass Prime – Fascia Mount	MOD 8430	7143	130.8	96.1	73.6	47.1	32.7	24.0	18.4	14.5	11.8	141.3
Easy Glass Prime – Top Mount F	MOD 8420	7381	135.4	99.5	76.2	48.7	33.9	24.9	19.0	15.0	12.2	146.2
Easy Glass Prime – Fascia Mount Y	MOD 8440	10898	199.9	146.9	112.5	72.0	50.0	36.7	28.1	22.2	18.0	215.9
Easy Glass Max – Top Mount	MOD 8510	13205	242.5	178.2	136.4	87.3	60.6	44.5	34.1	26.9	21.8	261.9
Easy Glass Max – Top Mount F	MOD 8520	9334	171.4	126.0	96.4	61.7	42.9	31.5	24.1	19.0	15.4	185.2
Easy Glass Strong – Top Mount	MOD 8610	15151	278.6	204.7	156.7	100.3	69.7	51.2	39.2	31.0	25.1	300.9

For SI: 1 inch = 25.4 mm; 1 ft = 305 mm; 1 lb =4.45 N

1. Values in this table are based on the capacity of the base shoes only, calculated based on the strength of the base shoe vertical legs supporting the guards and assuming the base shoe is fully braced against the supporting structure along its length, and do not account for base shoe anchorage. Connection of the base shoe to the supporting structure, including interaction between the anchor heads and base shoe, must be designed to support the loads imposed by the guards in accordance with the applicable code.
2. Height from bottom of base shoe to top of glass.
3. Other live loads listed in Section 4.2.1 must be considered.



FIGURE 2 - GUARDRAIL ASSEMBLY COMPONENTS (WEDGE SYSTEM)



FIGURE 3 - GUARDRAIL ASSEMBLY COMPONENTS (Q-DISC SYSTEM)

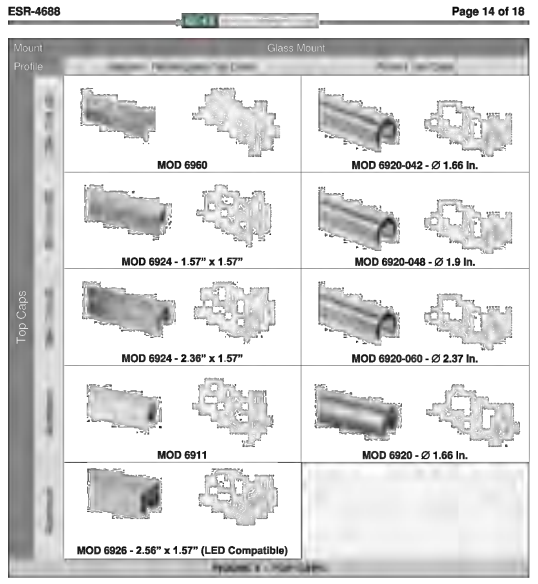


FIGURE 4 - TOP CAPS

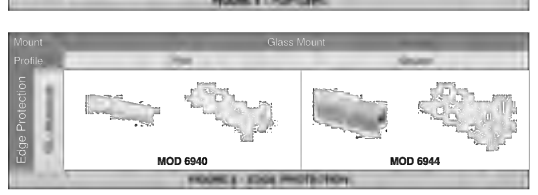


FIGURE 5 - EDGE PROTECTION

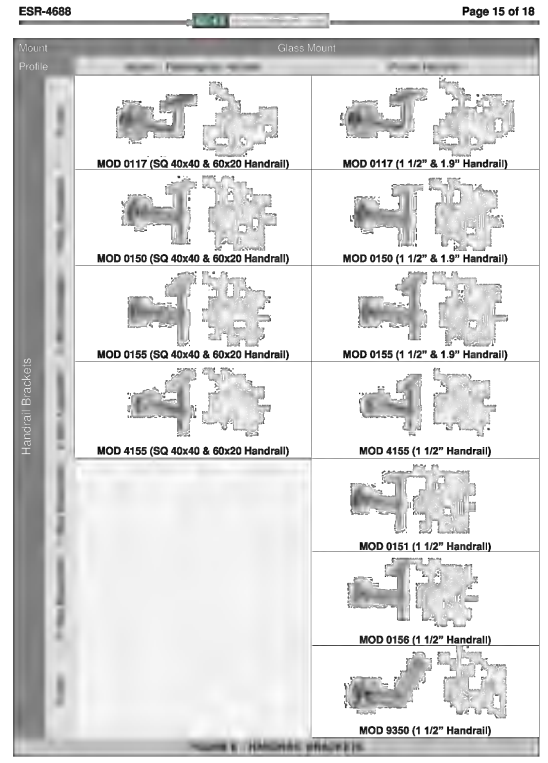


FIGURE 6 - HANDRAIL BRACKETS

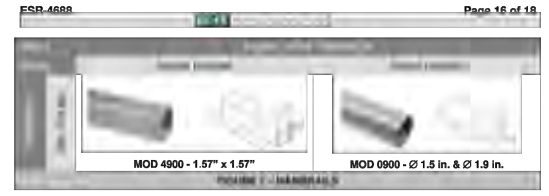


FIGURE 7 - HANDRAILS

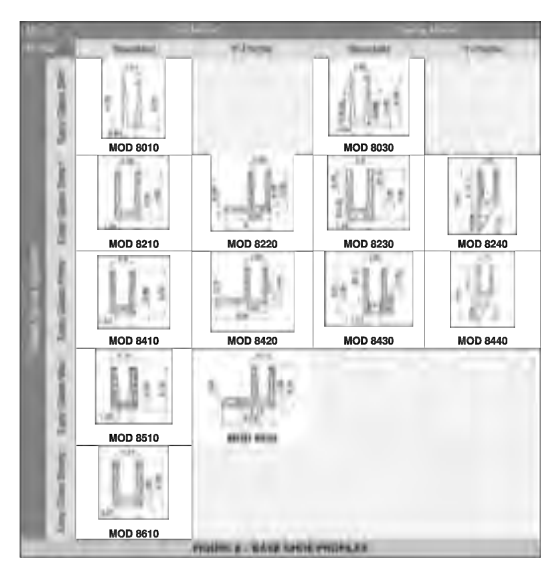


FIGURE 8 - BASE SHOE PROFILES

ICC-ES Evaluation Report

ESR-4688 LABC and LARC Supplement

Reissued June 2024
Revised September 2024
This report is subject to renewal June 2026.

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DIVISION: 05 00 00—METALS
Section: 05 52 00—Metal Railings
Section: 05 73 13—Glazed Decorative Metal Railings

DIVISION: 08 00 00—OPENINGS
Section: 08 81 00—Glass Glazing
Section: 08 88 00—Special Function Glazing

REPORT HOLDER:

Q-RAILING USA CO.

EVALUATION SUBJECT:

EASY GLASS RAILING SYSTEMS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Easy Glass Railing Systems, described in ICC-ES evaluation report ESR-4688, have also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 *City of Los Angeles Building Code* (LABC)
- 2023 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The Easy Glass Railing Systems, described in Sections 2.0 through 7.0 of the evaluation report ESR-4688, comply with the LABC Chapters 10 and 24, and the LARC, and are subject to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The Easy Glass Railing Systems described in this evaluation report supplement must comply with all of the following conditions:

- All applicable sections in the evaluation report ESR-4688.
- The design, installation, conditions of use and identification of the Easy Glass Railing Systems are in accordance with the 2021 *International Building Code®* (IBC) and 2021 *International Residential Code®* (IRC) provisions, as applicable, noted in the evaluation report ESR-4688.
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.
- Under the LARC, an engineered design in accordance with LARC Section R301.1.3 must be submitted.

This supplement expires concurrently with the evaluation report, reissued June 2024 and revised September 2024.

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ICC-ES Evaluation Report

ESR-4688 FBC Supplement

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DIVISION: 05 00 00—METALS
Section: 05 52 00—Metal Railings
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DIVISION: 08 00 00—OPENINGS
Section: 08 81 00—Glass Glazing
Section: 08 88 00—Special Function Glazing

REPORT HOLDER:

Q-RAILING USA CO.

EVALUATION SUBJECT:

EASY GLASS RAILING SYSTEMS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Easy Glass Railing Systems, described in ICC-ES evaluation report ESR-4688, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 *Florida Building Code—Building*
- 2023 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Easy Glass Railing Systems, described in Sections 2.0 through 7.0 of ICC-ES evaluation report ESR-4688, comply with the *Florida Building Code—Building* or the *Florida Building Code—Residential*. The design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-4688 for the 2021 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Easy Glass Railing Systems for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* or the *Florida Building Code—Residential* has not been evaluated, and is outside the scope of this supplemental report. —

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued June 2024 and revised September 2024.

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ISSUE:

REMODEL PERMIT SET

05-22-2026

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REVS:

Rev.	Description	Date
1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION GLASS RAILING

SCALE: NTS

SHEET NUMBER: A0.22

EVALUATION REPORT Number: 183

Originally Issued: 06/16/2010 Revised: 06/13/2025 Valid Through: 06/30/2026

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CIM 500, CIM 800, CIM 1000,
CIM 1000 TROWEL GRADE, AND
CIM 1061 WATERPROOFING MEMBRANE

CSI Sections:
07 10 00 Dampproofing and Waterproofing
07 14 00 Fluid-Applied Waterproofing
09 31 00 Thin-Set Tiling
09 34 00 Waterproofing-Membrane Tiling

1.0 RECOGNITION

C.I.M. Industries Inc. and the CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes recognized in this report have been evaluated for moisture protection. CIM 500 and CIM 800 have been evaluated for use as an exterior, below grade dampproofing and waterproofing coating and their performances have been evaluated for decay resistance, water penetration resistance, durability, adhesion, hydrostatic pressure and temperature. These products have been evaluated with the following codes and regulations:

- 2021, 2018, 2015, and 2012 International Building Code® (IBC)
- 2021, 2018, 2015, and 2012 Uniform Plumbing Code ® (UPC)
- 2022 California Building Code (CBC)– Supplement attached
- 2023 City of Los Angeles Building Code (LABC)- Supplement attached

2.0 LIMITATIONS

The CIM water proofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) described in this report comply with, or are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

2.1 The materials shall be applied in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between the installation instructions and this report, the more restrictive shall govern.

2.2 Application over expansion joints is outside the scope of this report. Seams and repairs shall be completed in accordance with the manufacturer's installation instructions and recommendations.

2.3 The design and construction of the foundation and the drainage system is outside the scope of this report. The foundation drainage shall be installed in accordance with IBC Section 1805.4.

2.4 The membranes recognized in this report have not been evaluated for sealing joints or penetrations of fire-rated assemblies.

2.5 The dampproofing and waterproofing membranes recognized in this report shall be produced by CIM Industries, Inc. in Houston, TX.

3.0 PRODUCT USE

3.1 General: The CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes are used on concrete, steel, other metals, glass, wood, and existing coatings and linings as barriers to positive liquid water migration in load-bearing, bonded, thin-set ceramic tile and dimension stone installations on floors, and also may be used as shower sub-pan linings. The membranes comply with IBC Section 2103 and UPC Section 406.7.

3.2 Installation: Installation of CIM waterproofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) shall comply with this report and the manufacturer's published installation instructions. The manufacturer's installation instructions shall be available at the jobsite at all times during installation. CIM waterproofing membranes shall be applied at a thickness of 60 wet mils minimum. In projects requiring adhesion of thinset mortar to the waterproofing membrane, second coating of 10-20 mils of CIM shall be applied within the two-to-four recoat window, and immediately thereafter, broadcasting dry aggregate into this bulk coat until refusal. These steps produce a textured aggregate surface to which the thinset will adhere. The thinset mortar may be applied the following day after removal of any non-bonded aggregate.

3.3 Surface Preparation: Substrates shall be clean and dry with no oils, grease, or loose debris. CIM Bonding Agent is recommended on all non-porous substrates. Adhesion tests shall be performed to confirm adequacy of surface preparation. The C.I.M. Industries' published installation instructions provide specific details for each substrate.

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2.6 Below-Grade Use Products: CIM 500 and CIM 800 are applicable for application on concrete masonry unit and concrete foundations walls for below-grade construction. CIM 500 and 800, when used as a waterproofing membrane, is an alternative to the waterproofing materials as described in IBC Section 1805.3.2. The ambient air temperature during application and curing of the coating shall be in the range of -15°F to 100°F (-26°C to 38°C). The wall may be backfilled once the coating is cured. Foundation walls have no time restrictions of backfilling based on exposure to sunlight. Backfill shall be placed in accordance with IBC Section 1804.3. All joints overlapping between cured and new applications shall be a minimum width of 6-inches (152.4 mm) in accordance with the manufacturer's specifications.

3.4.1 CIM 500 Exterior Below-Grade Use: CIM 500 has a resistance to hydrostatic pressure of 23.5 psi (1.1APs) over a ⅛-inch wide (3.2 mm) crack when tested in accordance with ASTM C1306 and installed in accordance with Section 3.2 of this report.

3.4.2 CIM 800 Exterior Below-Grade Use: CIM 800 has a resistance to hydrostatic pressure of 7.5 psi (5.17APs) over a ¹/₁₆-inch wide (1.6 mm) crack when tested in accordance with ASTM C1306 and installed in accordance with Section 3.2 of this report.

4.0 PRODUCT DESCRIPTION

4.1 Product Information: The CIM500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 are liquid-applied materials that cure to a monolithic, elastomeric membrane.

4.2 Material Information

4.2.1 CIM 500: CIM 500 is available in mixed units of 5 gallons (18.9 L). Each unit consists of a container of premix and a smaller container of activator. The 4.6-gallon (17.4 L) premix unit has 37 lbs. (16.8 kg) per pail and 4 lbs. (1.8 kg) per jug of the activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 91 percent (1460 dry mils x sq. ft. / gal.).

4.2.2 CIM 800: CIM 800 is available in mixed units of 5 gallons (18.9 L). Each unit consists of a container of premix and a smaller container of activator. The 4.6-gallon (17.4 L) premix unit has 37 lbs. (16.8 kg) per pail and 4 lbs. (1.8 kg) per jug of the activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 90 percent (1446 dry mils x sq. ft. / gal.).

4.2.3 CIM 1000: CIM 1000 is available in mixed units of 5 gallons (18.9 L). Each unit consists of a container of premix and a smaller container of activator. The 5-gallon (18.9 L) unit has 38 lbs. (16.3 kg) per pail of premix and 5 lbs. (2.3 kg) per jug of activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 88 percent (1413 dry mils x sq. ft. / gal.).

4.2.4 CIM 1000 TROWEL GRADE: CIM 1000 TROWEL GRADE is available in mixed units of 6.5 gallons (17.0 L), 0.8-gallons (3.0 L) kits and 850 ml dual component cartridges. Each unit consists of a container of premix and a smaller container of activator. The 4.5-gallon (17.0 L) unit has 52 lbs. (14.5 kg) per pail of Premix and 5 lbs. per jug of activator. The 0.8-gallon (3.0 L) kit has 5.7 lbs. (2.6 kg) per can of premix and 0.9 lbs. (0.4 kg) per bottle of activator. The 850-ml cartridge includes a 750-ml premix tube, a 100-ml activator tube and the static mixer to combine the two during application. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 89 percent (1435 dry mils x sq. ft. / gal.).

4.2.5 CIM 1061: CIM 1061 is available in mixed units of 5 gallons (18.9 L) and 0.8 gallons (3.0 L). Each unit consists of a container of premix and a smaller container of activator. The 5-gallon unit has 35.7 lbs. (16.2 L) per pail of Premix and 5.7 lbs. (2.6 kg) per jug of activator. The 0.8-gallon (3.0 L) kit has 5.7 lbs. (2.6 kg) per can of Premix and 0.9 lbs. (0.4 kg) per bottle of activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids by volume is 84 percent (1435 dry mils x sq. ft. / gal.).

4.3 IDENTIFICATION

Each container of CIM waterproofing (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) bears a label with the C.I.M. Industries Inc., name and address, the product name, the date of manufacture, the name of the inspection agency (when applicable), and the Evaluation Report Number (ER-183) to identify the products recognized in this report. A die-stamp label may also substitute for the label.

Either IAPMO UES Mark of Conformity may also be used as shown below:



IAPMO UES ER-183

6.0 SUBSTANTIATING DATA

6.1 Data in accordance with ANSI A118.10-2014.

6.2 Data in accordance with ICC-ES Acceptance Criteria for Waterproof Membranes for Flooring and Shower Lining (AC157) approved June 2003 (Editorially Revised February 2021).

6.3 Data in accordance with ICC-ES Acceptance Criteria for Cold, Liquid-applied, Below-Grade, Exterior Dampproofing and Waterproofing Materials (AC29) approved June 2011 (Editorially Revised August 2020).

6.4 Test reports submitted for evidence are from laboratories in compliance with ISO/IEC 17025.

7.0 STATEMENT OF RECOGNITION

This evaluation report describes the results of research completed by IAPMO Uniform Evaluation Service on C.I.M. Industries Inc. and the CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes to assess their conformance to the codes shown in Section 1.0 of this report and documents the product's certification. Products are manufactured at the location noted in Section 2.5 of this report under a quality control program with periodic inspection under the supervision of IAPMO UES.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

CALIFORNIA SUPPLEMENT

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CIM 500, CIM 800, CIM 1000,
CIM 1000 TROWEL GRADE, AND
CIM 1061 WATERPROOFING MEMBRANE

CSI Sections:
07 10 00 Dampproofing and Waterproofing
07 14 00 Fluid-Applied Waterproofing
09 31 00 Thin-Set Tiling
09 34 00 Waterproofing-Membrane Tiling

1.0 RECOGNITION

C.I.M. Industries Inc. and the CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes, as evaluated in IAPMO UES ER-183 and with changes as noted in this supplement is a satisfactory alternative for use in building built under the following codes (and regulations):

- 2022 California Building Code (CBC)

2.0 LIMITATIONS

The CIM water proofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) described in ER-183 and this report supplement is subject to the following limitations:

2.1 The materials shall be applied in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between the installation instructions and this report, the more restrictive shall govern.

2.2 This supplement expires concurrently with ER-183.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

CITY OF LOS ANGELES
SUPPLEMENT

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CIM 500, CIM 800, CIM 1000,
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2.0 LIMITATIONS

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CIM WATERPROOFING MEMBRANE SUPPLEMENTAL INFO | SCALE: N.T.S. | 2

FCM Fixed Skylight
Technical Product Data Sheet

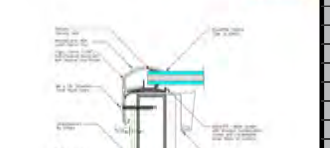
VELUX



VELUX



VELUX



SKYLIGHT SUPPLEMENTAL INFO | SCALE: N.T.S. | 1

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05-22-2026

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ISSUE	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION SKYLIGHT & W.P. MEM.

SCALE: NTS

SHEET NUMBER: A0.23

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 10 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	DHW Recirculation	Water Heater Name (if)	Status	Verified Existing Condition	Existing Water Heating System
EXISTING DHW	Domestic Hot Water (DHW)	Standard	Gas Storage	1	n/a	None	n/a	Gas Storage (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Heat Type	Input Rating or Heat Pump Capacity	Tank Insulation R-value (hr•ft²•°F/Btu)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
Gas Storage	Gas	Consumer Storage	1	50	UEF	0.58	Rated	76000	0	78	80		Existing	No

HVAC - HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
Ex Furnace	Central gas furnace	1	80 AFUE	Existing	No

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
Ex Cooling	Central split AC	1	EER/EER	7.06	8	0	0.45	Existing	No

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 2 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

Compliance Summary

	Long Term System Cost (LSC)		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	28.05			
Proposed Design	24.67			
Compliance Margins	3.38			
	Pass			

*Long-term System Cost (LSC) is a 30 year present value cost to construct, operate, maintain, and finance the building over time.
[2]Efficiency measures include energy efficient improvements such as better insulation, efficient windows, efficient lighting, and efficient heating equipment.
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) systems and battery storage measures.
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories.
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[1] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[1] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[1] ($/ft²-yr)
Space Heating	0	16.73	0	12.89	0	3.84
Space Cooling	0	2.88	0	2.88	0	-0.46
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	8.9	0	8.9	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
efficiency compliance Total	0	28.51	0	24.67	0	3.38
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.52	0	1.52	n/a	0
Appl. & Cooking	0	3.42	0	3.42	n/a	-0.02
Plug Loads	0	4.65	0	4.65	n/a	0
Outdoor Lighting	0	0.41	0	0.41	n/a	0
TOTAL COMPLIANCE	0	38.03	0	34.67	3.36	

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	27.29	24.96	2.73	10
Net EUI[2]	27.29	24.96	2.73	10

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area
2. Net EUI is Energy Use Total (including PV) / Total Building Area

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Existing Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
BEACH TREE - MAIN RESIDENCE	3069	0	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
EXISTING FIRST FLOOR	Conditioned	Ex System	1491	9.4	EXISTING DHW	Existing Unchanged
EXISTING SECOND FLOOR	Conditioned	Ex System	1577	9	EXISTING DHW	Existing Unchanged

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Wall Front	EXISTING FIRST FLOOR	Wall RD	180	Front	307	109.5	90	none	Existing	No
Ex Wall Left	EXISTING FIRST FLOOR	Wall RD	270	Left	652	21.4	90	none	Existing	No

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Wall Back	EXISTING FIRST FLOOR	Wall RD	0	Back	307	109.5	90	none	Existing	No
Ex Wall Right	EXISTING FIRST FLOOR	Wall RD	90	Right	652	21.4	90	none	Existing	No
Ex Wall Front-2	EXISTING SECOND FLOOR	Wall RD	180	Front	190	28.4	90	none	Existing	No
Ex Wall Left-2	EXISTING SECOND FLOOR	Wall RD	270	Left	430	65.8	90	none	Existing	No
Ex Wall Back-2	EXISTING SECOND FLOOR	Wall RD	0	Back	190	119.5	90	none	Existing	No
Ex Wall Right-2	EXISTING SECOND FLOOR	Wall RD	90	Right	430	98.8	90	none	Existing	No
Ceiling (below attic)	EXISTING FIRST FLOOR	Ceiling R11	n/a	n/a	1491	n/a	0	n/a	Existing	No
Ceiling (below attic)-2	EXISTING SECOND FLOOR	Ceiling R11	n/a	n/a	1577	n/a	0	n/a	Existing	No
Interior Floor 1-2	EXISTING SECOND FLOOR	Construction Assembly 17	n/a	n/a	1491	n/a	0	n/a	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
Roof	EXISTING SECOND FLOOR	Construction Assembly 19	270	Left	15	11	5	0.1	0.85	Altered	Yes

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ATTIC

01	02	03	04	05	06	07	08a	09	10
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap	Status	Verified Existing Condition
Attic	Asphalt Shingle Roof	Ventilated	5	0.1	0.85	No	No	Altered	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Width	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Alter F1-1	Window	Ex Wall Front	Front	180	3	109.5	0.33	0.28	NFRC	Altered	Yes
Alter L1-1	Window	Ex Wall Left	Left	270	1	21.4	0.39	0.28	NFRC	Altered	Yes
Alter B1	Window	Ex Wall Back	Back	0	3	181	0.39	0.28	NFRC	Altered	Yes
Alter R1-1	Window	Ex Wall Right	Right	90	1	21.4	0.39	0.28	NFRC	Altered	Yes
Alter F1-2	Window	Ex Wall Front-2	Front	180	3	28.4	0.39	0.28	NFRC	Altered	Yes
Alter L1-2	Window	Ex Wall Left-2	Left	270	3	65.8	0.39	0.28	NFRC	Altered	Yes
Alter B1-2	Window	Ex Wall Back-2	Back	0	3	159.3	0.39	0.28	NFRC	Altered	Yes
Alter R1-2	Window	Ex Wall Right-2	Right	90	1	88.8	0.39	0.28	NFRC	Altered	Yes
Skylight 1	Skylight	Roof	Left	270	1	11	0.49	0.27	NFRC	New	NA
Total North Facing Fenestration						135.9					

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Width	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Total East Facing Fenestration						109.5					
Total South Facing Fenestration						109.5					
Total West Facing Fenestration						21.4					

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Total Insul. R-value	Total Insul. Depth	Heated	Status	Verified Existing Condition
Slab On Grade 1	EXISTING FIRST FLOOR	1052	200	None	0	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Wall R0	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco	☐

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Construction Assembly 19	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.044	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-30 / 2x8 Inside Finish: Gypsum Board	☐
Construction Assembly 20	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.442	Roofing: 25 PSF (Very Heavy Ballast or Pavers) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board	☐
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord @ Roof Truss @ 24 in. O. C.	R-0	None / None	0.494	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd Inside Finish: Gypsum Board	☐

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Tile R8	Attic Roofs	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-8	None / None	0.393	Roofing: 10 PSF (Roof/Deck/Gap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
Ceiling R11	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐
Construction Assembly 17	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.276	Floor Surface: Hardwood Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	☐

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Project
MAIN RESIDENCE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title
TITLE A
MAIN RESIDENCE

drawn by
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scale
as noted

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project no
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ShSèC
TMH1
plot date : 2026-03-02

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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ERC Verification	Water Heater Name (If) Eff	Status	Verified Existing Condition	Existing Water Heating System
EXISTING DHW	Domestic Hot Water (DHW)	Standard	Gas Storage	1	N/A	None	N/A	Gas Storage (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol (gal)	Heating Efficiency Type	Efficiency	Rated Heat Pump	Input Rating or Heat Pump	Tank Insulation R-value (hr-ft2-F/Btu)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
Gas Storage	Gas	Consumer Storage	1	50	UEF	0.59	Btu/hr	Watts	0	78	80		Existing	No

HVAC - HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
Ex Furnace	Central gas furnace	1	80 %	Existing	No

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
Ex Cooling	Central split AC	1	EER/EER	7.06	8	0	0.45	Existing	No

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	Type	Design Type	Duct Insulation R-value		Duct Location		Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return				
Ducts	Unconditioned attic	Non-Verified	8.0	8.0	attic	attic	Existing + New	No		Yes

CATHEDRAL CEILING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Existing Construction	Surface Type	Azimuth	Orientation	Total Cavity Division	Roof	Reflectance	Emittance	Radiant Barrier	Cool Roof
Roof	EXISTING SECOND FLOOR	Construction Assembly 20	Wood Framed Ceiling	270	Left	No Subdivision	1	0.09	0.7	No	No

ATTIC - VERIFIED AND ALTERED

01	02	03	04	05
Name	Construction	Roof Slope	Roof Reflectance	Roof Emittance
Attic	Vented Attic	Flat	0.23	0.7

FENESTRATION/ GLAZING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (ft)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
Alter F1-1	Ex Wall Front	n/a	n/a	1	109.5	0.7	0.65	None	180
Alter L1-1	Ex Wall Left	n/a	n/a	1	21.4	0.7	0.65	None	270
Alter B1	Ex Wall Back	n/a	n/a	1	181	0.7	0.65	None	0

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FENESTRATION/ GLAZING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (ft)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
Alter R1-1	Ex Wall Right	n/a	n/a	1	77.1	0.7	0.65	None	90
Alter F1-2	Ex Wall Front-2	n/a	n/a	1	35.4	0.7	0.65	None	180
Alter L1-2	Ex Wall Left-2	n/a	n/a	1	85.8	0.7	0.65	None	270
Alter B1-2	Ex Wall Back-2	n/a	n/a	1	144.8	0.7	0.65	None	0
Alter R1-2	Ex Wall Right-2	n/a	n/a	1	98.8	0.7	0.65	None	90

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Signed: 2026-02-24
Address: 13768 Simshaw Ave	CEA/HERS ECC Certification Identification (if applicable): RCN1 3968
City/State/Zip: Los Angeles, CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufacturing methods of the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features and specifications incorporated into the building design are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance must be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the applicable information the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Armen Abramian	Responsible Designer Signature: Armen Abramian
Company: Armen Abramian	Date Signed: 02/24/2026
Address: 8103 Wentworth St	Phone: 8186182101
City/State/Zip: Los Angeles, CA 91040	

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 14:07:00

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 1 of 4)**

CERTIFICATE OF VERIFICATION — **CF3R-EXC-20-H**

Existing Conditions For Residential Alterations — **(Page 1 of 4)**

Project Name:	202544 - CF1RPRF01-ALT-01	**CF1R-PRF Calculation Date/Time:**	2026-02-24 09:33:31
CF1R-PRF Calculation Description:	BEACH TREE - MAIN RESIDENCE	**CF1R-PRF Input File Name:**	202544 - 022426 (2025) - CF1RPRF01E-BEES.xml

A. General Information

01	Project Name	202544 - CF1RPRF01E-BEES	
02	Calculation Description	AdditionAlteration	
03	Project Location	23826 MALIBU RD	
04	CA City	MALIBU	05 Compliance Results Version: Compliance 2022
06	Zip code	90265	07 Compliance Software Version: CBECC 2025.2.0.1
08	Climate Zone	6	09 Front Orientation (deg/Cardinal): 180
10	Total Building Volume (ft3)	28402.8	11 Number of Dwelling Units: 1
12	Project Scope	Addition and/or Alteration	13 Number of Bedrooms: 3
14	New Conditioned Floor Area (ft²)	0	15 Number of Stories in Building: 3
16	Existing Conditioned Floor Area (ft²)	3009	17 Fenestration Average U-factor: 0.39
18	Total Conditioned Floor Area (ft²)	3009	19 Glazing Percentage (%): 23.8

Registration Number: 426-P010055964A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 14:09 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 14:07:00

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 2 of 4)**

B. Opaque Surfaces

01	02	03	04	05	06	07	08
Name	Zone	Existing Conditions	Surface Type	Azimuth	Orientation	Total Cavity Division	Verification
Roof	EXISTING SECOND FLOOR	Construction Assembly 20	Cathedral Ceilings	270	Left	0	Pass

09	Verification Status	Pass - All existing conditions have been verified
10	Correction Notes	

E. Roofs

01	02	03	04	05	06	07	08
Name	Construction	Roof Area	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Verification
Attic	Title 24	0	0.23	0.7	Yes	No	Pass

09	Verification Status	Pass - All existing conditions have been verified
10	Correction Notes	

Registration Number: 426-P010055307A-000-001-X20000A-000A — Registration Date/Time: 2026-02-24 09:38:38 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 09:38:52

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 3 of 4)**

D. Windows

01	02	03	04	05	06	07	08
Name	Azimuth	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Verification
Alter F1-1	180	1	109.5	0.7	0.65	None	Pass
Alter L1-1	270	1	21.4	0.7	0.65	None	Pass
Alter B1	0	1	181	0.7	0.65	None	Pass
Alter R1-1	90	1	77.1	0.7	0.65	None	Pass
Alter F1-2	180	1	35.4	0.7	0.65	None	Pass
Alter L1-2	270	1	85.8	0.7	0.65	None	Pass
Alter B1-2	0	1	144.8	0.7	0.65	None	Pass
Alter R1-2	90	1	98.8	0.7	0.65	None	Pass

09	Verification Status	Pass - All existing conditions have been verified
10	Correction Notes	

M. Determination of ECC Verification Compliance

All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.

01	

Registration Number: 426-P010055307A-000-001-X20000A-000A — Registration Date/Time: 2026-02-24 09:38:38 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 09:38:52

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 4 of 4)**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Verification documentation is accurate and complete.

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Date Signed: 2026-02-24
Address: 13768 Simshaw Ave	CEA/HERS ECC Certification Identification (if applicable): RCN1 3968
City/State/Zip: Los Angeles CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Verification is true and correct.
2. I am the certified ECC Rater who performed the verification described and reported on this Certificate of Verification (responsible rater).
3. The installed features, materials, components, manufacturing methods, or system performance characteristics identified on the relevant ECC verification identified on this Certificate of Verification comply with the applicable requirements in Reference Appendices NA7, NA7, and the requirements specified on the Certificate of Compliance for the building approved by the enforcement agency.
4. The information reported on applicable sections of the Certificate of Installation (CF2R-forms) and submitted to the person(s) responsible for the construction or installation conforms to the requirements specified on the Certificate of Compliance (CF1R) approved by the enforcement agency.
5. I understand that a registered copy of this Certificate of Verification must be posted or made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Verification is required to be included with the applicable information the builder provides to the building owner at occupancy. I will take the necessary steps to ensure this requirement is accomplished.

ECC RATER INFORMATION

ECC Rater Company Name: Armen Abramian	
Responsible Rater Name: Armen Abramian	Responsible Rater Signature: Armen Abramian
Responsible Rater Certification Number w/ this ECC Provider: RCN1 3968	Date Signed: 2026-02-24

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Registration Number: 426-P010055307A-000-001-X20000A-000A — Registration Date/Time: 2026-02-24 09:38:38 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 09:38:52

Schema Version: rev 20250101

LA Architectural Services, [IC
WWW.LAARCHSERVICES.COM
818.618.2101

Project: MAIN RESIDENCE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title: TITLE 24
MAIN RESIDENCE

drawn by: aa

scale: as noted

date: 02.24.2026

project no: 44

plot date : 2026-03-02

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 1 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

GENERAL INFORMATION					
01	**Project Name**	BEACH TREE - GUEST HOUSE			
02	**Run Title**	BEACH TREE - GUEST HOUSE			
03	**Project Location**	23826 MALIBU			
04	**City**	MALIBU	05	**Standards Version**	2025
06	**Zip code**	90265	07	**Software Version**	CBECC 2025.2.0.1
08	**Climate Zone**	6	09	**Front Orientation (deg/ Cardinal)**	180
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Addition and/or Alteration	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	1206	17	**Fenestration Average U-factor**	0.99
18	**Total Cond. Floor Area (ft²)**	1206	19	**Glazing Percentage (%)**	19.90%
20	**ADU Bedroom Count**	n/a	21	**Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and verification by a certified CEC rater under the responsible HERS approved CCC provider.
Building does not incorporate Special Features

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• NO SPECIAL FEATURES REQUIRED

ECC FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry
• Quality Insulation Installation (QII) • Verified Existing Conditions • Duct leakage testing

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 2 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

Compliance Summary	Long Term System Cost (LSC)*	Source Energy Use	Peak Cooling**
	Efficiency[1] ($/ft²-yr)	Total[2] (kBtu/ft²-yr)	Total[2] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	41.41			
Proposed Design	39.19			
Compliance Margins	2.22			
	Pass			

*Long-term System Cost (LSC) is a 30-year present value cost to own, operate, and replace building components over time.

[1]Efficiency measures include energy efficient improvements such as better insulation, windows, and HVAC equipment.

[2]Total includes the sum of efficiency measures, solar photovoltaics (PV) systems and battery storage (if any).

* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories.

** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 3 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS						
Energy Use	**Standard Design Source Energy (kBtu/ft²-yr)**	**Standard Design LSC[1] ($/ft²-yr)**	**Proposed Design Source Energy (kBtu/ft²-yr)**	**Proposed Design LSC[1] ($/ft²-yr)**	**Compliance Margin Source (kBtu/ft²-yr)**	**Compliance Margin LSC[1] ($/ft²-yr)**
Space Heating	0	15.51	0	15.74	0	2.77
Space Cooling	0	4.56	0	4	0	-0.55
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	19.45	0	19.45	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
efficiency compliance Total	**0**	**41.41**	**0**	**39.19**	**0**	**2.22**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.88	0	1.88	n/a	0
Appl. & Cooking	0	7.19	0	7.19	n/a	-0.01
Plug Loads	0	7.64	0	7.64	n/a	0
Outdoor Lighting	0	0.44	0	0.44	n/a	0
TOTAL COMPLIANCE	**0**	**58.55**	**0**	**56.34**	**2.21**	

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 4 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	**Proposed Design (kBtu/ft² - yr)**	**Margin (kBtu/ft² - yr)**	**Margin Percentage**
Gross EUI[1]	42.27	40.43	1.84	4.35
Net EUI[2]	42.27	40.43	1.84	4.35

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area
2. Net EUI is Energy Use Total (including PV) / Total Building Area

BUILDING - FEATURES INFORMATION						
01	**02**	**03**	**04**	**05**	**06**	**07**
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
BEACH TREE - GUEST HOUSE	1206	1	1	2	0	1

ZONE INFORMATION						
01	**02**	**03**	**04**	**05**	**06**	**07**
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
EXISTING FIRST FLOOR	Conditioned	Ex System	598	8	EXISTING DHW	Existing Unchanged
EXISTING SECOND FLOOR	Conditioned	Ex System	608	8	EXISTING DHW	Existing Unchanged

OPAQUE SURFACES SUMMARY										
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Ex Wall Front	EXISTING FIRST FLOOR	Wall RD	180	Front	240	0	90	none	Existing	No
Ex Wall Left	EXISTING FIRST FLOOR	Wall RD	270	Left	270	13	90	none	Existing	No

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Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 5 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

OPAQUE SURFACES SUMMARY										
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Ex Wall Back	EXISTING FIRST FLOOR	Wall RD	0	Back	240	75	90	none	Existing	No
Ex Wall Right	EXISTING FIRST FLOOR	Wall RD	90	Right	270	77.6	90	none	Existing	No
Ex Wall Front-2	EXISTING SECOND FLOOR	Wall RD	180	Front	180	46.6	90	none	Existing	No
Ex Wall Left-2	EXISTING SECOND FLOOR	Wall RD	270	Left	163	37	90	none	Existing	No
Ex Wall Back-2	EXISTING SECOND FLOOR	Wall RD	0	Back	180	34.6	90	none	Existing	No
Ex Wall Right-2	EXISTING SECOND FLOOR	Wall RD	90	Right	163	9	90	none	Existing	No
Ceiling (below attic)	EXISTING FIRST FLOOR	Ceiling R11	n/a	n/a	598	598	0	n/a	Existing	No
Ceiling (below attic)-2	EXISTING SECOND FLOOR	Ceiling R11	n/a	n/a	608	608	0	n/a	Existing	No
Interior Floor 1-2	EXISTING SECOND FLOOR	Construction Assembly 17	n/a	n/a	598	598	180	n/a	Existing	No

ATTIC								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08a**	**09**	**10**
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**	**Radiant Barrier**	**Above Roof Deck Air Gap**	**Status**	**Verified Existing Condition**
Attic	Asphalt Shingle Roof	Ventilated	5	0.1	0.85	No	No	Altered	Yes

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 6 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

FENESTRATION / GLAZING											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
Name	**Type**	**Surface**	**Orientation**	**Subtract**	**Wall Area (ft²)**	**Window and Door Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Status**	**Verified Existing Condition**
Alter-11-1	Window	Ex Wall Left	Left	0	270	13	0.99	0.28	NFRC	Altered	Yes
Alter B1	Window	Ex Wall Back	Back	0	1	78	0.99	0.28	NFRC	Altered	Yes
Alter R1-1	Window	Ex Wall Right	Right	90	1	27	0.99	0.28	NFRC	Altered	Yes
Alter F1-2	Window	Ex Wall Front-2	Front	180	1	10.1	0.99	0.28	NFRC	Altered	Yes
Alter-11-2	Window	Ex Wall Left-2	Left	270	1	27	0.99	0.28	NFRC	Altered	Yes
Alter B1-2	Window	Ex Wall Back-2	Back	0	1	54.2	0.99	0.28	NFRC	Altered	Yes
Total North Facing Fenestration						10.1					
Total East Facing Fenestration						27.1					
Total South Facing Fenestration						177.8					
Total West Facing Fenestration						81					

SLAB FLOORS								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value**	**Edge Insul. Depth**	**Heated**	**Status**	**Verified Existing Condition**
Slab On Grade 1	EXISTING FIRST FLOOR	538	200	none	0	No	Existing	No

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 7 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

OPAQUE SURFACE CONSTRUCTIONS								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
Wall RD	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco	☐
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x6 Top Chord @ Roof Slope @ 24 in. O.C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd	☐
Tile RB	Attic Roofs	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.393	Roofing: 10 PSF (Roof Tile/Slate) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
Ceiling R11	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 8 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

OPAQUE SURFACE CONSTRUCTIONS								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
Construction Assembly 17	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	☐

WATER HEATING SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**ECC Verification**	**Water Heater Name (#)**	**Status**	**Verified Existing Condition**	**Existing Water Heating System**
EXISTING DHW	Domestic Hot Water (DHW)	Standard	Gas Storage	1			n/a	Gas Storage 01	Existing	No	

WATER HEATERS														
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**13**	**14**	**15**
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Heating Efficiency Type**	**Efficiency**	**Rated Input Type**	**Input Rating or Pilot**	**Tank Insulation R-value (hr/f/f/t)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**Tank Location**	**Status**	**Verified Existing Condition**
Gas Storage	Gas	Consumer Storage	1	50	UEF	0.53	Btu/hr	75000	0	78	80		Existing	No

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 9 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

HVAC - HEATING UNIT TYPES					
01	**02**	**03**	**04**	**05**	**06**
Name	**System Type**	**Number of Units**	**Heating Efficiency**	**Status**	**Verified Existing Condition**
Ex Furnace	Central gas furnace	1	AFUE 78	Existing	No

HVAC - COOLING UNIT TYPES									
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**
Name	**System Type**	**Number of Units**	**Efficiency Metric**	**Efficiency Value**	**Efficiency Metric**	**Airflow Target**	**Fan Power (Watts/CFM)**	**Status**	**Verified Existing Condition**
Ex Cooling	Central split AC	1	SEER	7.96	EER	0	0.45	Existing	No

HVAC - DISTRIBUTION SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Type**	**Design Type**	**Duct Test Method**	**Duct Location**			**Status**	**Verified Existing Condition**	**Existing Distribution system**	**New Ducts >= 25 ft**
				Supply Plenum	**Supply Feature**	**Return**				
Ducts	Unconditioned attic	Non-Verified		Attic		Conditioned Space	New	No		Yes

ATTIC - VERIFIED AND ALTERED				
01	**02**	**03**	**04**	**05**
Name	**Construction**	**Roof Slope**	**Roof Reflectance**	**Roof Emittance**
Attic	Tile RB	5	0.09	0.7

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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Project
GUEST HOUSE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title
TLTIE 4
GUEST HOUSE

drawn by
aa

scale
as noteƒ

date
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project no
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ShšščC
TGH1
plot date : 2026-03-02

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 **(Page 10 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE **Input File Name:** 202545 - 022426 (2025) r.bd2S

FENESTRATION/ GLAZING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (in)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
After L1-1	Ex Wall Left	n/a	n/a	1	13	0.7	0.65	None	270
After B1	Ex Wall Back	n/a	n/a	1	13	0.7	0.65	None	0
After R1-1	Ex Wall Right	n/a	n/a	1	13.8	0.7	0.65	None	90
After F1-2	Ex Wall Front-2	n/a	n/a	1	40.8	0.7	0.65	None	180
After L1-2	Ex Wall Left-2	n/a	n/a	1	27	0.7	0.65	None	270
After B1-2	Ex Wall Back-2	n/a	n/a	1	54.4	0.7	0.65	None	0

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: BEACH TREE - GUEST HOUSE **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 **(Page 11 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE **Input File Name:** 202545 - 022426 (2025) r.bd2S

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Signature Date: 02/24/2026
Address: 13768 Sinsihaw Ave	CEA/HERS/ACO Certification Identification (if applicable): RCN13968
City/State/Zip: Los Angeles, CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and assemblies shown on the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for this building permit application.
5. I understand that a registered copy of this Certificate of Compliance must be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Armen Abramian	Responsible Designer Signature: Armen Abramian
Company: Armen Abramian	Date Signed: 02/24/2026
Address: 8103 Wentworth St	License:
City/State/Zip: Los Angeles, CA 91040	Phone: 8186182101

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION CF3R-EXC-20-H **(Page 1 of 3)**

CERTIFICATE OF VERIFICATION CF3R-EXC-20-H

Existing Conditions For Residential Alterations **(Page 1 of 3)**

Project Name:	202545 - CF1RPRF01E-BEES	**CF1R-PRF Calculation Date/Time:**	2026-02-24 09:09:52
CF1R-PRF Calculation Description:	BEACH TREE - GUEST HOUSE	**CF1R-PRF Input File Name:**	202545 - 022426 (2025) - CF1RPRF01E-BEES.xml

A. General Information

01 Project Name	202545 - CF1RPRF01E-BEES		
02 Calculation Description	AdditionAlteration		
03 Project Location	23826 MALIBU RD		
04 CA City	MALIBU	05 Standards Version	Compliance 2022
06 Zip code	90265	07 Software Version	CBECC 2025.2.0.1
08 Climate Zone	6	09 Front Orientation (deg/Cardinal)	180
10 Total Building Volume (ft3)	10186	11 Number of Dwelling Units	1
12 Project Scope	Addition alone	13 Number of Bedrooms	1
14 New Conditioned Floor Area (ft2)	0	15 Number of Stories in Building	3
16 Existing Conditioned Floor Area (ft2)	1206	17 Fenestration Average U-factor	0.39
18 Total Conditioned Floor Area (ft2)	1206	19 Glazing Percentage (%)	19.5

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION CF3R-EXC-20-H **(Page 2 of 3)**

E. Roofs

01	02	03	04	05	06	07	08
Name	Construction	Roof Area	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Verification
Attic	Tile RR	1	0.09	0.7	Yes	No	Pass

09	Verification Status	Pass - all existing conditions have been verified
10	Correction Notes	

D. Windows

01	02	03	04	05	06	07	08
Name	Azimuth	Multiplier	Area (ft2)	U-factor	SHGC	Exterior Shading	Verification
After L1-1	270	1	13	0.7	0.65	None	Pass
After B1	0	1	13	0.7	0.65	None	Pass
After R1-1	90	1	27.2	0.7	0.65	None	Pass
After F1-2	180	2	40.8	0.7	0.65	None	Pass
After L1-2	270	1	27	0.7	0.65	None	Pass
After B1-2	0	1	54.4	0.7	0.65	None	Pass

09	Verification Status	Pass - all existing conditions have been verified
10	Correction Notes	

M. Determination of ECC Verification Compliance

All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.

01	

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION CF3R-EXC-20-H **(Page 3 of 3)**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Verification documentation is accurate and complete.

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Signature Date: 2026-02-24
Address: 13768 Sinsihaw Ave	CEA/HERS/ACO Certification Identification (if applicable): RCN13968
City/State/Zip: Los Angeles CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Verification is true and correct.
2. I am the certified ECC Rater who performed the verifications described or reported on this Certificate of Verification (responsible rater).
3. The installed features, materials, components, manufactured devices, or system performance characteristics that require ECC verification identified on this Certificate of Verification comply with the applicable requirements in the Reference Appendices RA2, RA3, and the requirements specified on the Certificate of Compliance for the building approved by the enforcement agency.
4. The information reported on applicable sections of the Certificate of Verification is complete and determined by the person(s) responsible for the construction or installation conforms to the requirements specified on the Certificate of Compliance (CF1R) approved by the enforcement agency.
5. I understand that a registered copy of this Certificate of Verification must be posted or made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Verification is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to ensure this requirement is fulfilled.

ECC RATER INFORMATION

ECC Rater Company Name: Armen Abramian	
Responsible Rater Name: Armen Abramian	Responsible Rater Signature: Armen Abramian
Responsible Rater Certification Number w/ this ECC Provider: RCN13968	Date Signed: 2026-02-24

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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Project
GUEST HOUSE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title
TLTIE 4
GUEST HOUSE

drawn by
aa

scale
as noted

date
1٤.٠٤.٠٤٠٤

project no
٤٤٤٤

plot date : 2026-03-02

2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by thermanufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(l)2. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include: thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F; and must notify when supplemental heat is in use. *
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)2:	**Solar Water Heating Systems.** Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans

§110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets applicable UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ⅛", if mastic or tape is used. Building cavities, air handler support

2025 Single-Family Residential Mandatory Requirements Summary

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of §10-111(a).
§ 110.6(b):	**Field-fabricated Exterior Doors and Fenestration** products must use U-factors from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. Must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of §110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling, and Rafter Roof Insulation.** Roof decks in newly constructed attics above conditioned space in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling that is sealed to limit infiltration and exfiltration as specified in §110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of §110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum area-weighted average U-factor of 0.40. *

Solar Readiness:

§ 110.10(a)1:	**Single-familyResidences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of §110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. The solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** No obstructions in solar zone, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

2025 Single-Family Residential Mandatory Requirements Summary

	platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems** must comply with applicable requirements of UL 181 for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems** must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0-A, Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply conditioned air must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bi&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Ci-iii-ii. * Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Ci2-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Gii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electric service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source colocated at a single panelboard suitable to be supplied by the BESS,

2025 Single-Family Residential Mandatory Requirements Summary

§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(a):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 16 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or bolt-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

2025 Single-Family Residential Mandatory Requirements Summary

	with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(l):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, lighting integral to cabinets with opaque fronts or doors, cabinets with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(q)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.8, 130.0, 130.1, 130.4, 140.6, and 141.0.

THESE DRAWINGS AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF DURICA DESIGN, INC. AND SHALL REMAIN PROPERTY OF DURICA DESIGN, INC. IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF DURICA DESIGN, INC. VISUAL CONTACT WITH THESE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/27/2026
3	PLANNING CORRECTIONS 05/05/2026

PHASE: REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2989 E OCEAN BLVD #1930
LONG BEACH, CA 90803
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PROJECT: BEACH TREE

SHEET TITLE: MANDATORY MEASURES

SCALE: NTS

SHEET NUMBER: MM1

MANDATORY MEASURES SCALE: N.T.S.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

GREEN BUILDING STANDARDS CODE
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
   a. Water Closets – 1.28 GPF
   b. Urinals – 0.5 GPF
   c. Wall-mounted urinal – 0.125 GPF
   d. Single showerhead – 1.8 GPM at 80psi
   e. Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
   f. Lavatory faucets – 1.2 GPM at 60psi
   g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
   h. Metering faucets - .20 gallons per cycle
   i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)
2. Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)
3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)
4. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)
5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
   a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)
7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program OR
    b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
    c. NSF/ANSI 140 at the Gold Level OR
    d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
    a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
    b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
    c. RFCI FloorScore program, OR
    d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)
13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesite cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high-gloss coatings	150	Metallic pigmented coatings	500
SPECIALTY COATINGS		Multi-color coatings	250
Aluminum roof coating	400	Pretreatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoaters	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Rust preventative coatings	250
Concrete/masonry sealers	100	Shellacs: Clear / Opaque	730 / 550
Driveway sealers	50	Specialty primers, sealers and undercoaters	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Tub and tile refinish coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings[1]	120	Zinc-rich primer	340

1. Limit is 120 grams of VOC per liter of coating, less water and less exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are identical to those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information regarding formaldehyde, see California Code of Regulations, Title 17, Section 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/32 inch (8mm).

TABLE 4.504.2/TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams Per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	760

Note: For additional information regarding methods to measure the VOC content specified in this table, see Rule 1168 of South Coast Air Quality Management District Rule 1168.

TABLE 4.504.1/TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

☐ THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS:

2025 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
PLANNING AND DESIGN		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.108.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached private garages in accordance with Section 4.106.4.1.
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.
ENERGY EFFICIENCY		
4.201.1	General	Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.
WATER EFFICIENCY AND CONSERVATION		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4:
		Plumbing fixtures & fittings / **Maximum**
		Water closets / 1.28 gallons/flush
		Urinals / 0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type
		Showerheads / 1.8 gpm @ 80 psi
		Residential lavatory faucets / 1.2 gpm @ 60 psi max.
		0.8 gpm @ 20 psi min.
		Lavatory faucets in common & public use areas / 0.5 gpm @ 60 psi
		Metering faucets / 0.2 gallons/cycle
		Kitchen faucets / 1.8 gpm @ 60 psi
4.303.3	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle
WATER EFFICIENCY AND CONSERVATION		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.

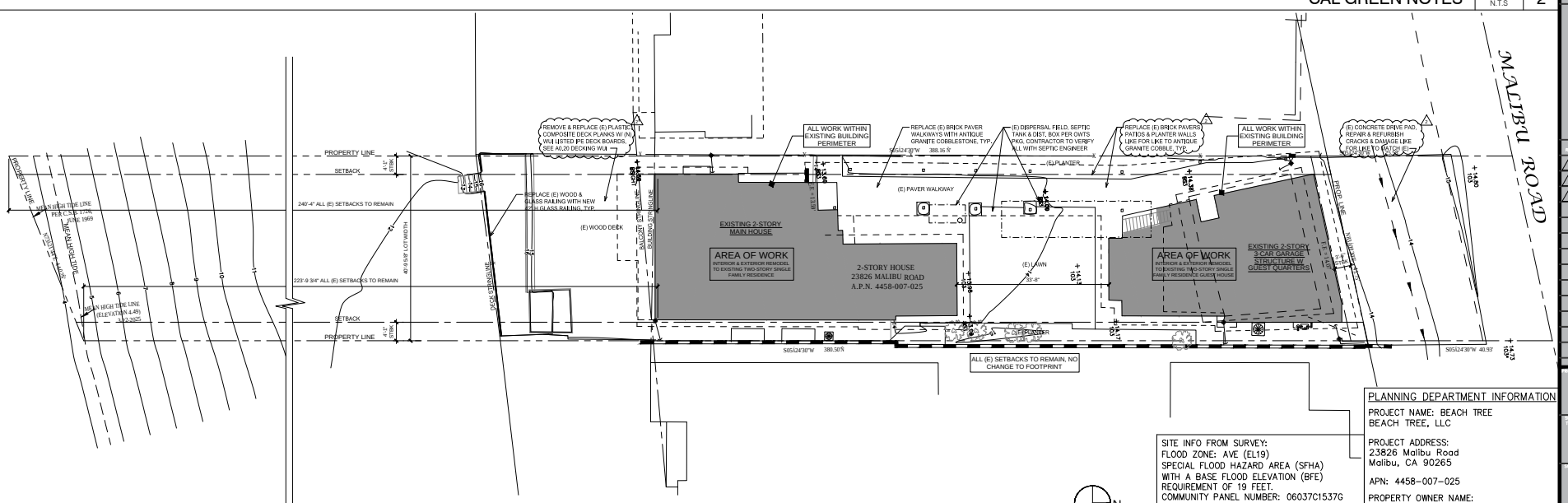
2025 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Floering Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Note:
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2025 CALGreen Chapter 4 for complete code language.

CAL GREEN NOTES

SCALE: N.T.S | 2



SITE INFO FROM SURVEY:
FLOOD ZONE: AVE (EL19)
SPECIAL FLOOD HAZARD AREA (SFHA) WITH A BASE FLOOD ELEVATION (BFE)
REQUIREMENT OF 19 FEET.
COMMUNITY PANEL NUMBER: 06037C1537G
EFFECTIVE DATE: APRIL 21, 2021
TSUNAMI ZONE: YES
BENCHMARK ELEV = 17.846' (NAVD88 DATUM)

PLANNING DEPARTMENT INFORMATION

PROJECT NAME: BEACH TREE
BEACH TREE, LLC

PROJECT ADDRESS:
23826 Malibu Road
Malibu, CA 90265

APN: 4458-007-025

PROPERTY OWNER NAME:
BEACH TREE, LLC

LCP ZONING: SFM SINGLE FAMILY MEDIUM

SITE PLAN

SCALE: 3/32" = 1'-0" | 1

REMODEL PERMIT SET

05-22-2026

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Los Angeles office
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LONG BEACH, CA 90803
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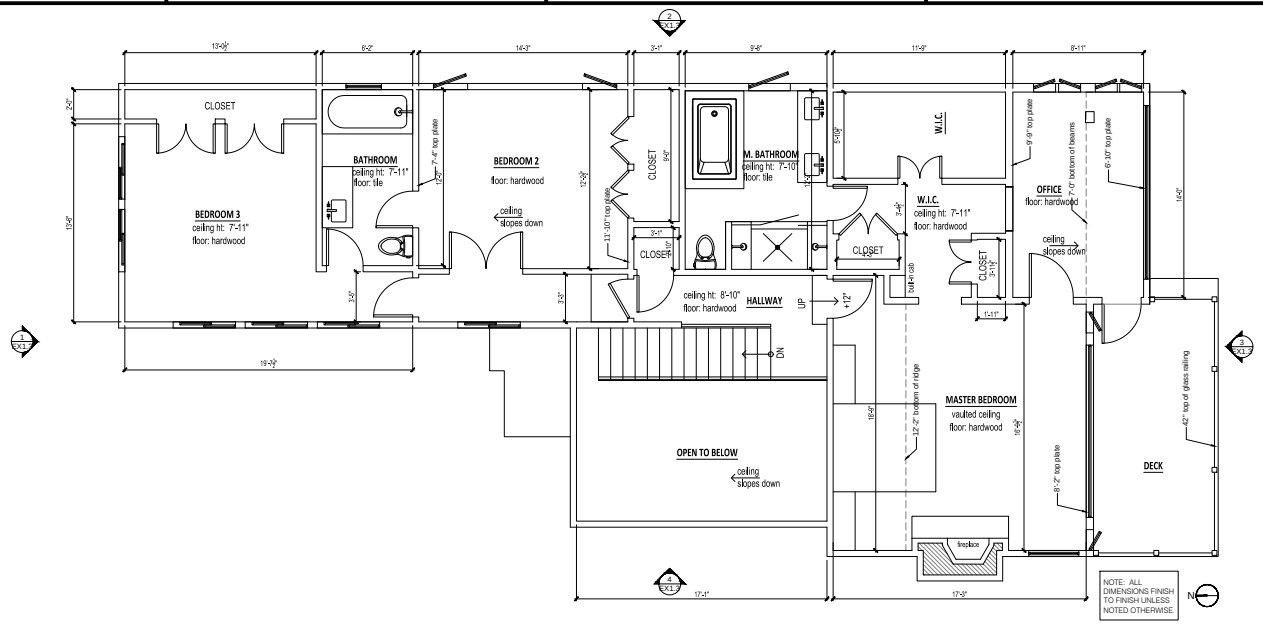
REVS.	
1	PLAN CHECK CORRECTIONS 10/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

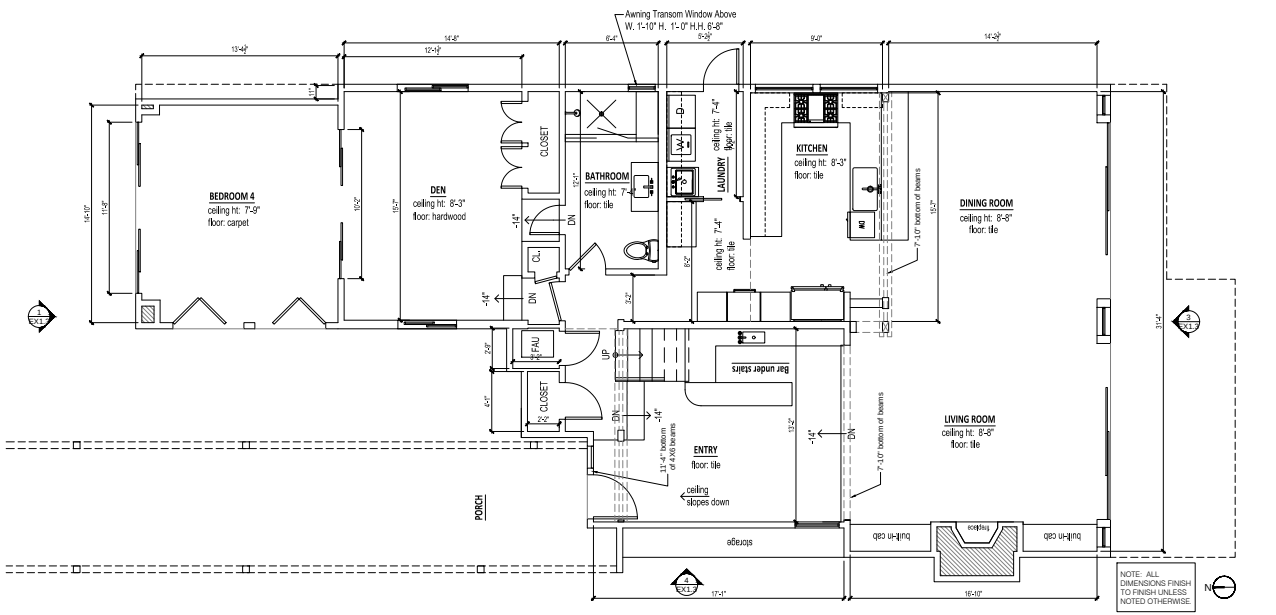
SHEET TITLE: EXISTING SITE PLAN

SCALE: SEE SHEET

SHEET NUMBER: A1.0



EXISTING MAIN HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



EXISTING MAIN HOUSE FIRST FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

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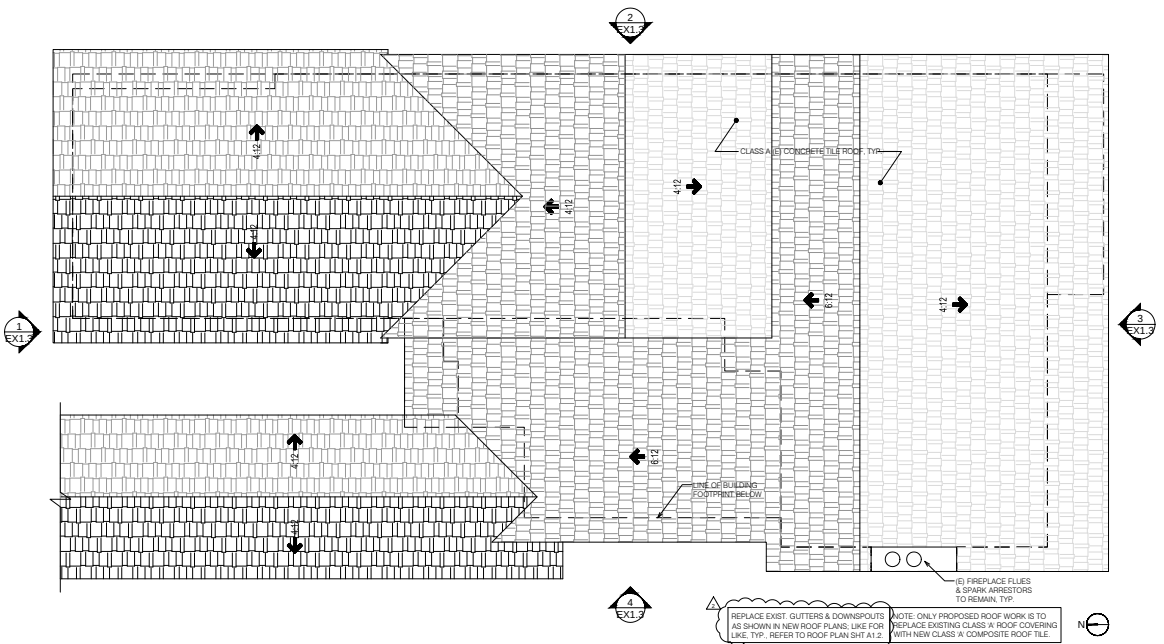
REVS.		
1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: EXISTING MAIN HOUSE FLOOR PLANS

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

SHEET NUMBER: EX1.1



EXISTING MAIN HOUSE ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

REMODEL
PERMIT SET

05-22-2026

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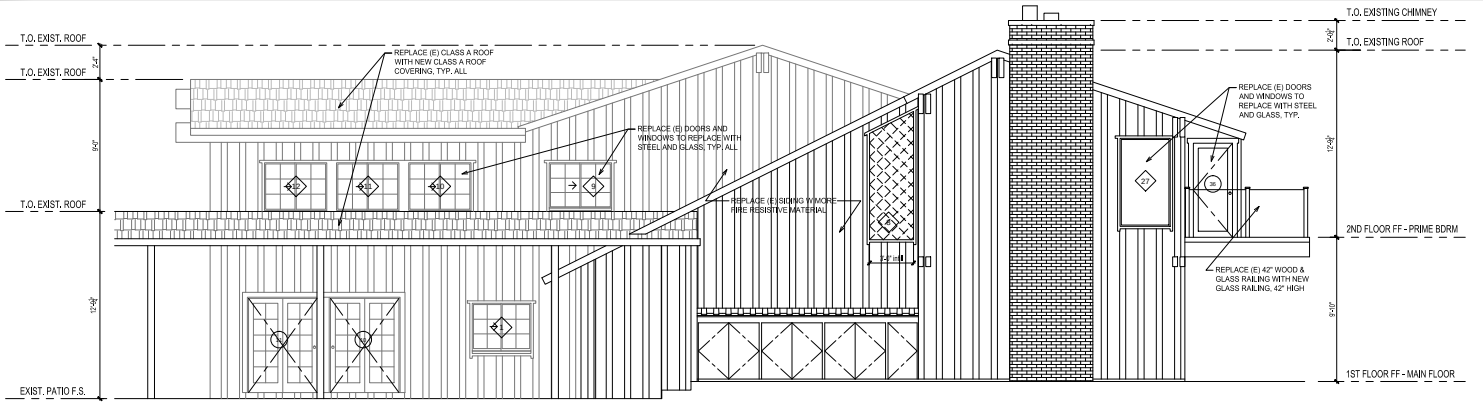
REVS	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

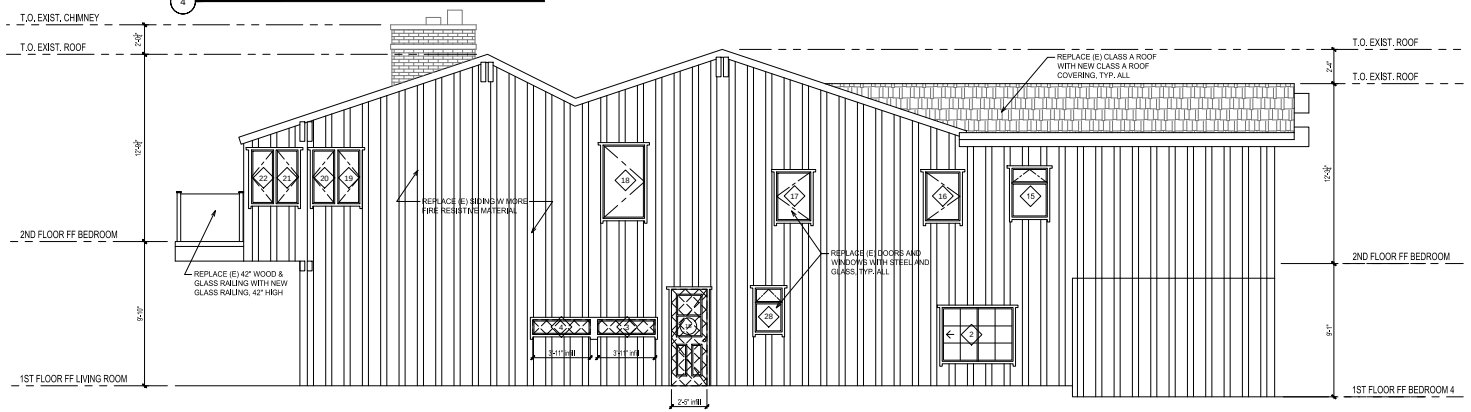
SHEET TITLE: EXISTING MAIN HOUSE ROOF PLAN

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

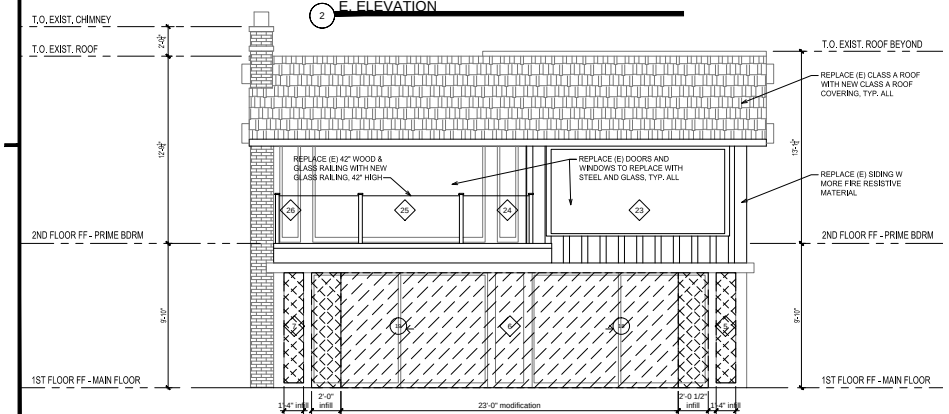
SHEET NUMBER: EX1.2



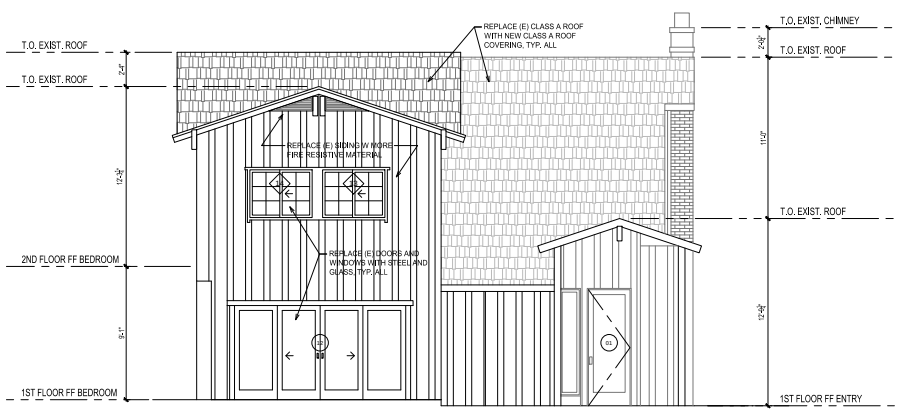
4 W. ELEVATION



2 E. ELEVATION



3 S. ELEVATION



1 N. ELEVATION

LEGEND:

AREA OF EXTERIOR WALL MODIFICATION

AREA OF INFILLED OPENINGS

WINDOW SCHEDULE

MARK	SIZE Width	SIZE HEIGHT	TYPE	Head Height	NOTES
1	4'-0"	3'-5"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
2	4'-10"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
3	5'-11"	1'-0"	AWNING	4'-6"	EX WOOD & GLASS IN WOOD FRAME
4	5'-11"	1'-0"	AWNING	4'-6"	EX WOOD & GLASS IN WOOD FRAME
5	1'-4"	7'-6"	FIXED	7'-6"	EX WOOD & GLASS IN WOOD FRAME
6	1'-11"	7'-6"	FIXED	7'-6"	EX WOOD & GLASS IN WOOD FRAME
7	1'-4"	7'-6"	FIXED	7'-6"	EX WOOD & GLASS IN WOOD FRAME
8	3'-0"	6'-9"	FIXED	19'-7"	EX WOOD & GLASS IN WOOD FRAME
9	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
10	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
11	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
12	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
13	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
14	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
15	2'-3"	2'-4"	FIXED	5'-6"	EX WOOD & GLASS IN WOOD FRAME
16	2'-4"	3'-4"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
17	2'-4"	3'-4"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
18	2'-10"	3'-0"	CASEMENT	6'-7"	EX WOOD & GLASS IN WOOD FRAME
19	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
20	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
21	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
22	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
23	11'-10"	6'-3"	FIXED	6'-3"	EX WOOD & GLASS IN WOOD FRAME
24	1'-3"	6'-9"	CASEMENT	6'-10"	EX WOOD & GLASS IN WOOD FRAME
25	11'-9"	6'-9"	FIXED	6'-10"	EX WOOD & GLASS IN WOOD FRAME
26	1'-3"	6'-9"	CASEMENT	6'-10"	EX WOOD & GLASS IN WOOD FRAME
27	3'-5"	6'-0"	FIXED	6'-9"	EX WOOD & GLASS IN WOOD FRAME
28	1'-10"	2'-0"	FIXED	5'-8"	EX WOOD & GLASS IN WOOD FRAME
29	3'-0"	4'-5"	PASS THROUGH	7'-8"	EX WOOD & GLASS IN WOOD FRAME

DOOR SCHEDULE

MARK	SIZE WD	SIZE HGT	Type	NOTES
1	3'-0"	8'-0"	SWING	EX WOOD & GLASS IN WOOD FRAME
2	2'-6"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
3	2'-4"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
4	2'-8"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
5	1'-6"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
6	2'-6"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
7	2'-0"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
8	2'-10"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
9	2'-10"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
10	4'-10"	6'-6"	BI-FOLD	EX WOOD & GLASS IN WOOD FRAME
11	4'-10"	6'-6"	BI-FOLD	EX WOOD & GLASS IN WOOD FRAME
12	11'-10"	6'-5"	SLIDING DOORS	EX WOOD & GLASS IN WOOD FRAME
13	10'-2"	6'-8"	SLIDING DOORS	EX WOOD & GLASS IN WOOD FRAME
14	2'-6"	6'-7"	POCKET	EX WOOD & GLASS IN WOOD FRAME
15	2'-3"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
16			NOT USED	
17			NOT USED	
18	12'-0"	7'-10"	SLIDING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
19	12'-0"	7'-10"	SLIDING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
20	4'-0"	6'-5"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
21	4'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
22	2'-6"	6'-6"	SWING	EX WOOD & GLASS IN WOOD FRAME
23	2'-8"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
24	2'-6"	6'-6"	SWING	EX WOOD & GLASS IN WOOD FRAME
25	5'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
27	3'-3"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
28	2'-8"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
29	2'-6"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
30	2'-4"	6'-6"	SWING	EX WOOD & GLASS IN WOOD FRAME
31	4'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
32	3'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
33	3'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
34	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
35	3'-0"	6'-4"	SWING	EX WOOD & GLASS IN WOOD FRAME
36	2'-8"	6'-5"	FRENCH	EX WOOD & GLASS IN WOOD FRAME

REMODEL PERMIT SET

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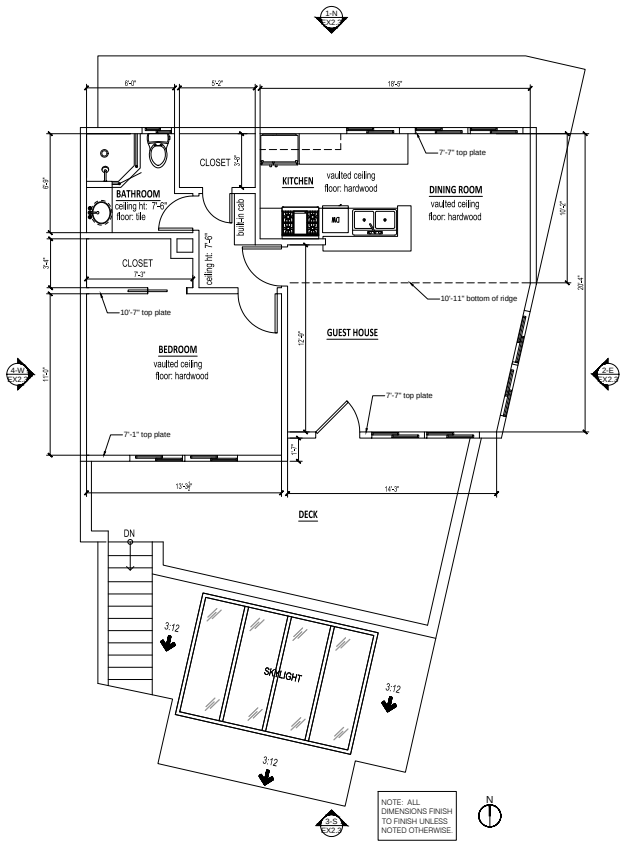
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

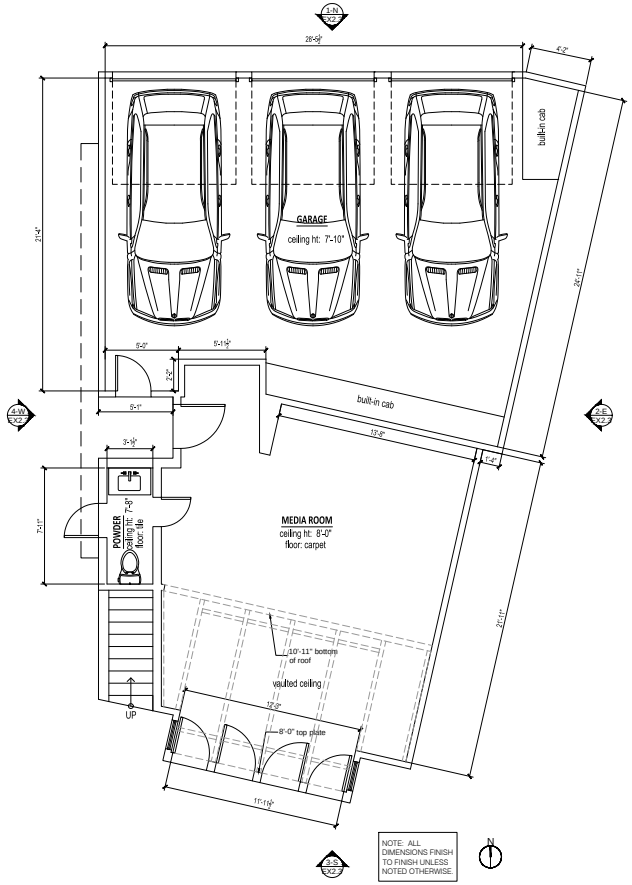
SHEET TITLE: EXISTING MAIN HOUSE EXTERIOR ELEVATIONS

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

SHEET NUMBER: EX1.3



EXISTING GUEST HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



EXISTING GUEST HOUSE FIRST FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

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REVS.

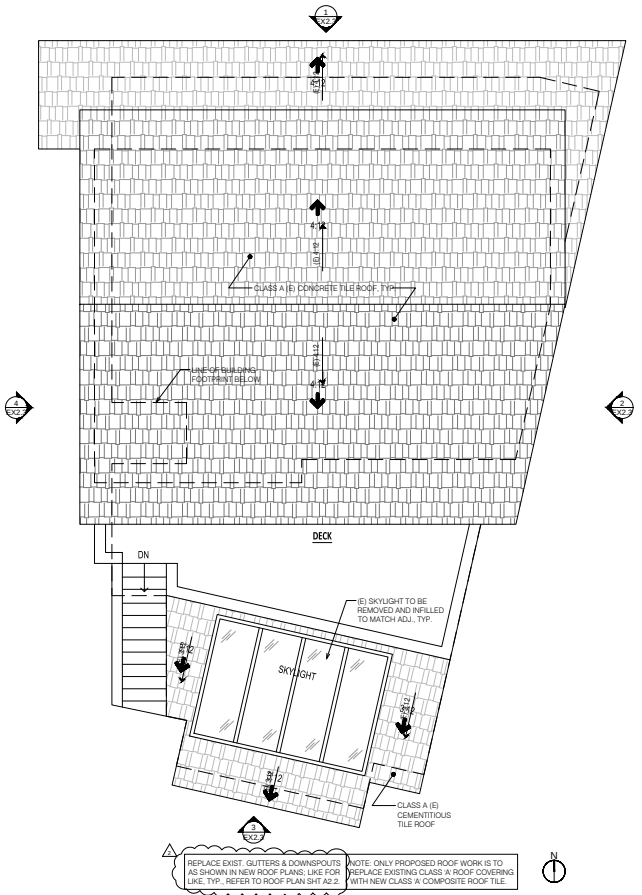
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	03/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: EXISTING GUEST HOUSE FLOOR PLANS

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

SHEET NUMBER: EX2.1



1 REPLACE EXIST. GUTTERS & DOWNSPOUTS AS SHOWN IN NEW ROOF PLANS; LIKE FOR LIKE, TYP. REFER TO ROOF PLAN SHT A2.2

NOTE: ONLY PROPOSED ROOF WORK IS TO REPLACE EXISTING CLASS 'A' ROOF COVERING WITH NEW CLASS 'A' COMPOSITE ROOF TILE.

EXISTING GUEST HOUSE ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

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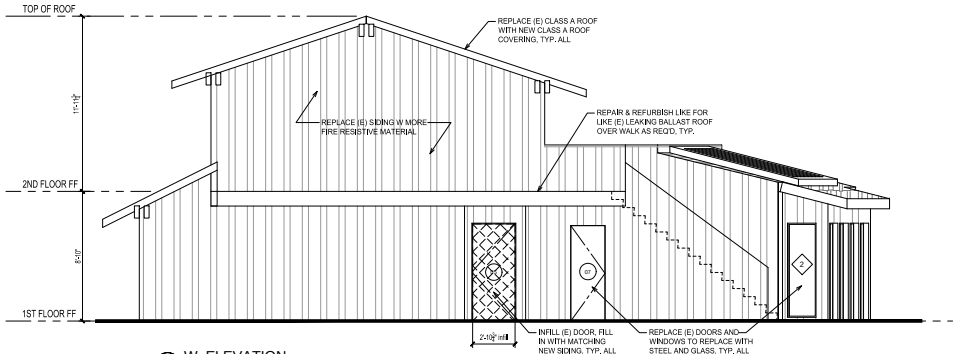
REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

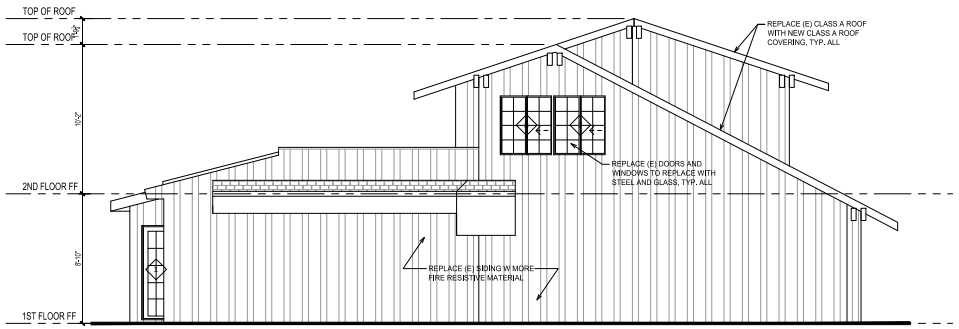
SHEET TITLE: EXISTING GUEST HOUSE ROOF PLAN

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

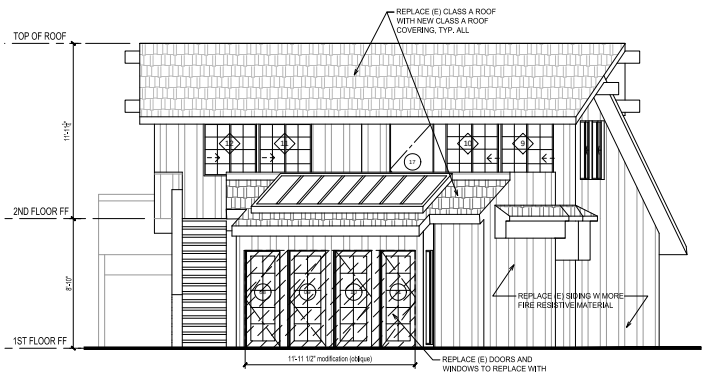
SHEET NUMBER: EX2.2



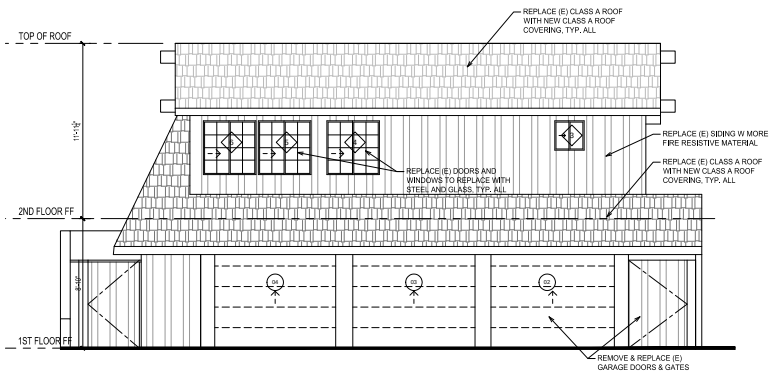
4 W. ELEVATION



2 E. ELEVATION



3 S. ELEVATION



1 N. ELEVATION

LEGEND:

AREA OF EXTERIOR WALL MODIFICATION

AREA OF INFILLED OPENINGS

DOOR SCHEDULE

MARK	SIZE WD	SIZE HGT	Type	NOTES
1	2'-5"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
2	8'-5"	7'-0"	GARAGE DOOR	EX WOOD & GLASS IN WOOD FRAME
3	8'-4"	7'-0"	GARAGE DOOR	EX WOOD & GLASS IN WOOD FRAME
4	8'-4"	7'-0"	GARAGE DOOR	EX WOOD & GLASS IN WOOD FRAME
5	3'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
6	2'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
7	2'-4"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
8	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
9	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
10	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
11	2'-6"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
12	2'-4"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
13	2'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
14	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
15	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
16	2'-8"	6'-8"	POCKET	EX WOOD & GLASS IN WOOD FRAME
17	3'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME

WINDOW SCHEDULE

MARK	SIZE Width	SIZE HEIGHT	TYPE	Head Height	NOTES
1	2'-0"	6'-5"	FIXED	6'-8"	EX WOOD & GLASS IN WOOD FRAME
2	2'-0"	6'-5"	FIXED	6'-8"	EX WOOD & GLASS IN WOOD FRAME
3	2'-0"	2'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
4	3'-7"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
5	3'-7"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
6	3'-7"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
7	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
8	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
9	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
10	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
11	3'-7"	3'-7"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
12	3'-7"	3'-7"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME

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05-22-2026

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REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

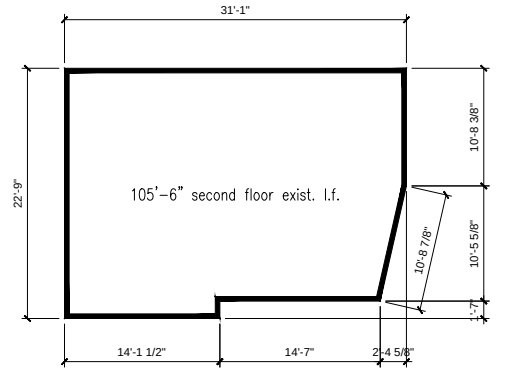
PROJECT: BEACH TREE

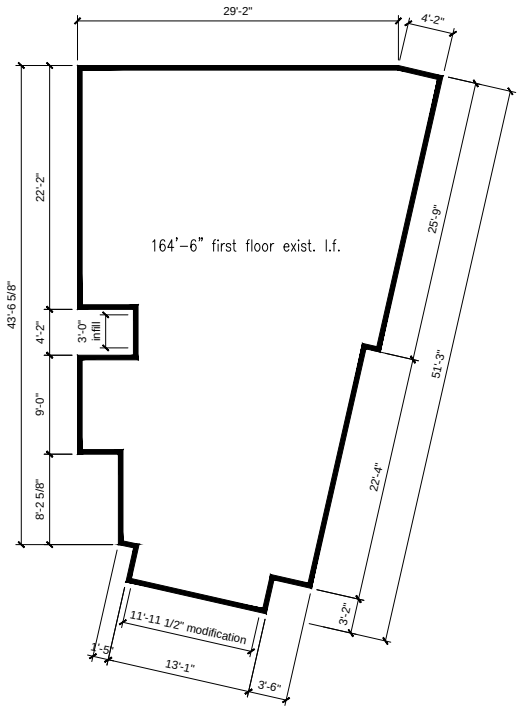
SHEET TITLE: EXISTING GUEST HOUSE EXTERIOR ELEVATIONS

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

SHEET NUMBER: EX2.3

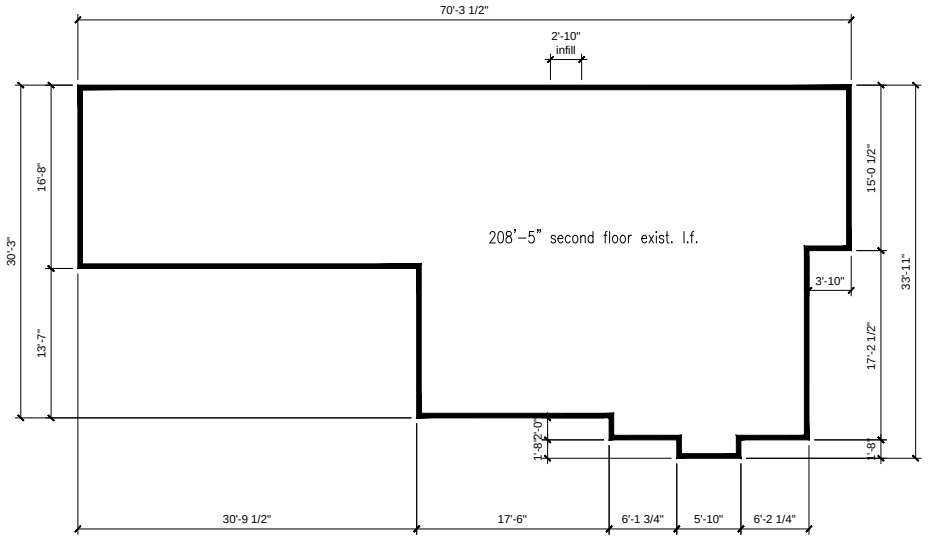
EXISTING GUEST HOUSE EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

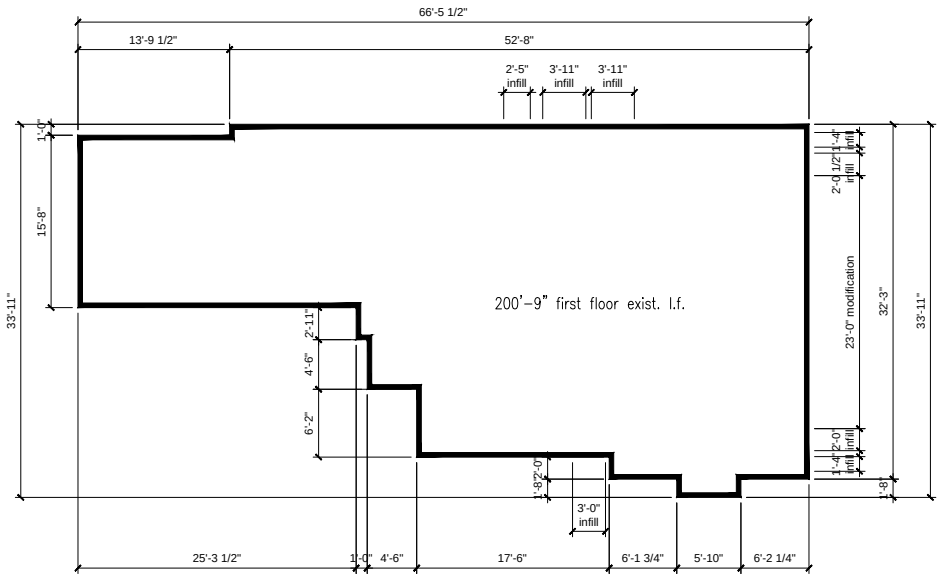




GUEST HOUSE:	EXT. WALL TO REMAIN (LFT)	EXT. WALL TO MODIFY (LFT)	TOTAL PERMITER OF WALL (LFT)	MODIFIED WALL %
GROUND FLOOR	152.5'	12.0'	164.5'	7.29 %
SECOND FLOOR	105.5'	0.0'	105.5'	0.0 %
TOTAL	258.0'	12.0'	270.0'	4.4 %

GUEST HOUSE MODIFICATION CALCULATIONS | SCALE: 3/16" = 1'-0" | 2





MAIN HOUSE:	EXT. WALL TO REMAIN (LFT)	EXT. WALL TO MODIFY (LFT)	TOTAL PERMITER OF WALL (LFT)	MODIFIED WALL %
GROUND FLOOR	177.75'	23.00'	200.75'	11.4 %
SECOND FLOOR	208.42'	0.00'	208.42'	0.0 %
TOTAL	386.17'	23.00'	409.17'	5.6 %

MAIN HOUSE MODIFICATION CALCULATIONS | SCALE: 3/16" = 1'-0" | 1

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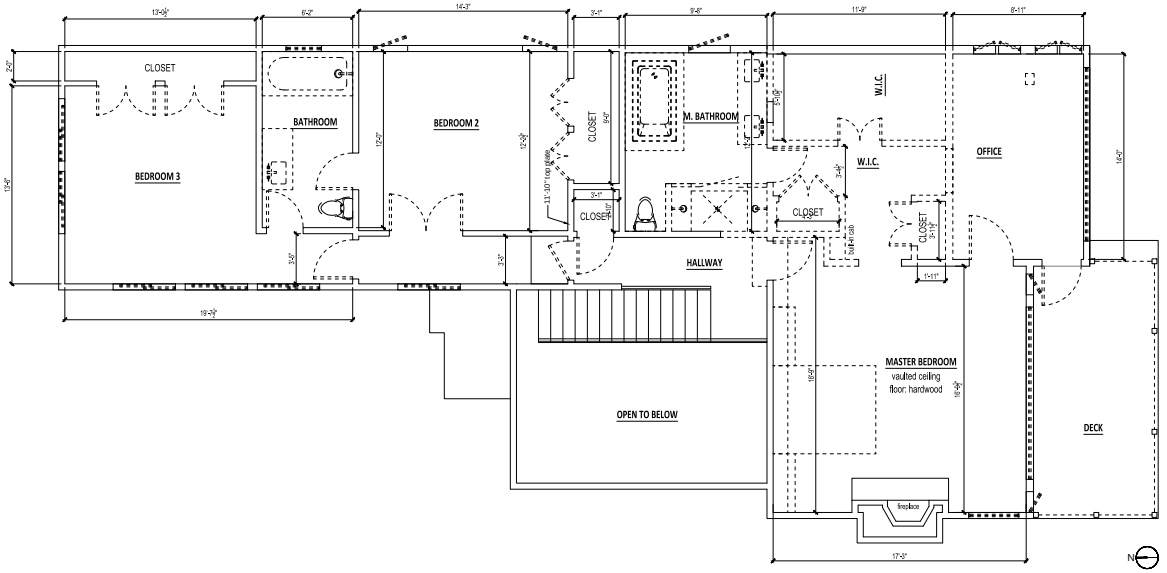
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	03/27/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

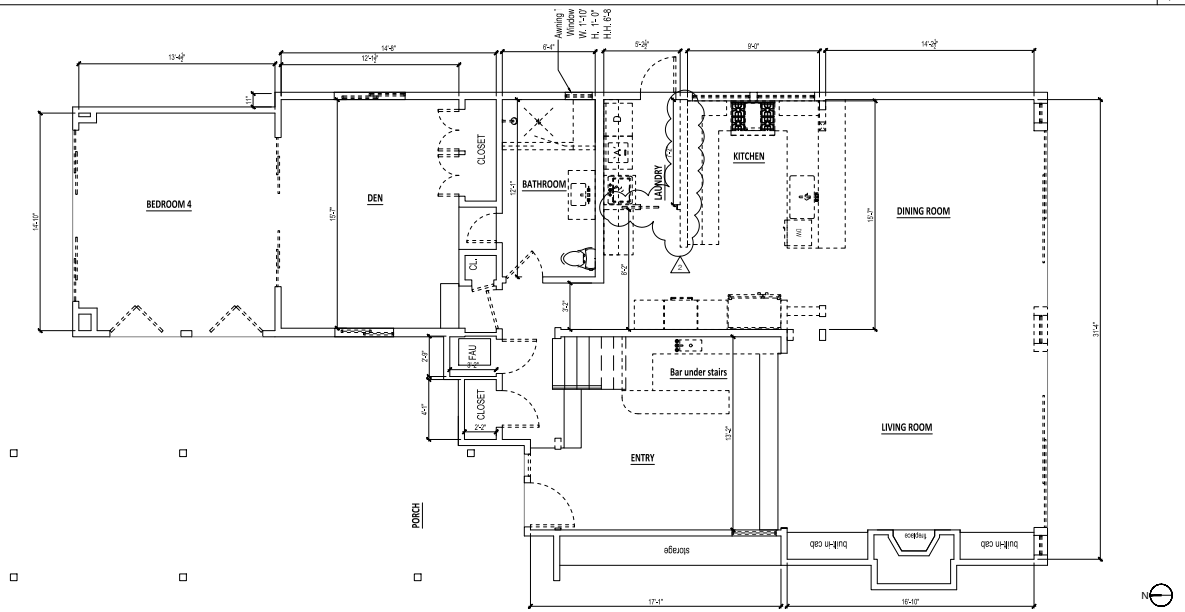
SHEET TITLE: MODIFICATION CALCS

SCALE: 3/16" = 1'-0"

SHEET NUMBER: EX3.1



MAIN HOUSE SECOND FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 2



MAIN HOUSE FIRST FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 1

DEMOLITION GENERAL NOTES:

1. NO HEIGHT CHANGE TO EXISTING BUILDING.

2. DECONSTRUCT AND REMOVE ALL EXISTING WINDOWS AND EXTERIOR DOORS WHERE APPLICABLE. DOOR HARDWARE TO BE REPLACED WITH NEW, TYP.

3. ALL (E) PLATE HEIGHTS TO REMAIN - F.V. ALL (E) CEILING HEIGHTS AND EXISTING PLATE HEIGHTS, TYP. THROUGHOUT. NOTIFY DESIGNER OF DISCREPANCIES.

4. F.V. ALL EXISTING SMOKE DETECTORS & CARBON MONOXIDE DETECTORS - ADD NEW CMD PER CODE AS REQUIRED.

5. REMOVE COMPLETE ALL (E) INTERIOR LIGHT TRIM RINGS FOR REPLACEMENT WITH NEW TRIM PER INTERIOR DESIGN SPECIFICATION.

6. DECONSTRUCT AND REUSE EXISTING MILLWORK WHERE APPLICABLE. COORDINATE REUSE WITH DESIGNER AND OWNER, TYP.

7. REPAIR, REFURBISH AND REFINISH ANY DAMAGE TO WALLS/CEILINGS/MILLWORK, ETC. TO MATCH NEW WORK PER DESIGNER SPECIFICATION.

WALL LEGEND:
EXIST. TO REMAIN
TO BE DEMO'D

NOTE: REPLACEMENT APPLIANCES & PLUMBING FIXTURES IN SAME LOCATIONS AS EXISTING, TYPICAL U.N.O.

NOTE: ALL DIMENSIONS FINISH TO FINISH UNLESS NOTED OTHERWISE.

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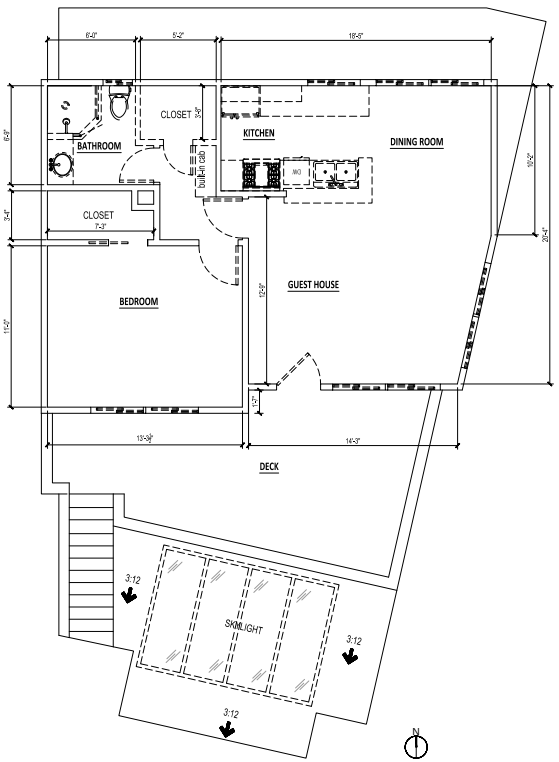
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

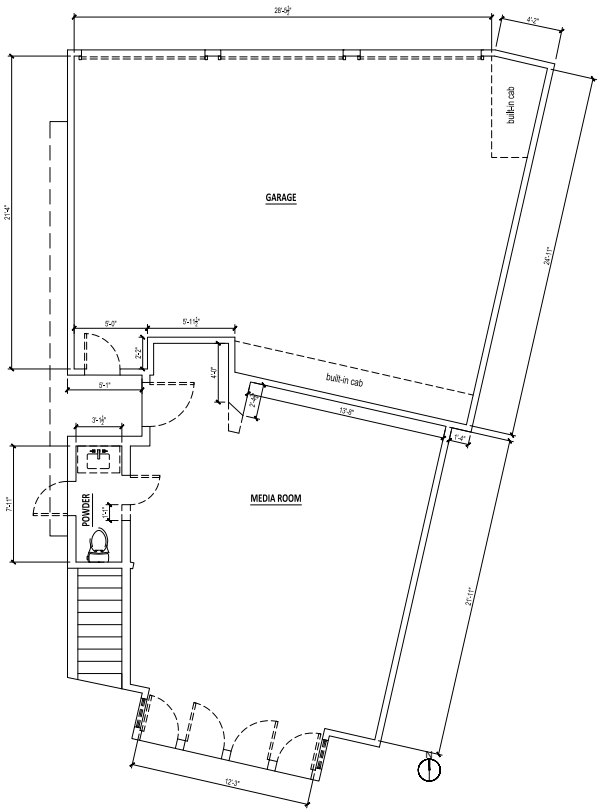
SHEET TITLE: DEMO MAIN HOUSE FLOOR PLANS

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

SHEET NUMBER: D1.1



GUEST HOUSE SECOND FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 2



GUEST HOUSE FIRST FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 1

DEMOLITION GENERAL NOTES:

1. NO HEIGHT CHANGE TO EXISTING BUILDING.
2. DECONSTRUCT AND REMOVE ALL EXISTING WINDOWS AND EXTERIOR DOORS WHERE APPLICABLE. DOOR HARDWARE TO BE REPLACED WITH NEW, TYP.
3. ALL (E) PLATE HEIGHTS TO REMAIN - F.V. ALL (E) CEILING HEIGHTS AND EXISTING PLATE HEIGHTS, TYP. THROUGHOUT. NOTIFY DESIGNER OF DISCREPANCIES.
4. F.V. ALL EXISTING SMOKE DETECTORS & CARBON MONOXIDE DETECTORS - ADD NEW CMD PER CODE AS REQUIRED.
5. REMOVE COMPLETE ALL (E) INTERIOR LIGHT TRIM RINGS FOR REPLACEMENT WITH NEW TRIM PER INTERIOR DESIGN SPECIFICATION.
6. DECONSTRUCT AND REUSE EXISTING MILLWORK WHERE APPLICABLE. COORDINATE REUSE WITH DESIGNER AND OWNER, TYP.
7. REPAIR, REFURBISH AND REFINISH ANY DAMAGE TO WALLS/CEILINGS/MILLWORK, ETC. TO MATCH NEW WORK PER DESIGNER SPECIFICATION.
8. REMOVE COMPLETE EXISTING LEAKY SKYLIGHT AND INFILL TO MATCH EXISTING & NEW WORK.

WALL LEGEND:	NOTE: REPLACEMENT APPLIANCES & PLUMBING FIXTURES IN SAME LOCATIONS AS EXISTING, TYPICAL U.N.O.	NOTE: ALL DIMENSIONS FINISH TO FINISH UNLESS NOTED OTHERWISE.
EXIST. TO REMAIN TO BE DEMOD		

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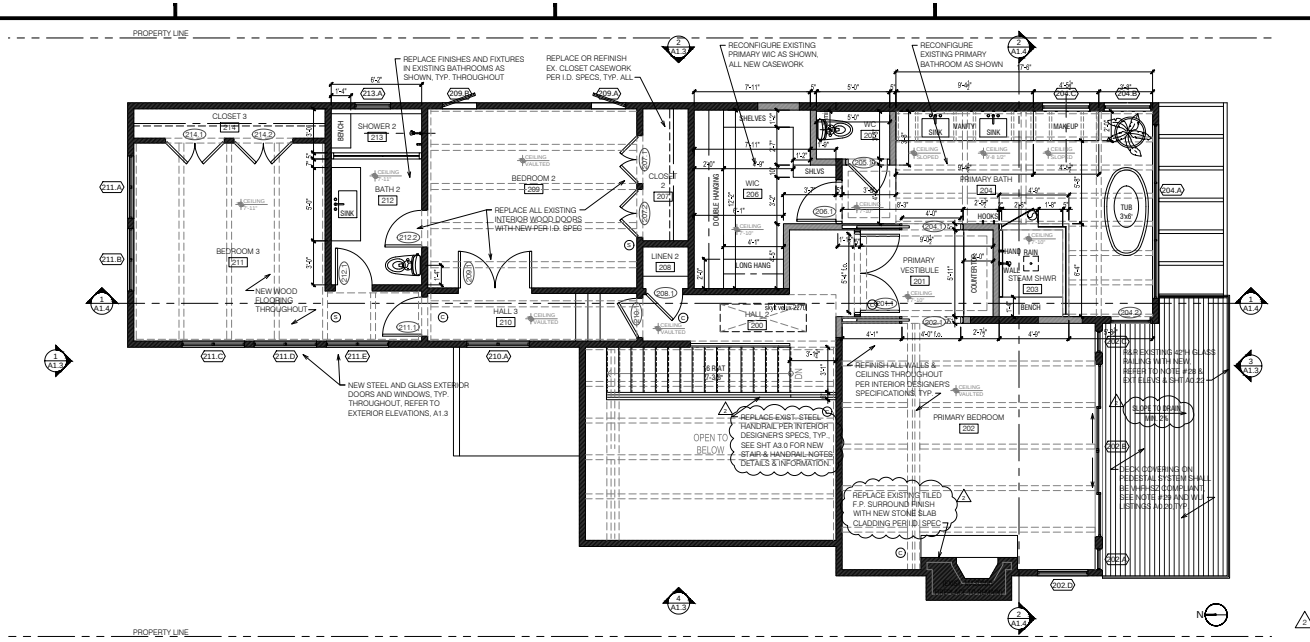
REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

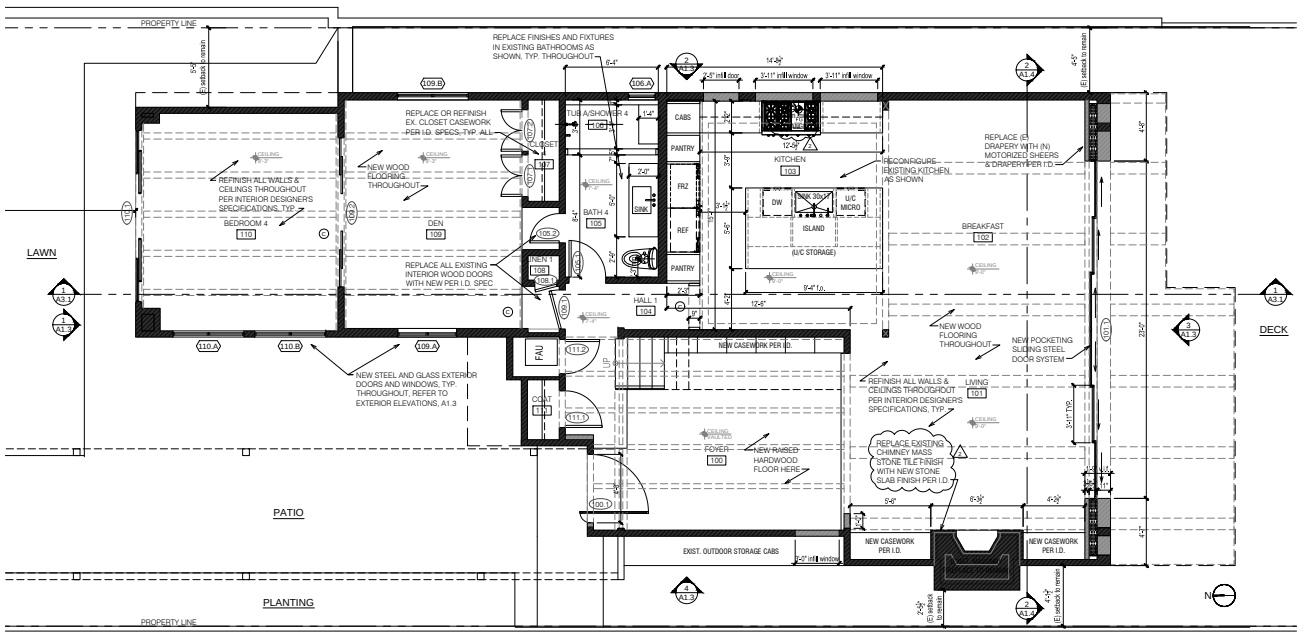
SHEET TITLE: GUEST HOUSE DEMO FLOOR PLANS

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

SHEET NUMBER: D2.1



MAIN HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



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

GENERAL NOTES:

1. REPLACE ALL EXISTING FLOORING WITH NEW AMERICAN WHITE OAK PER INTERIOR DESIGNER SPECIFICATION, U.N.O. SEE FINISH PLAN FOR LAYOUT. EXCEPTION: MEDIA ROOM FLOORING SHALL BE CARPET PER I.D. SPEC. GARAGE SHALL BE SEMCO COATING.
2. REMOVE AND REPLACE ALL EXISTING BASE BOARDS WITH NEW 1/2" H REVEAL AT FLOOR TO MATCH ADJACENT WALL FINISH.
3. ALL INTERIOR DOORS TO BE AMERICA WHITE OAK PER APPROVED DESIGN.
4. ALL DOOR HARDWARE TO BE NEW PER APPROVED SELECTION.
5. ALL INTERIOR GWB WALLS TO BE FINISHED WITH PORTOLA LIME WASH (COLOR TBD) PER INTERIOR DESIGN SPECIFICATION.
6. REFINISH ALL EXTERIOR WALLS AND TRIM PER DESIGNER APPROVED SPECS.
7. REFINISH ALL EXISTING MILLWORK TO REMAIN PER APPROVED SPECS.
8. EXISTING RECESSED LIGHTING TO REMAIN - REPLACE ONLY TRIM AS SPECIFIED.
9. REMOVE AND REPLACE EXISTING WINDOWS AND DOORS AS SHOWN ACCORDING TO EXTERIOR ELEVATIONS AND DOOR AND WINDOW SCHEDULES. REFER TO TITLE 24 SHEETS FOR ADDITIONAL INFORMATION.
10. BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS W/ A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR.
11. WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.
12. SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
13. SHOWER AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. LAVATORY FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE AT 60 PSI, AND MINIMUM OF 0.8 GALLONS PER MINUTE AT 20 PSI..
15. A NON-SLIP-JOINT TRAP WILL BE USED AT THE BATHTUB.
16. KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI.
17. EXISTING HVAC AND MECHANICAL EQUIPMENT INCLUDING EXHAUST FANS, FAUs, CONDENSING UNITS, HOT WATER HEATER AND THE LIKE TO REMAIN, TYP.
18. EXISTING LIGHTING, SWITCHES, AND ELECTRICAL RECEPTACLES TO REMAIN, TYP. U.N.O. THEN REMOVE AND REPLACE LIKE FOR LIKE FIXTURES PER I.D. SPEC.
19. NON-COMBUSTIBLE MATERIALS SHALL BE PLACED WITHIN 24" ABOVE RANGE.
20. TEMPERED GLASS AT SHOWER ENCLOSURES, GLASS WITHIN 18" OF F.F. AND 24" OF DOORS, AND STAIRWELLS.
21. TOILET ACCESS TO BE 30" WIDE MINIMUM CLEARANCE AND 24" MINIMUM CLEARANCE IN FRONT OF TOILET.
22. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER, OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. UL 217 RATED SMOKE ALARMS TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS AND AT EACH ADDITIONAL FLOOR OR BASEMENT FOR ALTERATIONS , REPAIRS AND ADDITIONS AS SHOWN ON PLAN.
24. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP, AND INTERCONNECTED. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
25. UL 2075 CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
26. REFER TO SHEET TITLE 24 SHEETS FOR RESIDENTIAL MANDATORY MEASURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE.
27. SLOPE OF EXTERIOR LANDINGS SHALL NOTE EXCEED 1/4" PER FOOT.
28. REPLACEMENT GLASS RAILING: 42"H AFS; Q-RAILING EASY GLASS RAILING SYSTEM, ICC ESR-4688 ON SHEET A0.22, OR EQUAL; REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
29. DECKING, ITAUBA OR IPE (CHAPTER 7A COMPLIANT/WUI LISTED ID 910-21-23-0100 OR EQUAL) TO BE INSTALLED ON ALUMINUM RAILS ON LOW PROFILE 'ETERNO' PEDESTAL SYSTEM BY MRP SUPPORTS, OR EQUAL, OVER CLASS A 'FLEXIDECK P-A' LIQUID APPLIED COATING (ICC ESR-2788) BY 'POLYCOAT PRODUCTS' OR EQUIVALENT MOISTURE BARRIER.
30. SKYLIGHT: VELUX CS 227A OR EQ. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET A0.23 FOR ADDITIONAL INFORMATION. G.C. TO VERIFY W/ OWNER WHETHER TO INCLUDE OPTIONAL BLIND TEARS PRIOR TO START AND PRICING.
31. RANGE HOODS SHALL COMPLY WITH TABLE 150.0-G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. MINIMUM 180 CFM.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- (C) COMBO SMOKE & CARBON MONOXIDE ALARM
- (S) SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE

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REVS.	
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PROJECT: BEACH TREE

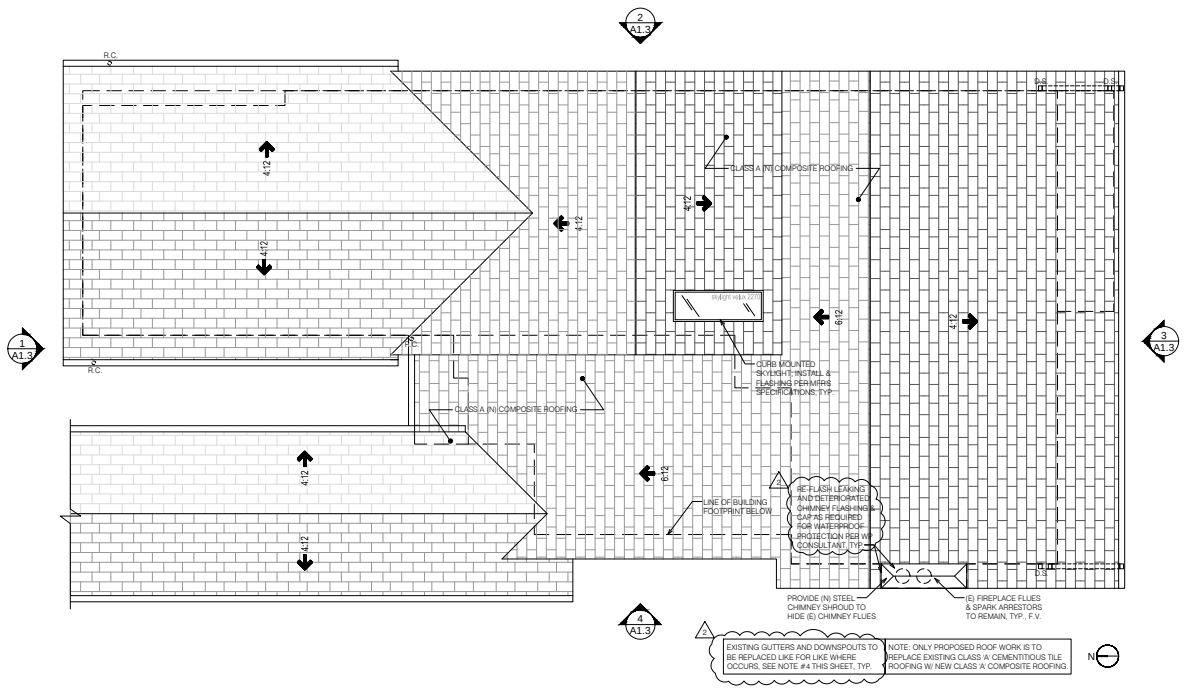
SHEET TITLE: MAIN HOUSE FLOOR PLANS

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

SHEET NUMBER: A1.1

GENERAL NOTES:

1. REMOVE AND REPLACE EXISTING CLASS 'A' CONCRETE TILE ROOF COVERING WITH NEW LIGHTWEIGHT CLASS 'A' COMPOSITE ROOF COVERING.
2. NEW ROOF COVERING TO BE CEDUR SYNTHETIC SHAKES ROOFING BY COLORADO ROOFING PRODUCTS, LLC. QAI CODE EVALUATION REPORT #CERUS-1025. REFER TO SHEET A0.21 SUPPLEMENTAL INFO SHEET FOR CODE EVALUATION REPORT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL NEW CLASS 'A' ROOF COVERING PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH VERY HIGH FIRE HAZARD ZONES. REFER TO SECTION 10.2 IN THE 'CEDUR' CODE EVALUATION REPORT ON SHEET A0.21.
4. REPLACE EXISTING COPPER GUTTERS AND DOWNSPOUTS AS SHOWN WITH NEW PAINTED GALV. ALUM. GUTTERS (WITH SCREENS ON TOP), SIZE PER ROOFING CONTRACTOR, 5" MIN., SMACNA PROFILE 'B', DARK BRONZE, WITH DOWNSPOUTS OR RAIN CHAINS, POWDER COATED BRONZE ALUMINUM DOUBLE LOOPS LINK CHAIN #3130-BRZ, TYP. U.N.O.
5. NEW SKYLIGHTS TO BE PER QAI CODE EVALUATION REPORT #ESR-2047, SEE SHEET A0.21 FOR ADDITIONAL INFO. INSTALLATION AND WATERPROOFING PER MANUFACTURER'S SPECIFICATIONS, TYP.
6. PROVIDE APPROVED STAINLESS STEEL SPARK ARRESTOR PER MANUFACTURER'S SPECS, SELKIRK OR NOVAFLEX Z-FLEX ZSMRCOV, OR EQUAL.



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

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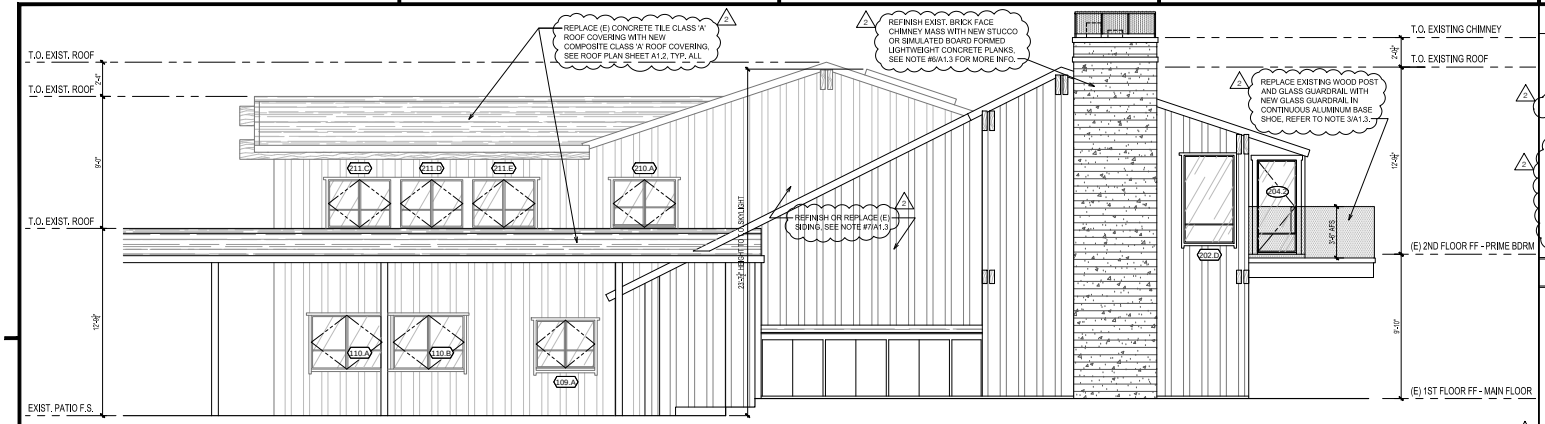
REVS.		
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PROJECT: BEACH TREE

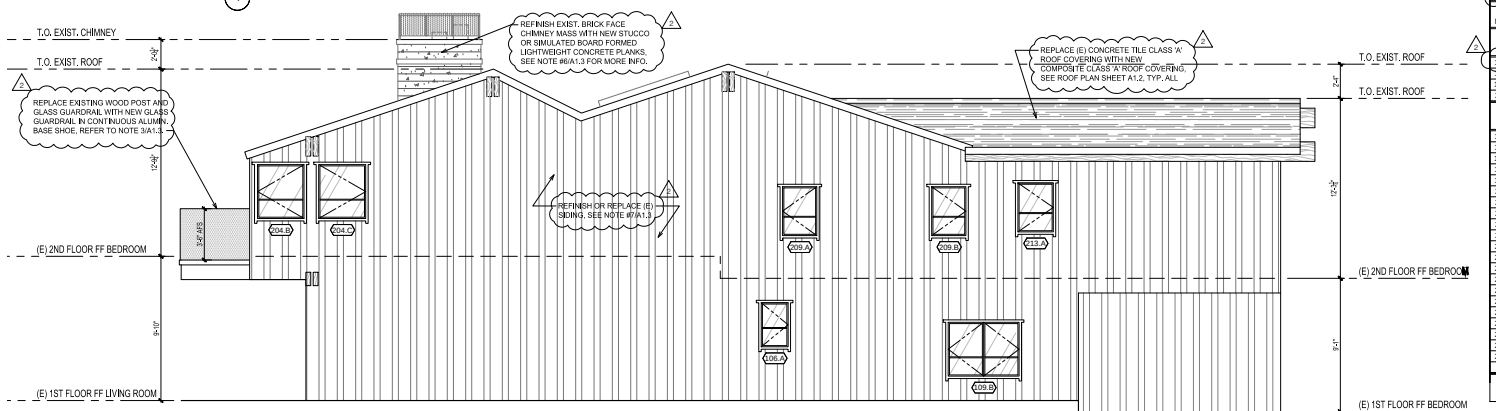
SHEET TITLE: MAIN HOUSE ROOF PLAN

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

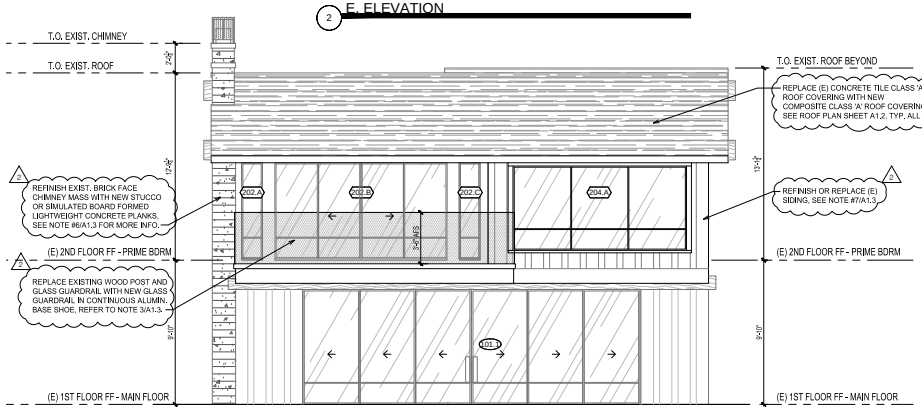
SHEET NUMBER: A1.2



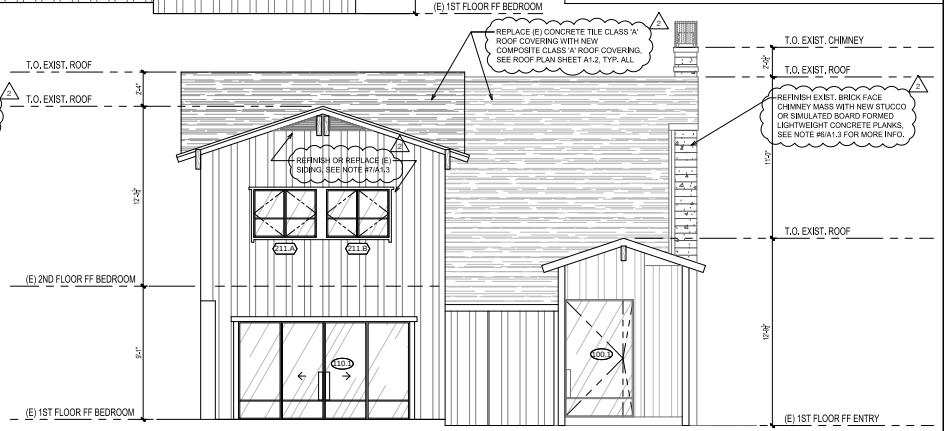
4 W. ELEVATION



2 E. ELEVATION



3 S. ELEVATION



1 N. ELEVATION

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, ROUGH OPENINGS, WALL LOCATIONS, ETC. AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES TO RESOLVE CONFLICTING INFO.
2. SALVAGE, REUSE, REPURPOSE, RELOCATE, AND REINSTALL EXISTING BUILDING ELEMENTS WHERE POSSIBLE WHEN REMOVED DURING DEMO - TYPICAL ALL EXISTING PIECES INCLUDING INTERIOR AND EXTERIOR WINDOWS, DOORS, MILLWORK, CABINETRY, DECORATIVE ITEMS, RUGS, AND FURNITURE.
3. REPLACE EXISTING WOOD & GLASS RAILINGS WITH NEW 42"H AFG GLASS RAILING IN CONT. ALUM. BASE SHOE - 'Q-RAILING' EASY GLASS RAILING SYSTEM #CQESS-4698 OR EQ. SEE A0.22
4. NEW INTERIOR DOORS AND ALL CASED OPENINGS PER INTERIOR DESIGN.
5. NEW EXTERIOR DOORS AND WINDOWS PER SCHEDULE AND NOTES BELOW, ALSO REFER TO #1D/A2.3 SHEETS.
6. REFINISH EXISTING BRICK FACED CHIMNEY MASS; SMOOTH STEEL TROWELED EXTERIOR CEMENT PLASTER STUCCO OR PREFAB CEMENTITIOUS PLANKS OVER THINSET MORTER BY 'WALL THEORY' OR 'NEVERWOOD LLC', OVER WATERPROOFING PER WATERPROOFING CONSULTANT, CIM 1000, OR EQUAL. PROVIDE SAMPLES FOR DESIGNER & OWNER APPROVAL.
7. STRIP PAINT OFF ALL EXISTING CEDAR OR REDWOOD EXTERIOR BOARD ON BOARD SIDING, FENCES, GATES, POSTS, BEAMS, TRIM, RAFTER TAILS AND T&G, TYP. CLEAN, REPAIR AND SAND AS REQUIRED IN PREPARATION OF CLEAR COAT SEALER FINISH, 'MODERN MASTERS EXTERIOR DEAD FLAT VARNISH' LOW VOC, OR EQUAL. BOARD ON BOARD WUI LISTING #8140-2041-0008. SEE SHEET A0.20 FOR BOARD/BOARD LISTING INFO. IF EXISTING B/B SIDING IS TOO DAMAGED OR DETERIORATED, REPLACE WITH CHAPTER 7A APPROVED SHINGLE SIDING TO MATCH GUEST HOUSE, CEDAR VALLEY WUI LISTING #8140-2023-0002. SEE SHT A0.20 FOR WUI LISTINGS.
8. ALL GLAZING PRODUCTS SHALL CONFORM WITH THE REQUIRED U-VALUES AND SHGC'S PER 2019 CA T-24 (REFER TO TITLE 24 CALCS ON SHEET T-1).
9. FENESTRATION/GLAZING MINIMUM ENERGY RATINGS PER T-24 = U-FACTOR: 0.39 SHGC: 0.28.

DOOR NOTES

1. DOOR SUBMITTAL REQUIRED.
2. ALL GLASS TO BE TEMPERED. SAFETY GLAZING SHALL MEET REQ'S OF CRC SECTION R308.
3. VERIFY ROUGH OPENINGS WITH MANUFACTURER.
4. VERIFY DOOR OPERATION PER PLAN.
5. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
6. ALL EXTERIOR DOORS AND WINDOWS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-A (Fire Code 4715.2.2). SEE SHEET A0.30 FOR EXTERIOR DOOR & WINDOW W.U.I. LISTING.
7. EXTERIOR WALL GLAZING, WINDOW, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE DUAL GLAZED WITH TEMPERED GLASS EXTERIOR LAYER, LOW E.
8. ALL GLAZING PRODUCTS SHALL CONFORM WITH THE REQUIRED U-VALUES AND SHGC'S PER 2019 CA T-24 (REFER TO TITLE 24 CALCS ON SHEET T-1).
9. FENESTRATION/GLAZING MINIMUM ENERGY RATINGS PER T-24 = U-FACTOR: 0.39 SHGC: 0.28.

EXTERIOR DOORS

NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS	PANEL MATERIAL	FRAME MATERIAL	SECURE	REMARKS
100.1	ENTRY	4'-8"	8'-0"	1-1/2"	GLASS	STEEL		PIVOT DR
101.1	LIVING ROOM	23'-0"	7'-10"	1-1/2"	GLASS	STEEL		SLDRS PKT
110.1	BEDROOM 4	11'-8"	6'-8"	1-1/2"	GLASS	STEEL		SLIDERS
204.2	PRIMARY BATH	2'-8"	6'-5"	1-1/2"	GLASS	STEEL		SWING DR

WINDOWS

106.A	SHWR 4/TUB A	1'-10"	2'-0"	1-1/2"	GLASS	STEEL		CASEMENT
109.A	DEN	4'-0"	3'-5"	1-1/2"	GLASS	STEEL		CASEMENT
109.B	DEN	4'-10"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
110.A	BEDROOM 4	4'-10"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
110.B	BEDROOM 4	4'-10"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
202.A	PRIME BDRM	1'-5"	6'-9"	1-1/2"	GLASS	STEEL		FIXED
202.B	PRIME BDRM	11'-9"	6'-9"	1-1/2"	GLASS	STEEL		SLIDING
202.C	PRIME BDRM	1'-5"	6'-9"	1-1/2"	GLASS	STEEL		FIXED
202.D	PRIME BDRM	3'-5"	6'-0"	1-1/2"	GLASS	STEEL		FIXED
204.A	PRIME BATH	11'-10"	5'-9"	1-1/2"	GLASS	STEEL		FIXED
204.B	PRIME BATH	3'-2"	3'-8"	1-1/2"	GLASS	STEEL		FIXED
204.C	PRIME BATH	3'-2"	3'-8"	1-1/2"	GLASS	STEEL		FIXED
209.A	BEDROOM 2	2'-4"	3'-4"	1-1/2"	GLASS	STEEL		CASEMENT
209.B	BEDROOM 2	2'-4"	3'-4"	1-1/2"	GLASS	STEEL		CASEMENT
210.A	HALL 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.A	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.B	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.C	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.D	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.E	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
213.A	SHOWER 2	2'-5"	2'-4"	1-1/2"	GLASS	STEEL		CASEMENT

DOOR AND WINDOW SCHEDULE

PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

REMODEL PERMIT SET

05-22-2026

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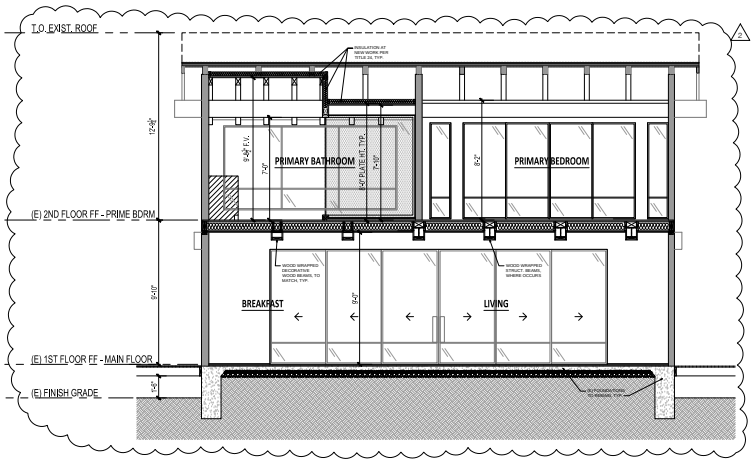
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

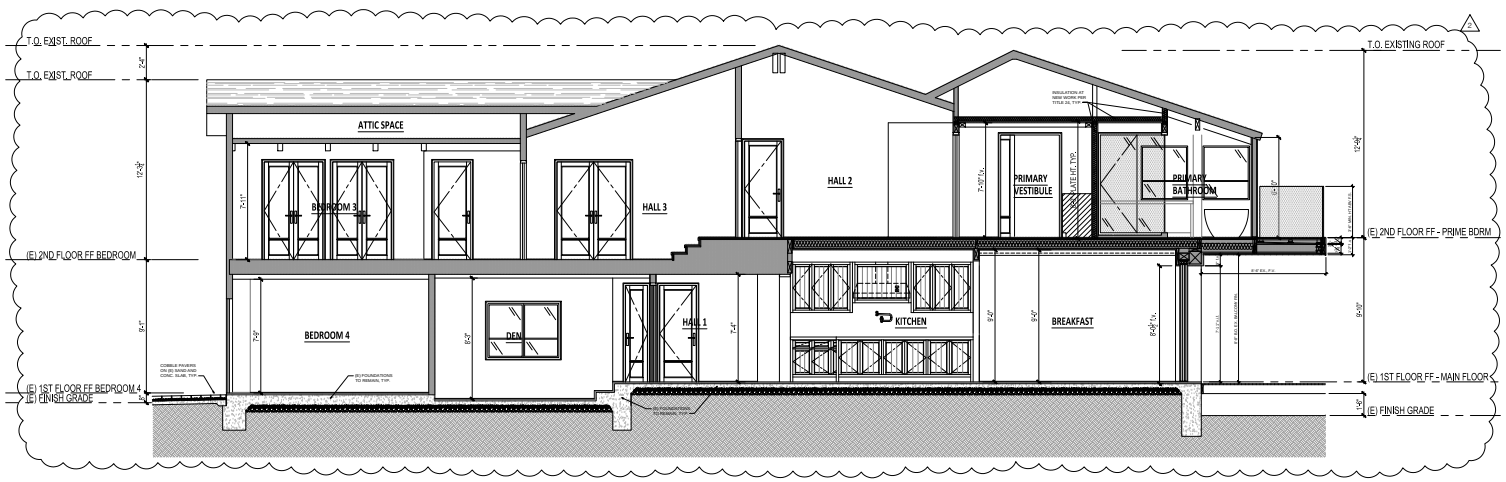
SHEET TITLE: MAIN HOUSE EXTERIOR ELEVATIONS

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

SHEET NUMBER: A1.3



MAIN HOUSE SECTION | SCALE: 1/4" = 1'-0" | 2



MAIN HOUSE SECTION | SCALE: 1/4" = 1'-0" | 1

GENERAL NOTES:

1. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL RELATED INFORMATION.
2. REPLACEMENT WINDOWS AND DOORS AS SHOWN ACCORDING TO DOOR AND WINDOWS SCHEDULES AND EXTERIOR ELEVATIONS, SEE SHEET A1.3.
3. EXISTING HVAC AND MECHANICAL EQUIPMENT TO REMAIN. REFER TO TITLE 24 SHEETS.
4. NO NEW WORK TO EXISTING FOUNDATION - REFER TO STRUCTURAL DRAWINGS.
5. EXTERIOR HOUSE STUDS AT NEW WALLS: 2x6s U.N.O. SEE FLOOR PLAN SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
6. INTERIOR WALL STUDS: 2x4s AT NEW WALLS (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
7. EXISTING ROOF RAFTERS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
8. EXISTING FLOOR JOISTS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
9. REPLACEMENT INTERIOR FLOORING TO BE 3/4" ENGINEERED T&G OAK OVER EXISTING STRUCTURAL FLOORING AND PROVIDE NEW UNDERLAYMENT, TYP.
10. PROVIDE AT NEW WORK INSULATION PER TITLE 24, TYP., WHERE OCCURS: MINIMUM R-21 FACTOR THERMAL INSULATION AT ALL EXTERIOR 2X6 WALLS; MINIMUM R-15 AT 2X4 WALLS. MINIMUM R-30 AT CATHEDRAL CEILINGS. MINIMUM R-30 ABOVE CEILINGS + R19 AT ROOF OR R-38 AT ROOFS. R-13 ACOUSTICAL INSULATION AT ALL BATHROOMS INTERIOR WALLS.
11. NEW EXTERIOR WALL FINISH TO PRESCRIBE TO VHFHZ CH 7A REQUIREMENTS, TYP.
12. WALL AND CEILING FINISHES PER INTERIOR DESIGNER: AMERICAN WHITE OAK T&G WALL PLANKS, STAGGERED WIDTHS, TYP., U.N.O.
13. DECKING SHALL BE SFM CHAPTER 12-7A-1 COMPLIANT OR W.U.I. LISTED DECKING MATERIAL TYP. SPEC & FINISH PER DESIGNER APPROVED SAMPLE. REFER TO WUI CHAPTER ON SHEET A0.27 FOR NON-NOVEL COMPLIANT OPTION.
14. DECKING, ITAUBA OR IPE (CLASS 'A' FLAME SPREAD OR WUI LISTED) TO BE INSTALLED ON ALUMINUM RAILS ON LOW PROFILE 'ETERNO' PEDESTAL SYSTEM BY MRP SUPPORTS, OR EQUAL. OVER CLASS A 'FLEXIDECK P-A' LIQUID APPLIED COATING (ICC ESR-2785) BY 'POLYCOAT PRODUCTS' OR EQUIVALENT MOISTURE BARRIER.
15. CLASS 'A' ROOF ASSEMBLY INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 'CEDUR' SYNTHETIC SHAKES OR EQ., SEE SHEET A0.21 FOR PRODUCT SUPPLEMENTAL INFORMATION.
16. REPLACEMENT GLASS RAILING, 42"H AFS: REPLACE EXISTING WOOD & GLASS RAILINGS WITH NEW GLASS RAILING IN CONTINUOUS ALUMINUM BASE SHOE - Q-RAILING EASY GLASS RAILING SYSTEM, ICC ESR-4688 OR EQUAL, SEE SHEETS A0.22
17. SKYLIGHT: VELUX FCM 2270 OR EQ., INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET A0.23 FOR ADDITIONAL INFORMATION. G.C. TO VERIFY W/ OWNER WHETHER TO INCLUDE OPTIONAL SHADE TRACK PRIOR TO ORDER AND INSTALL.

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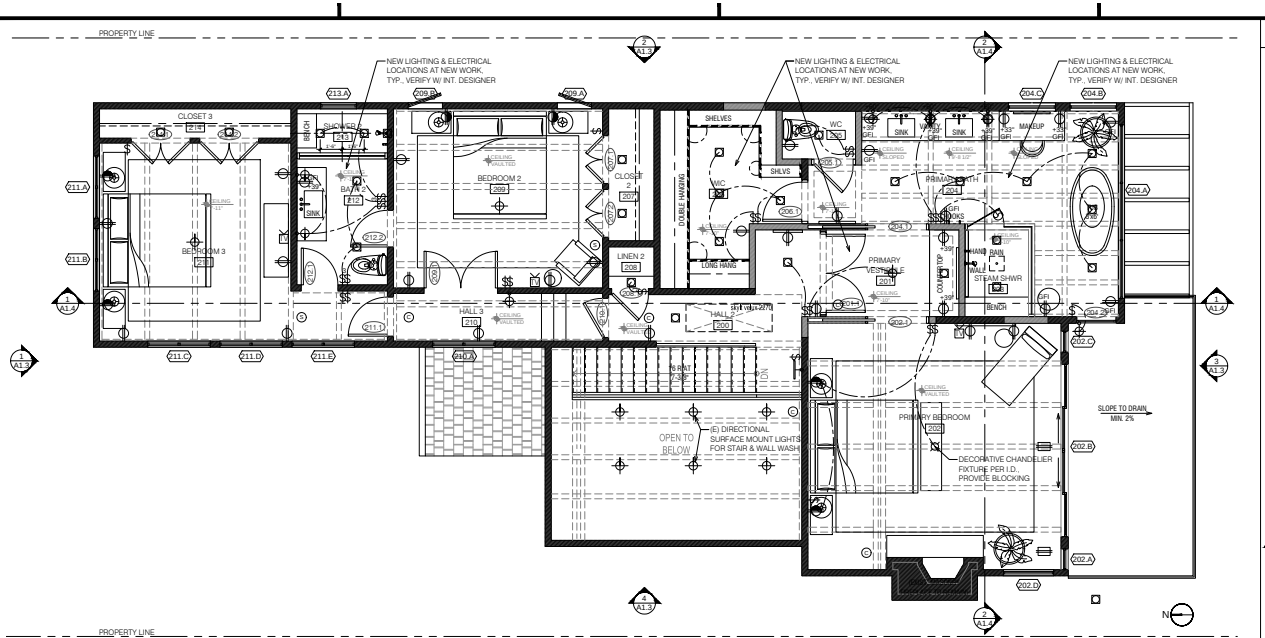
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: MAIN HOUSE SECTIONS

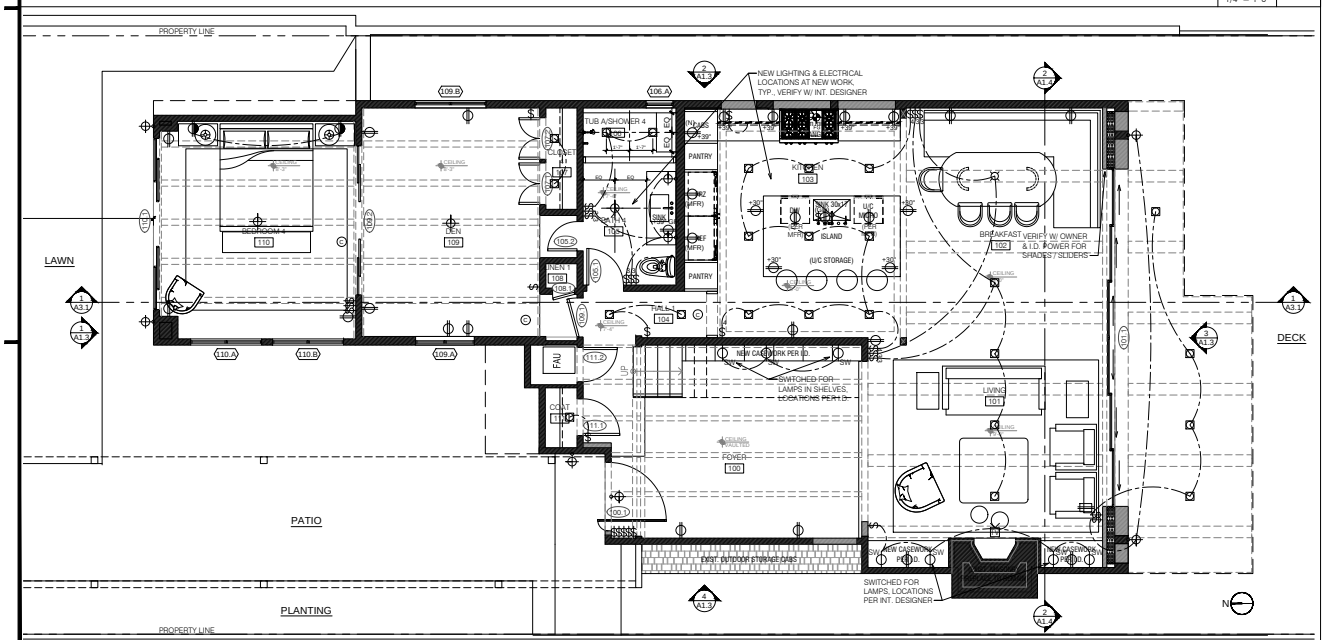
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A1.4



MAIN HOUSE SECOND FLOOR ELECTRICAL RECEPTACLE LAYOUT

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



MAIN HOUSE FIRST FLOOR ELECTRICAL RECEPTACLE LAYOUT

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

ELECTRICAL SYMBOLS

- $ — SINGLE POLE SWITCH
- $3 — 3 WAY SWITCH
- $K — KEYPAD SWITCH W/ SCENES
- $WP — WEATHERPROOF SWITCH
- $J — JAMB SWITCH
- DUPLEX RECEPTACLE
- 4 PLEX RECEPTACLE
- 1/2 HOT RECEPTACLE
- 220 VOLT RECEPTACLE
- SW — SINGLE SWITCHED OUTLET
- GFI — GROUND FAULT CIRCUIT INTERRUPTER
- WP — WEATHERPROOF RECEPTACLE
- FLOOR RECEPTACLE
- SURFACE MOUNTED FIXTURE
- RECESSED WALL FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- CHANDELIER / PENDANT
- LED LIGHT W DIFFUSER
- RECESSED DOWNLIGHT
- RECESSED ART LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED ART LIGHT
- WP — LANDSCAPE UPLIGHT
- LED PANEL
- TEL — TELEPHONE JACK
- NETWORK JACK
- TV — TV LOCATION
- PUSH BUTTON FOR DOOR BELL
- CHIMES-HEIGHT AS NOTED
- T — THERMOSTAT-HEIGHT AS NOTED
- SMOKE DETECTOR
- CO — CO2 DETECTOR
- EXHAUST FAN
- J — J BOX

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS - NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH PROPOSED PLANS.
2. WIRED RECEPTACLES DENOTE NEW LOCATIONS, U.N.O. REMAINING RECEPTACLES SHOWN SHALL BE CONSIDERED EXISTING TO REMAIN IF NOT OTHERWISE INDICATED EXPLICITLY AS NEW (N) OR RELOCATED (R). F.V., TYP.
3. CONTRACTOR TO VERIFY EXISTING SMOKE AND CARBON MONOXIDE DETECTORS MEET CODE OR TO UPGRADE. ADD UNITS WHERE SHOWN IF NOT ALREADY PRESENT AT PRESCRIBED LOCATIONS.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL LIGHTING, WALL SWITCHES, RECEPTACLES, FANS, THERMOSTATS, ETC. PRIOR TO INSTALLATION.
5. ALL DECORATIVE FIXTURES ARE TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
6. UPGRADE EXISTING SWITCHES AND OUTLETS TO REMAIN PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP.
7. NOTIFY DESIGNER IMMEDIATELY IF DRAWINGS OR SPECIFICATIONS VARY REGARDING PLACEMENT OF ANY FIXTURES AND DEVICES.
8. ALL EXPOSED SWITCH PLATES TO HAVE COMMON COVER PLATE - THIS INCLUDES DIMMERS, SWITCHES, KEYPADS, EXHAUST FANS, CEILING FANS, OUTLETS, AND OTHER RECEPTACLES, ETC.
9. PROVIDE LOW VOLTAGE SWITCHING AS NEEDED.
10. PROVIDE APPROPRIATE POWER FOR STEAM SHOWER AND INSTALL PER MANUFACTURERS SPECIFICATIONS.
11. ALL EXISTING DECORATIVE FIXTURES ARE TO BE REPLACED U.N.O. TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
12. PLACEMENT OF RECESSED DOWNLIGHTS TO BE CONFIRMED WITH DESIGNER AND OWNER ON SITE.
13. ALL ELECTRICAL OUTLETS AND SWITCHES TO BE MOUNTED AT LOCATIONS SHOWN IN DETAIL 3/A2.5, U.N.O.
14. REFINISH CEILINGS PER INTERIOR DESIGNER'S FINISH SCHEDULE AND SPECIFICATIONS, TYP. THROUGHOUT. PROVIDE SAMPLES FOR APPROVAL.
15. EXISTING WOOD BEAMS TO BE REFURBISHED AND REFINISHED PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP. PROVIDE SAMPLES FOR APPROVAL.
16. CONTRACTOR TO FIELD VERIFY ALL EXISTING CEILING HEIGHTS AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH THIS PLAN.
17. ALL APPLIANCE HOOKUPS AND CONNECTIONS (ELECTRICAL, GAS, WATER, ETC.) PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
18. ALL POWER, NETWORK & CABLING FOR A/V EQUIPMENT PER A/V CONSULTANT, TYP.
19. WHERE ALTERATIONS, REPAIRS OR ADDITIONAS REQUIREING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. R310.2.2.
20. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    a) IN EACH SLEEPING ROOM.
    b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
    c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THEN ONE FULL STORY BELOW THE UPPER LEVEL.
    d) NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
    e) IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF THE A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE.
    f) ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF THE ONE ALARM SHALL ACTIVATE ALL ALARMS.
    g) ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
    h) APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), SINK, BOATHOUSE, BATHTUBS OR SHOWER STALLS, LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. [210.8 CEC].
2. ALL BRANCH CIRCUITS SUPPLYING 120V 15-AMPERE AND 20-AMPERE OUTLETS IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). [210.12(A) (1) & (2) CEC].
3. ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT AT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLES (12' MAX SPACING). [210.52(C)(2) CEC].
4. WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. [210.52(C)(2) CEC].
5. PROVIDE A GFCI RECEPTACLE ON EACH SIDE OF THE ISLAND COUNTER IN THE KITCHEN [210.52(C)(2) CEC].
6. PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. [210.12 CEC]
7. ALL 125-VOLT, 15-AMPM AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12 CEC]
8. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. [210.11 (C)(1) CEC]
9. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(2) CEC]
10. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(3) CEC]
11. MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT AND NOT OVER 50 FT FROM THE AIR CONDITIONER AND COOLING TOWER.
12. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
13. THE SERVICE PANEL OR SUBPANEL CIRECUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED 'EV CAPABLE'.
14. INSTALL CONDUIT FROM BUILDING ROOF OR EAVE TO LOCATION SHOWN ON PLAN FOR FUTURE INSTALLATION OF A CHARGE CONTROLLER (REGULATOR) AND INVERTER.
15. BATHROOM CIRCUITING SHALL BE EITHER
    a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
    b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
11. BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED NEC ART. 210-12(b)
12. ALUMINUM WIRING 1/0 AND LARGER MAY BE USED FOR MAIN FEED OT SUB PANELS ONLY AND SHALL BE ENCLOSED IN A RACEWAY OTHERWISE NOT ALLOWED.

LIGHTING NOTES:

* ALL INTERIOR AND EXTERIOR LIGHTS TO BE DIMMABLE
* ALL LANDSCAPE LIGHTS AND TO BE ON A TIMER
* ALL SWITCHES TO BE LOW VOLTAGE KEYPAD SWITCHES
* ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT PER MALIBU CITY CODE.

1. KITCHEN LIGHTING MUST BE 50% HIGH EFFICACY (FLUORESCENT). WHEN CALCULATING INCANDESCENT PORTION, USE MAXIMUM WATTAGE MARKED ON FIXTURE.
2. BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM LIGHTING MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL - ON - AUTOMATIC - OFF OCCUPANT SENSOR.
3. LIGHTING IN ALL OTHER INTERIOR ROOMS (I.E.HALLWAY, DINING ROOM, BEDROOM, DEN) MUST BE HIGH EFFICACY (FLUORESCENT), INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL -ON - AUTOMATIC - OFF OCCUPANT SENSOR, OR DIMMER.
4. OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MOTION SENSOR PLUS PHOTO CONTROL PART OF FIXTURE OR COMBINATION MOTION SENSOR PHOTO CONTROL WIRED REMOTELY.
5. ALL LAMPS RATED 13 WATTS OR GREATER MUST HAVE ELECTRONIC BALLASTS.
6. RECESSED LUMINAIRES IN ALL INSULATED CEILINGS MUST BE APPROVED FOR ZERO - CLEARANCE INSULATED COVER (IC) AND CERTIFIED AIRTIGHT.
7. SWITCH ALL HIGH EFFICACY LIGHTING (FLUORESCENT) SEPARATE FROM LOW EFFICACY LIGHTING.
8. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX). (R303.6)
9. PROVIDE J BOXES & SOLID BLOCKING FOR CEILING MOUNTED, PENDANT, CHANDELIER AND WALL SCONCE FIXTURES, TYP.
10. PROVIDE SHALLOW PANCAKE BOX AND RATED IC HOUSING WHERE REQUIRED.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- C — COMBO SMOKE & CARBON MONOXIDE ALARM
- S — SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE

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REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

SHEET TITLE: MAIN HOUSE ELECTRICAL PLANS

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

SHEET NUMBER: A1.5

COMPLIANCE NOTES

ENERGY COMPLIANCE NOTES

T1. SEE INCORPORATED TITLE 24 ENERGY ANALYSIS FORMS INCLUDED IN THIS PLAN SET.
T2. AT BATHROOM AND THE GARAGE, SPECIFY AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES TO BE CONTROLLED BY A VACANCY SENSOR PER CENERGYC TABLE 150(K)(2)(I).
T3. AT BEDROOM, DINING ROOM, LIVING ROOM, AND SIMILAR SPACES, SPECIFY LUMINAIRES TO BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS PER CEC 150.0(K)(7).
T4. SPECIFY EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CEC 150.0(K)(3):
A) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW, AND
B) CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR
C) CONTROLLED BY ONE OF THE FOLLOWING METHODS: I) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
II) ASTRONOMICAL TIME CLOCK.
III) ENERGY MANAGEMENT CONTROL SYSTEM.
T5. SPECIFY ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).

FAN NOTES

SEE LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS
CONTAINING BATHTUBS, SHOWERS, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. (4.506.1)

ELECTRICAL NOTES

1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS SPECIFIED IN SECTION 210.12 CEC.
2. RECEPTACLES ARE TO BE LOCATED IN A WALL EVERY 12 LINEAR FEET SO THAT A FIXTURE WILL NOT BE MORE THAN 6 FEET FROM ANY RECEPTACLE. [210.52 CEC]
3. [210.8 CEC] GROUND FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLE PROTECTION IS REQUIRED AT THE FOLLOWING LOCATIONS:
A. BATHROOMS (AT LEAST ONE SHALL BE WITHIN 3' OF THE LAVATORY)
B. GARAGES
C. OUTDOORS
D. UNFINISHED BASEMENTS
E. LAUNDRY
4. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALLHAVE NO OTHER OUTLETS. [210.11(C)(2) CEC]
5. AT LEAST ONE 120 VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11(C)(3) CEC]
6. PROVIDE AT LEAST ONE GFCI PROTECTED OUTLET ALONG THE PERIMETER OF BALCONIES AND ROOF TERRACE. 210.52 CEC]
7. A SWITCHED LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS.[210.70 CEC]
8. LUMINAIRES LOCATED ABOVE A BATHTUB OR SHOWER SHALL BE LISTED FOR WET LOCATIONS. [410.10(D) CEC]

DARK SKY NOTES

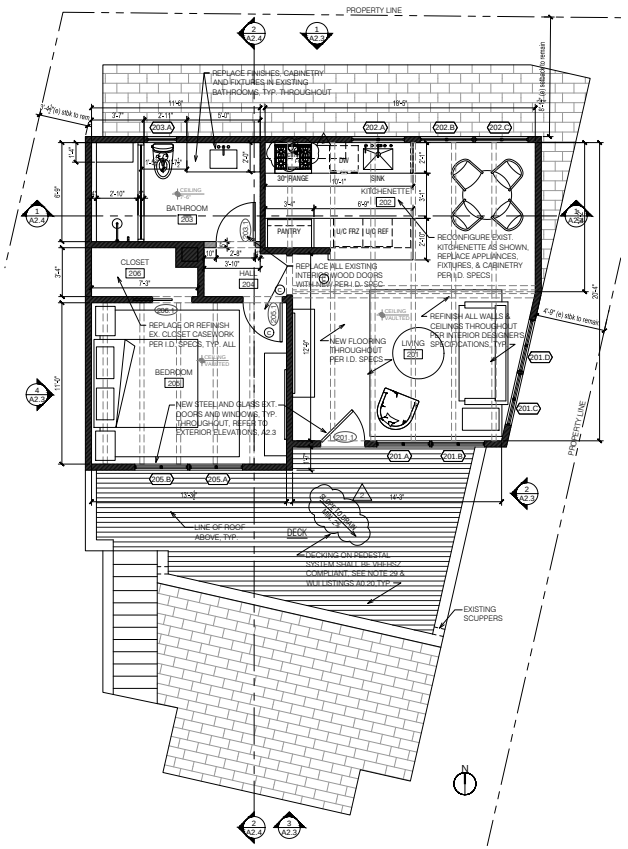
GENERAL PROVISIONS:
A) ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A
B) PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H
C) LIGHTING SHALL BE DIRECTED AWAY FROM ESHA, ESHA BUFFER, THE OCEAN, BEACHES, AND PUBLIC VIEWING AREA TO NOT BE DIRECTLY VISIBLE FROM PUBLIC VIEWING AREAS. MMC 17.41.050A
D) LIGHT POLLUTION SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT, THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS. MMC 17.41.050C
E) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS FOR RESIDENTIAL PROPERTIES. MMC 17.41.060B1
F) SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F
COMPLIANCE ITEMS:
A) EXTERIOR LIGHT FIXTURES LUMENS, NOT TO EXCEED 850 LUMENS. MMC 17.41.060B2
B) EXTERIOR LIGHT FIXTURES TO BE DIRECTED DOWNWARD. MMC 17.41.060B2
C) EXTERIOR LIGHT FIXTURES TO BE MOUNTED LESS THAN 18 FEET ABOVE THE FINISHED FLOOR. MMC 17.41.060B2
D) REMOVE ANY LIGHT FIXTURES LOCATED MORE THAN 50 FEET HABITABLE STRUCTURE OR SWIMMING POOL. MMC 17.41.060B3 (NOT APPLICABLE TO DRIVEWAYS AND WALKWAYS)
E) LIGHT FIXTURES AT DRIVEWAYS AND WALKWAYS TO COMPLY WITH THE FOLLOWING: I) WALKWAYS USED FOR ENTRY, EXIT OR PARKING AREAS, TO BE SHIELDED, DIRECTED DOWNWARD, 850 LUMENS MAX, AND NOT EXCEED 21 IN HEIGHT.
II) DRIVEWAY LIGHT FIXTURES NOT TO EXCEED 850 LUMENS.

GENERAL NOTES:

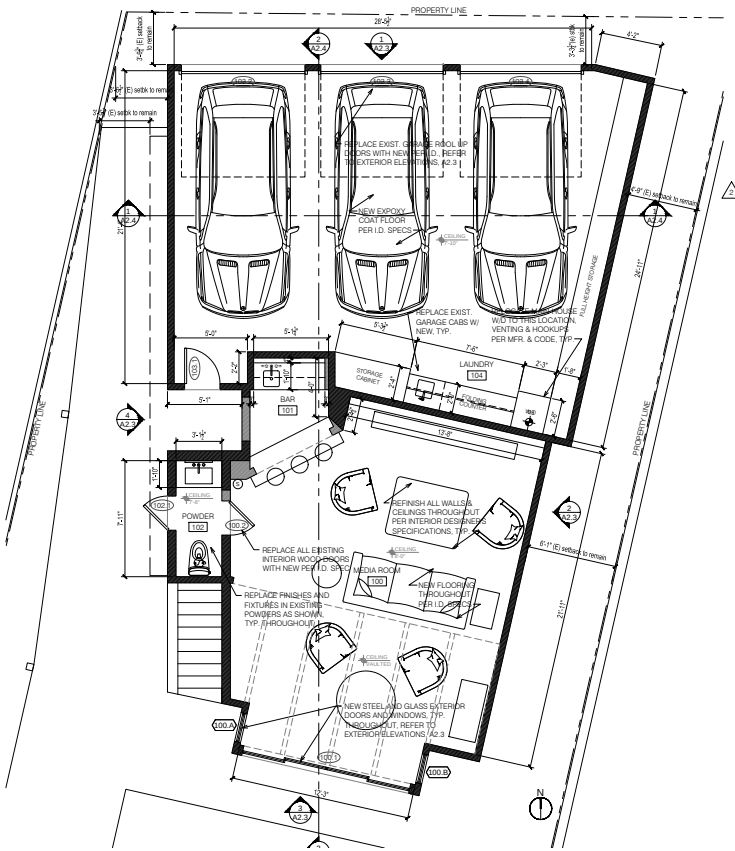
1. REPLACE ALL EXISTING FLOORING WITH NEW AMERICAN WHITE OAK PER INTERIOR DESIGNER SPECIFICATION, U.N.O. SEE FINISH PLAN FOR LAYOUT. EXCEPTION: MEDIA ROOM FLOORING SHALL BE CARPET PER I.D. SPEC. GARAGE SHALL BE SEMCO COATING.
2. REMOVE AND REPLACE ALL EXISTING BASE BOARDS WITH NEW 1/2" H REVEAL AT FLOOR TO MATCH ADJACENT WALL FINISH.
3. ALL INTERIOR DOORS TO BE AMERICA WHITE OAK PER APPROVED DESIGN.
4. ALL DOOR HARDWARE TO BE NEW PER APPROVED SELECTION.
5. ALL INTERIOR GWB WALLS TO BE FINISHED WITH PORTOLA LIME WASH (COLOR TBD) PER INTERIOR DESIGN SPECIFICATION.
6. REFINISH ALL EXTERIOR WALLS AND TRIM PER DESIGNER APPROVED SPECS.
7. REFINISH ALL EXISTING MILLWORK TO REMAIN PER APPROVED SPECS.
8. EXISTING RECESSED LIGHTING TO REMAIN - REPLACE ONLY TRIM AS SPECIFIED.
9. REMOVE AND REPLACE EXISTING WINDOWS AND DOORS AS SHOWN ACCORDING TO EXTERIOR ELEVATIONS AND DOOR AND WINDOW SCHEDULES. REFER TO TITLE 24 SHEETS FOR ADDITIONAL INFORMATION.
10. BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS W/ A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR.
11. WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.
12. SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
13. SHOWER AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE AT 60 PSI, AND MINIMUM OF 0.8 GALLONS PER MINUTE AT 20 PSI..
15. A NON-SLIP-JOINT TRAP WILL BE USED AT THE BATHTUB.
16. KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI.
17. EXISTING HVAC AND MECHANICAL EQUIPMENT INCLUDING EXHAUST FANS, FAUs, CONDENSING UNITS, HOT WATER HEATER AND THE LIKE TO REMAIN, TYP.
18. EXISTING LIGHTING, SWITCHES, AND ELECTRICAL RECEPTACLES TO REMAIN, TYP. U.N.O. THEN REMOVE AND REPLACE LIKE FOR LIKE FIXTURES PER I.D. SPEC.
19. NON-COMBUSTIBLE MATERIALS SHALL BE PLACED WITHIN 24" ABOVE RANGE.
20. TEMPERED GLASS AT SHOWER ENCLOSURES, GLASS WITHIN 18" OF F.F. AND 24" OF DOORS, AND STAIRWELLS.
21. TOILET ACCESS TO BE 30" WIDE MINIMUM CLEARANCE AND 24" MINIMUM CLEARANCE IN FRONT OF TOILET.
22. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER, OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. UL 217 RATED SMOKE ALARMS TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS AND AT EACH ADDITIONAL FLOOR OR BASEMENT FOR ALTERATIONS , REPAIRS AND ADDITIONS AS SHOWN ON PLAN.
24. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP, AND INTERCONNECTED. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
25. UL 2075 CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
26. REFER TO SHEET TITLE 24 SHEETS FOR RESIDENTIAL MANDATORY MEASURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE.
27. SLOPE OF EXTERIOR PATHWAYS WITH PAVERS NOT TO EXCEED 1:4 PER PMC.
28. DECKING, ITAUBA OR IPE (CHAPTER 7A COMPLIANT/WUI LISTING 8110-2123:0100 OR EQUAL), TO BE INSTALLED ON ALUMINUM RAILS ON LOW PROFILE 'ETERNO' PEDESTAL SYSTEM BY MRP SUPPORTS, OR EQ., OVER CLASS A 'FLEXIDECK P-A' LIQUID APPLIED COATING (CC ESR-2785) BY 'POLYCOAT PRODUCTS', OR EQUIVALENT MOISTURE BARRIER.
29. RANGE HOODS SHALL COMPLY WITH TABLE 150.0-G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. MINIMUM 180 CFM.
30. A DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4" DIAMETER. THE EXHAUST DUCT SHALL NO EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. 504.4.2 & 504.4.2.1 CMC.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- (C) COMBO SMOKE & CARBON MONOXIDE ALARM
- (S) SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE



GUEST HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



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

REMODEL PERMIT SET

05-22-2026

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PROJECT: BEACH TREE

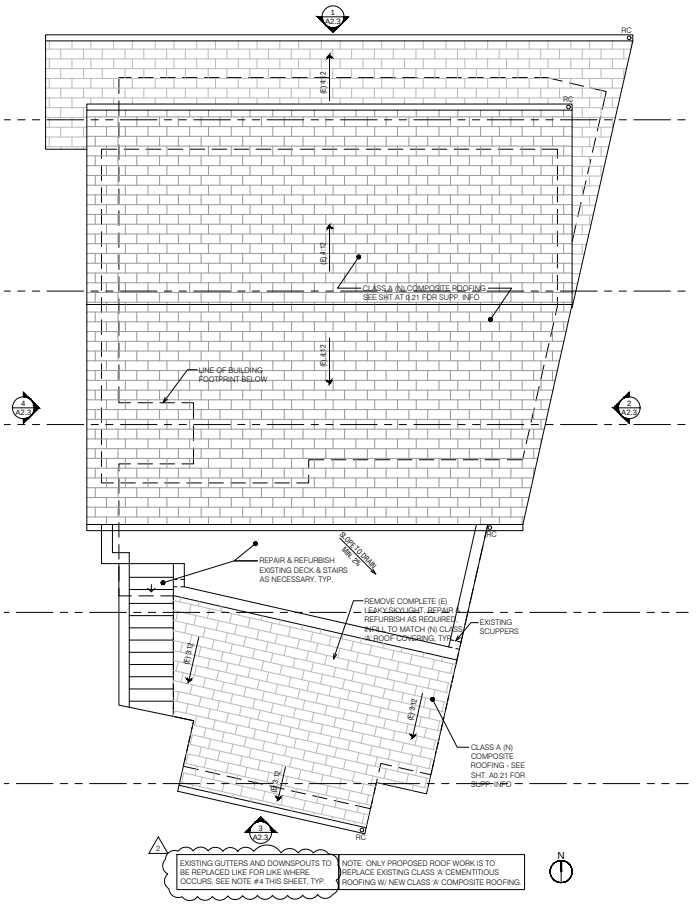
SHEET TITLE: GUEST HOUSE FLOOR PLANS

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

SHEET NUMBER: A2.1

GENERAL NOTES:

1. REMOVE AND REPLACE EXISTING CLASS 'A' CONCRETE TILE ROOF COVERING WITH NEW LIGHTWEIGHT CLASS 'A' COMPOSITE ROOF COVERING.
2. NEW ROOF COVERING TO BE CEDUR SYNTHETIC SHAKES ROOFING BY COLORADO ROOFING PRODUCTS, LLC. QAI CODE EVALUATION REPORT #CERUS-1025. REFER TO SHEET A0.21 SUPPLEMENTAL INFO SHEET FOR CODE EVALUATION REPORT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL NEW CLASS 'A' ROOF COVERING PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH VERY HIGH FIRE HAZARD ZONES. REFER TO SECTION 10.2 IN THE 'CEDUR' CODE EVALUATION REPORT ON SHEET A0.21.
4. REPLACE EXISTING COPPER GUTTERS AND DOWNSPOUTS AS SHOWN WITH NEW PAINTED GALV. ALUM. GUTTERS (WITH SCREENS ON TOP), SIZE PER ROOFING CONTRACTOR, 5" MIN., SMACNA PROFILE 'B', DARK BRONZE, WITH DOWNSPOUTS OR RAIN CHAINS, POWDER COATED BRONZE ALUMINUM DOUBLE LOOPS LINK CHAIN #3130-BRZ, TYP. U.N.O.



1 EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED LIKE FOR LIKE WHERE OCCURS. SEE NOTE #4 THIS SHEET, TYP.

NOTE: ONLY PROPOSED ROOF WORK IS TO REPLACE EXISTING CLASS 'A' CEMENTITIOUS ROOFING W/ NEW CLASS 'A' COMPOSITE ROOFING.

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

PHASE: REMODEL PERMIT SET

05-22-2026

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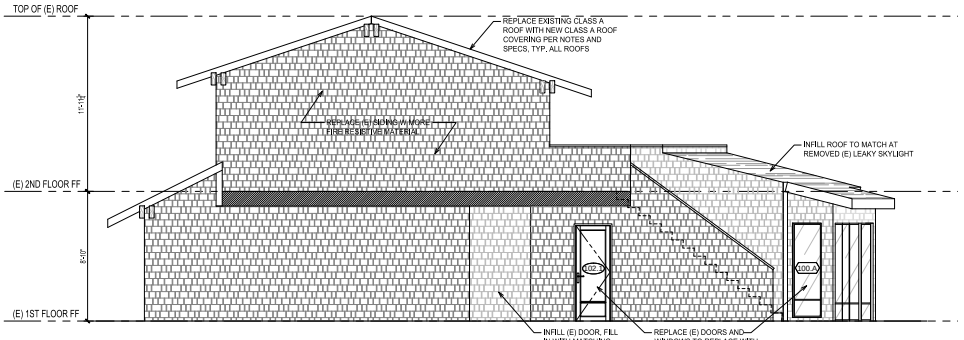
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PROJECT: BEACH TREE

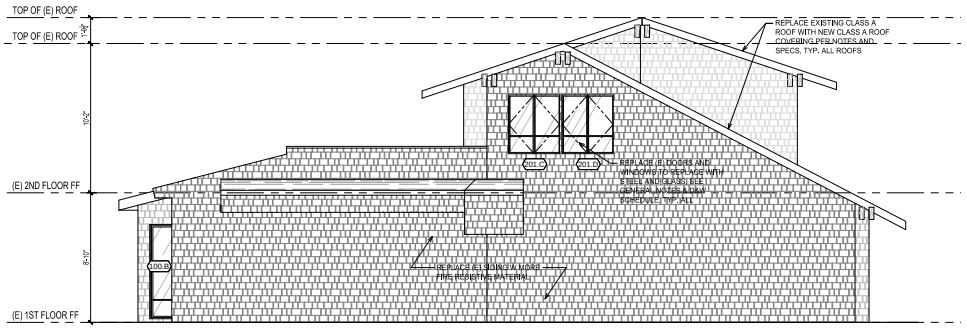
SHEET TITLE: GUEST HOUSE ROOF PLAN

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

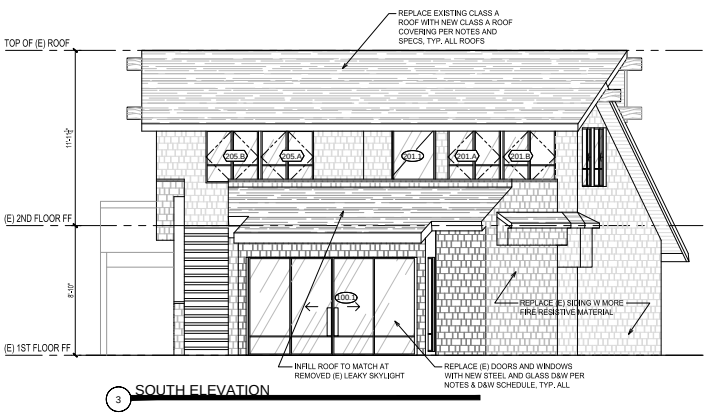
SHEET NUMBER: A2.2



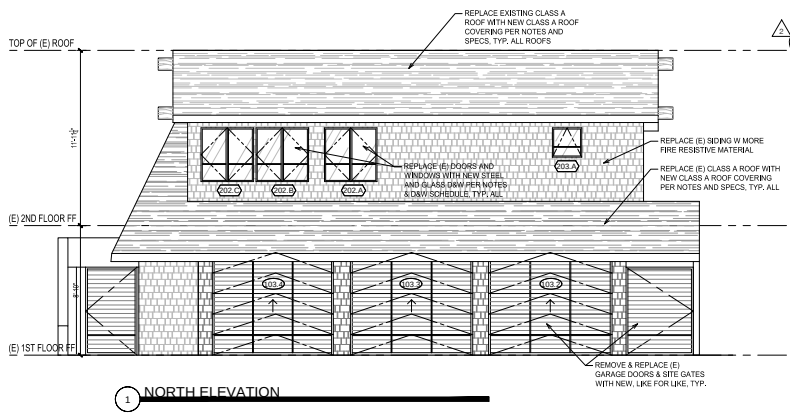
4 WEST ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



1 NORTH ELEVATION

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, ROUGH OPENINGS, WALL LOCATIONS, ETC. AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES TO RESOLVE CONFLICTING INFO.
2. SALVAGE, REUSE, REPURPOSE, RELOCATE, AND REINSTALL EXISTING BUILDING ELEMENTS WHERE POSSIBLE WHEN REMOVED DURING DEMO - TYPICAL ALL EXISTING PIECES INCLUDING INTERIOR AND EXTERIOR WINDOWS, DOORS, MILLWORK, CABINETRY, DECORATIVE ITEMS, RUGS, AND FURNITURE.
3. CAREFULLY DECONSTRUCT ALL EXISTING TO BE REMOVED MILLWORK FOR POSSIBLE REUSE IN AREAS TO BE REVISED/UPDATED WHERE NEW MILLWORK, BUILT-INS, OR CABINETRY IS TO MATCH EXISTING.
4. NEW INTERIOR DOORS AND CASING PER APPROVED CUSTOM DESIGN.
5. NEW EXTERIOR DOORS AND WINDOWS PER SCHEDULE AND NOTES BELOW. ALSO REFER TO TITLE 24 SHEETS AND NFRC AND W.U.I. LISTING INFORMATION ON SHEET A0.30.
6. NEW INTERIOR AND EXTERIOR WALL, CEILING, BASEBOARD, & TRIM TO BE AMERICAN WHITE OAK, U.N.O. - WHERE APPLICABLE, FINISH PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP.

DOOR NOTES

1. DOOR SUBMITTAL REQUIRED.
2. ALL GLASS TO BE TEMPERED. SAFETY GLAZING SHALL MEET REQ'S OF CRC SECTION R308.
3. VERIFY ROUGH OPENINGS WITH MANUFACTURER.
4. VERIFY DOOR OPERATION PER PLAN.
5. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
6. ALL EXTERIOR DOORS AND WINDOWS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-A (Fire Code 4715.2.2). SEE SHEET A0.30 FOR EXTERIOR DOOR & WINDOW W.U.I. LISTING.
7. EXTERIOR WALL GLAZING, WINDOW, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE DUAL GLAZED WITH TEMPERED GLASS EXTERIOR LAYER, LOW E.
8. ALL GLAZING PRODUCTS SHALL CONFORM WITH THE REQUIRED U-VALUES AND SHGC'S PER TITLE 24 ENERGY FORM. REFER TO TITLE 24 VALUES ON TITLE 24 SHEETS.
9. FENESTRATION/GLAZING MINIMUM ENERGY RATINGS PER T-24 = U-FACTOR: 0.39 SHGC: 0.28.

2

NO.	LOCATION	SIZE WIDTH	HEIGHT	THKNS	PANEL MATERIAL	FRAME MATERIAL	SECURE	REMARKS
EXTERIOR DOORS								
103.1	GARAGE MAN	2'-5"	6'-8"	1-3/4"	WOOD	WOOD		MIN.20 MIN
103.2	GARAGE	8'-5"	7'-0"	MFR	WOOD	STEEL		ROLL-UP
103.3	GARAGE	8'-4"	7'-0"	MFR	WOOD	STEEL		ROLL-UP
103.4	GARAGE	8'-3"	7'-0"	MFR	WOOD	STEEL		ROLL-UP
100.1	MEDIA ROOM	12'-3"	6'-8"	1-1/2"	GLASS	STEEL		SLIDERS
102.1	POWDER	2'-4"	6'-6"	1-3/4"	WOOD	WOOD		SWING DR
201.1	LIVING	3'-0"	6'-8"	1-1/2"	GLASS	STEEL		SWING DR
WINDOWS								
100.A	MEDIA ROOM	2'-0"	6'-5"	1-1/2"	GLASS	STEEL		FIXED
100.B	MEDIA ROOM	2'-0"	6'-5"	1-1/2"	GLASS	STEEL		FIXED
201.A	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
201.B	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
201.C	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
201.D	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
202.A	KITCHENETTE	3'-7"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
202.B	KITCHENETTE	3'-7"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
202.C	KITCHENETTE	3'-7"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
203.A	BATHROOM	2'-0"	2'-0"	1-1/2"	GLASS	STEEL		AWNING
205.A	BEDROOM	3'-7"	3'-7"	1-1/2"	GLASS	STEEL		CASEMENT
205.B	BEDROOM	3'-7"	3'-7"	1-1/2"	GLASS	STEEL		CASEMENT

REMODEL PERMIT SET

05-22-2026

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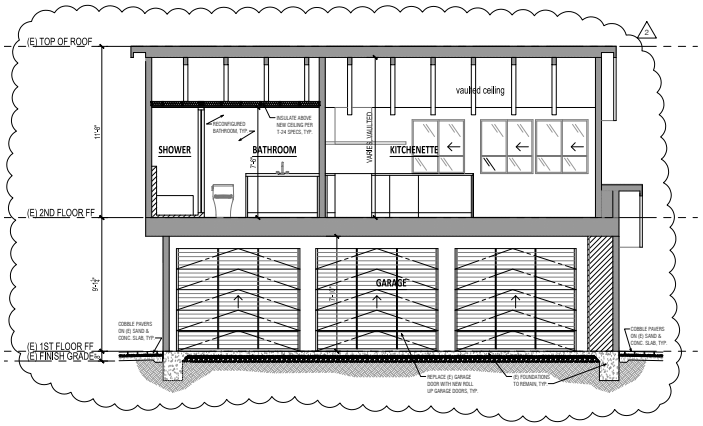
PROJECT: BEACH TREE

SHEET TITLE: GUEST HOUSE EXTERIOR ELEVATIONS

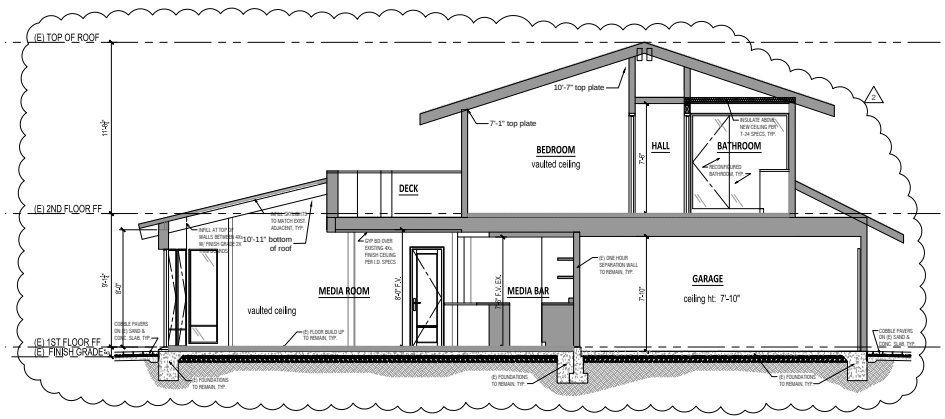
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A2.3

EXISTING **GUEST HOUSE EXTERIOR ELEVATIONS** | SCALE: 1/4"=1'-0" | 1 | DOOR AND WINDOW SCHEDULE



GUEST HOUSE SECTION | SCALE: 1/4" = 1'-0" | 2



GUEST HOUSE SECTION | SCALE: 1/4" = 1'-0" | 1

GENERAL NOTES:

1. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL RELATED INFORMATION.
2. REPLACEMENT WINDOWS AND DOORS AS SHOWN ACCORDING TO DOOR AND WINDOWS SCHEDULES AND EXTERIOR ELEVATIONS, SEE SHEET A2.3.
3. EXISTING HVAC AND MECHANICAL EQUIPMENT TO REMAIN. REFER TO TITLE 24 SHEETS.
4. NO NEW WORK TO EXISTING FOUNDATION - REFER TO STRUCTURAL DRAWINGS.
5. EXTERIOR HOUSE STUDS AT NEW WALLS: 2x6s U.N.O. SEE FLOOR PLAN SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
6. INTERIOR WALL STUDS: 2x4s AT NEW WALLS (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
7. EXISTING ROOF RAFTERS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
8. EXISTING FLOOR JOISTS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
9. REPLACEMENT INTERIOR FLOORING TO BE 3/4" ENGINEERED T&G OAK OVER EXISTING STRUCTURAL SHEATHING, PROVIDE ACOUSTICAL UNDERLAYMENT, TYP.
10. PROVIDE AT NEW WORK INSULATION PER TITLE 24, TYP., WHERE OCCURS: MINIMUM R-21 FACTOR THERMAL INSULATION AT ALL EXTERIOR 2X6 WALLS; MINIMUM R-15 AT 2X4 WALLS. MINIMUM R-30 AT CATHEDRAL CEILINGS. MINIMUM R-30 ABOVE CEILINGS + R19 AT ROOF OR R-38 AT ROOFS. R-13 ACOUSTICAL INSULATION AT ALL BATHROOMS INTERIOR WALLS.
11. NEW EXTERIOR WALL FINISH TO BE PRESCRIBE TO VHFHZ CH 7A REQUIREMENTS. TYP.
12. WALL AND CEILING FINISHES PER INTERIOR DESIGNER: AMERICAN WHITE OAK T&G WALL PLANKS, STAGGERED WIDTHS, TYP., U.N.O.
13. DECKING SHALL BE SFM CHAPTER 12-7A-1 COMPLIANT OR W.U.I. LISTED DECKING MATERIAL TYP. SPEC & FINISH PER DESIGNER APPROVED SAMPLE. REFER TO PROPOSED WUI LISTINGS ON SHEET A0.20.
14. PATIO DECKING TO BE INSTALLED ON LOW PROFILE PEDESTAL SYSTEM, MRP SUPPORTS 'ETERNO' SYSTEM OR EQUAL OVER EXISTING PATIO FINISH. FULLY WATERPROOF SEAL ANY PENETRATIONS INTO EXISTING WP, TYP.
15. CLASS 'A' ROOF COVERING INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 'CEDUR' SYNTHETIC SHAKES OR EQ., SEE SHEET A0.21 FOR PRODUCT SUPPLEMENTAL INFORMATION.

REMODEL PERMIT SET

05-22-2026

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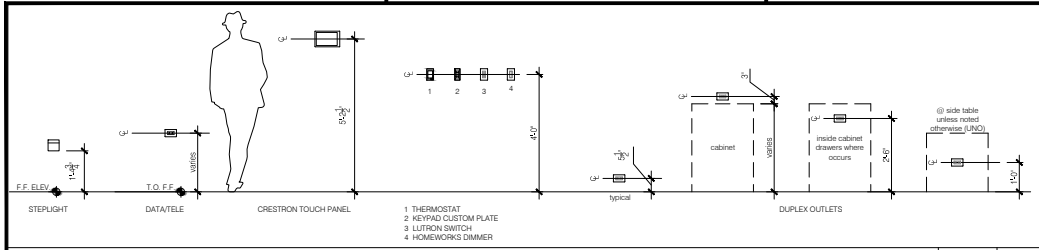
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: GUEST HOUSE SECTIONS

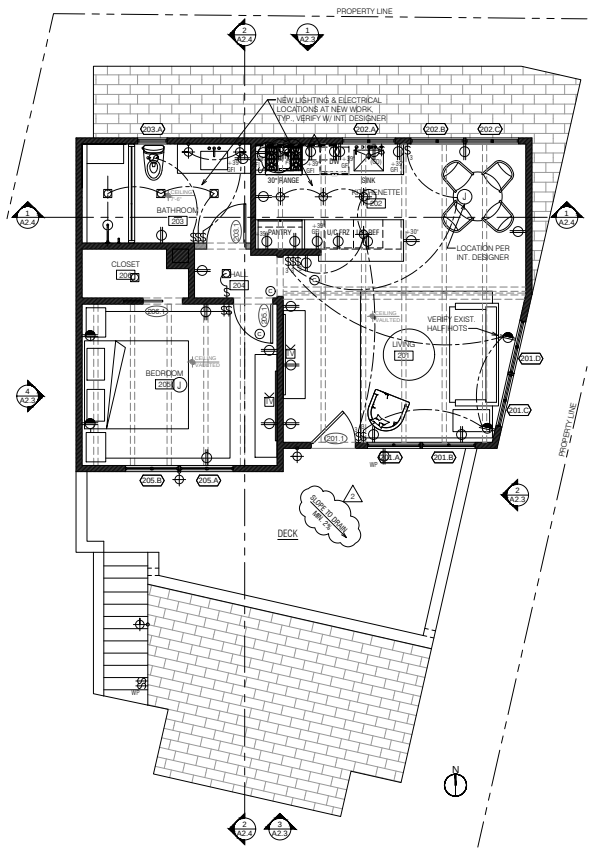
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A2.4



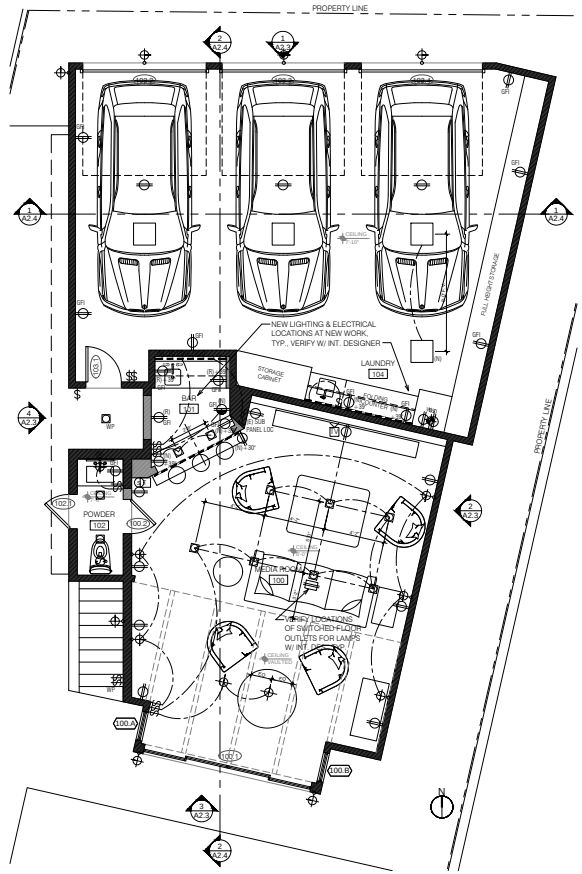
TYPICAL ELECTRICAL DEVICE LOCATIONS, WHERE OCCURS NEW

SCALE: 1/2" = 1'-0" | 3



GUEST HOUSE SECOND FLOOR ELECTRICAL PLAN

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



GUEST HOUSE FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- 3 WAY SWITCH
- KEYPAD SWITCH W/ SCENES
- WEATHERPROOF SWITCH
- JAMB SWITCH
- DUPLEX RECEPTACLE
- 4 PLEX RECEPTACLE
- 1/2 HOT RECEPTACLE
- 220 VOLT RECEPTACLE
- SINGLE SWITCHED OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- WEATHERPROOF RECEPTACLE
- FLOOR RECEPTACLE
- SURFACE MOUNTED FIXTURE
- RECESSED WALL FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- CHANDELIER / PENDANT
- LED LIGHT W DIFFUSER
- RECESSED DOWNLIGHT
- RECESSED ART LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED ART LIGHT
- LANDSCAPE UPLIGHT
- LED PANEL
- TELEPHONE JACK
- NETWORK JACK
- TV LOCATION
- PUSH BUTTON FOR DOOR BELL
- CHIMES-HEIGHT AS NOTED
- THERMOSTAT-HEIGHT AS NOTED
- SMOKE DETECTOR
- CO2 DETECTOR
- EXHAUST FAN
- J BOX

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS - NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH PROPOSED PLANS.
2. WIRED RECEPTACLES DENOTE NEW LOCATIONS, U.N.O. REMAINING RECEPTACLES SHOWN SHALL BE CONSIDERED EXISTING TO REMAIN IF NOT OTHERWISE INDICATED EXPLICITLY AS NEW (N) OR RELOCATED (R). F.V., TYP.
3. CONTRACTOR TO VERIFY EXISTING SMOKE AND CARBON MONOXIDE DETECTORS MEET CODE OR TO UPGRADE. ADD UNITS WHERE SHOWN IF NOT ALREADY PRESENT AT PRESCRIBED LOCATIONS.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL LIGHTING, WALL SWITCHES, RECEPTACLES, FANS, THERMOSTATS, ETC. PRIOR TO INSTALLATION.
5. ALL DECORATIVE FIXTURES ARE TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
6. UPGRADE EXISTING SWITCHES AND OUTLETS TO REMAIN PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP.
7. NOTIFY DESIGNER IMMEDIATELY IF DRAWINGS OR SPECIFICATIONS VARY REGARDING PLACEMENT OF ANY FIXTURES AND DEVICES.
8. ALL EXPOSED SWITCH PLATES TO HAVE COMMON COVER PLATE - THIS INCLUDES DIMMERS, SWITCHES, KEYPADS, EXHAUST FANS, CEILING FANS, OUTLETS, AND OTHER RECEPTACLES, ETC.
9. PROVIDE LOW VOLTAGE SWITCHING AS NEEDED.
10. PROVIDE APPROPRIATE POWER FOR STEAM SHOWER AND INSTALL PER MANUFACTURERS SPECIFICATIONS.
11. ALL EXISTING DECORATIVE FIXTURES ARE TO BE REPLACED U.N.O. TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
12. PLACEMENT OF RECESSED DOWNLIGHTS TO BE CONFIRMED WITH DESIGNER AND OWNER ON SITE.
13. ALL ELECTRICAL OUTLETS AND SWITCHES TO BE MOUNTED AT LOCATIONS SHOWN IN DETAIL 3/A2.5, U.N.O.
14. REFINISH CEILINGS PER INTERIOR DESIGNER'S FINISH SCHEDULE AND SPECIFICATIONS, TYP. THROUGHOUT. PROVIDE SAMPLES FOR APPROVAL.
15. EXISTING WOOD BEAMS TO BE REFURBISHED AND REFINISHED PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP. PROVIDE SAMPLES FOR APPROVAL.
16. CONTRACTOR TO FIELD VERIFY ALL EXISTING CEILING HEIGHTS AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH THIS PLAN.
17. ALL APPLIANCE HOOKUPS AND CONNECTIONS (ELECTRICAL, GAS, WATER, ETC.) PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
18. ALL POWER, NETWORK & CABLING FOR A/V EQUIPMENT PER A/V CONSULTANT, TYP.
19. WHERE ALTERATIONS, REPAIRS OR ADDITIONAS REQUIERING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. R310.2.2.
20. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    a) IN EACH SLEEPING ROOM.
    b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
    c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AND INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THEN ONE FULL STORY BELOW THE UPPER LEVEL.
    d) NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
    e) IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF THE A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE.
    f) ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF THE ONE ALARM SHALL ACTIVATE ALL ALARMS.
    g) ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
    h) APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), SINK, BOATHOUSE, BATHTURS OR SHOWER STALLS, LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. [210.8 CEC].
2. ALL BRANCH CIRCUITS SUPPLYING120V 15-AMPERE AND 20-AMPERE OUTLETS IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMES, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). [210.12(A) (1) & (2) CEC].
3. ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT AT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLES (12' MAX SPACING). [210.52(C)(2) CEC].
4. WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. [210.52(C)(2) CEC].
5. PROVIDE A GFCI RECEPTACLE ON EACH SIDE OF THE ISLAND COUNTER IN THE KITCHEN [210.52(C)(2) CEC].
6. PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. [210.12 CEC]
7. ALL 125-VOLT, 15-AMPM AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12 CEC]
8. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. [210.11 (C)(1) CEC]
9. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(2) CEC]
10. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(3) CEC]
11. MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT AND NOT OVER 50 FT FROM THE AIR CONDITIONER AND COOLING TOWER.
12. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
13. THE SERVICE PANEL OR SUBPANEL CIRECUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED 'EV CAPABLE'.
14. INSTALL CONDUIT FROM BUILDING ROOF OR EAVE TO LOCATION SHOWN ON PLAN FOR FUTURE INSTALLATION OF A CHARGE CONTROLLER (REGULATOR) AND INVERTER.
15. BATHROOM CIRCUITING SHALL BE EITHER
    a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
    b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
11. BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED NEC ART. 210-12(b)
12. ALUMINUM WIRING 1/0 AND LARGER MAY BE USED FOR MAIN FEED OT SUB PANELS ONLY AND SHALL BE ENCLOSED IN A RACEWAY OTHERWISE NOT ALLOWED.

LIGHTING NOTES:

* ALL INTERIOR AND EXTERIOR LIGHTS TO BE DIMMABLE
* ALL LANDSCAPE LIGHTS AND TO BE ON A TIMER
* ALL SWITCHES TO BE LOW VOLTAGE KEYPAD SWITCHES
* ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT PER MALIBU CITY CODE.

1. KITCHEN LIGHTING MUST BE 50% HIGH EFFICACY (FLUORESCENT), WHEN CALCULATING INCANDESCENT PORTION, USE MAXIMUM WATTAGE MARKED ON FIXTURE.
2. BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM LIGHTING MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL - ON - AUTOMATIC - OFF OCCUPANT SENSOR.
3. LIGHTING IN ALL OTHER INTERIOR ROOMS (I.E.HALLWAY, DINING ROOM, BEDROOM, DEN) MUST BE HIGH EFFICACY (FLUORESCENT), INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL -ON - AUTOMATIC - OFF OCCUPANT SENSOR, OR DIMMER.
4. OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MOTION SENSOR PLUS PHOTO CONTROL PART OF FIXTURE OR COMBINATION MOTION SENSOR PHOTO CONTROL WIRED REMOTELY.
5. ALL LAMPS RATED 13 WATTS OR GREATER MUST HAVE ELECTRONIC BALLASTS.
6. RECESSED LUMINAIRES IN ALL INSULATED CEILINGS MUST BE APPROVED FOR ZERO - CLEARANCE INSULATED COVER (IC) AND CERTIFIED AIRTIGHT.
7. SWITCH ALL HIGH EFFICACY LIGHTING (FLUORESCENT) SEPARATE FROM LOW EFFICACY LIGHTING.
8. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX). (R303.6)
9. PROVIDE J BOXES & SOLID BLOCKING FOR CEILING MOUNTED, PENDANT, CHANDELIER AND WALL SCONCE FIXTURES, TYP.
10. PROVIDE SHALLOW PANCAKE BOX AND RATED IC HOUSING WHERE REQUIRED.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- COMBO SMOKE & CARBON MONOXIDE ALARM
- SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE

REMODEL PERMIT SET

05-22-2026

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REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

SHEET: GUEST HOUSE ELECTRICAL PLANS

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

SHEET NUMBER: A2.5

STAIR NOTES:

1. NEW STAIR, RAILING AND GUARDRAILS SHALL COMPLY WITH CRC R311.7.

2. REFER TO FLOOR PLAN FOR STAIR TREADS AND LANDING LAYOUT ON SHEET A1.1.

3. HANDRAIL AND GUARDRAIL HEIGHTS TO BE PER DALIFORNIA RESIDENTIAL CODE - 42" H GUARDRAIL AND 34"-38" H HANDRAIL, TYP.

4. SEE INTERIOR DESIGNER'S FINISH SCHEDULE FOR FINAL FINISH SELECTIONS & SPECS.

5. PROVIDE SOLID BLOCKING FOR ALL HANDRAIL ATTACHMENTS INCLUDING AT WALL CONNECTION BRACKETS OF UPPER HALLWAY RAILING.

6. PROVIDE MOCK UP OF WOOD CURB FOR FINAL APPROVAL OF SIZES AND TRANSITION TO LANDING.

7. PROVIDE SAMPLES OF CUSTOM STAIR FINISHES, WOOD, PLASTER, AND STEEL, FOR OWNER AND DESIGNER FINAL APPROVAL, TYP.

8. STAIR TREADS AND RISERS TO BE SOLID WOOD MATCHING FLOORS AND CUSTOM FINISHED PER OWNER AND DESIGNER APPROVED SAMPLE.

9. PROVIDE MOCK-UP OF RAILING DESIGN FOR APPROVAL OF TAPERED CURVED SPINDLES AND HANDRAIL PROFILES.

10. ALL RAILINGS TO BE CUSTOM-SHAPED, TAPERED ROUND BRONZE OR STEEL WITH CUSTOM PATINA LIVING FINISH APPROVED BY DESIGNERS AND OWNER.

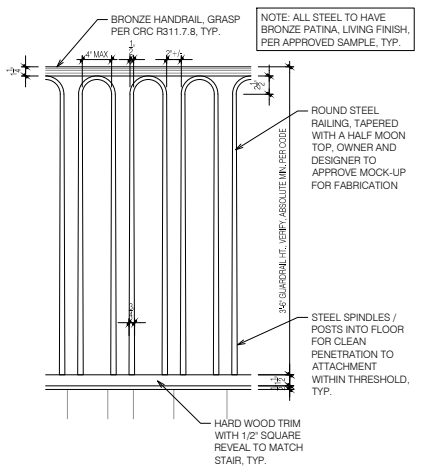
11. ALL ATTACHMENTS AND CONNECTIONS BY STRUCTURAL ENGINEER PER REQUIRED TORSION RESISTANCE - VERIFY ALL PROPOSED SIZES AND CONNECTIONS OF HAND AND GUARD RAILS WITH ENGINEER FOR COMPLIANCE WITH ALL CODE REQUIREMENTS.

12. IMPERATIVE: FABRICATOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND SITE CONSTRAINTS INCLUDING FLOOR TO FLOOR HEIGHTS, ETC. PRIOR TO FABRICATION FOR ACCURATE DIMENSIONS, NUMBERS AND SIZES OF TREADS, RISERS, RAILINGS, CURBS, SUBSTRUCTURE, ETC.

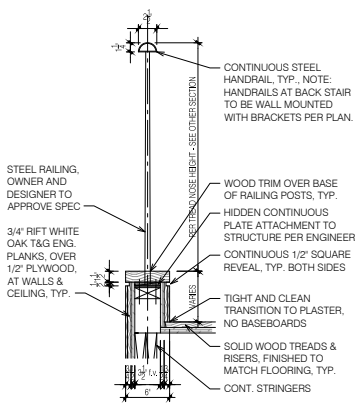
13. STAIRWAYS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

14. STRINGERS, CONNECTION DETAILS, AND CALCULATIONS SHALL BE DESIGNED AND SPECIFIED BY A PROFESSIONAL, STRUCTURAL ENGINEER. DESIGN HANDRAIL & GUARD AND ALL CONNECTIONS FOR 200 LBS POINT LOAD IN ALL DIRECTIONS.

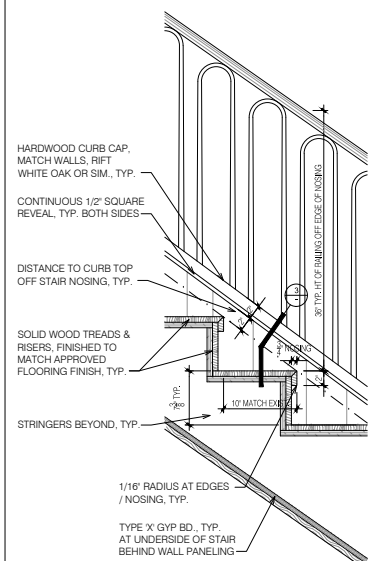
15. INTERNAL STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS AT A LEVEL OF ONE FOOT-CANDLE (11 LUX) MINIMUM - AT STAIRWAYS WITH SIX OR MORE RISERS, THE ARTIFICIAL LIGHT SOURCE IS TO BE CONTROLLED BY A SWITCH AT EACH FLOOR LEVEL.



TYP. INT. GUARDRAIL | SCALE: 1" = 1'-0" | 3



TYP. STAIR CURB | SCALE: 1" = 1'-0" | 2



TYP. STAIR TREAD | SCALE: 1" = 1'-0" | 1

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05-22-2026

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REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET: STAIR AND RAILING INFO AND DETAILS

SCALE: NTS

SHEET NUMBER: A3.0

0955 P1

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 03/30/2026

PROJECT NUMBER: CDP 26-023

JOB ADDRESS: 23826 MALIBU RD

APPLICANT / CONTACT: Sharyl Beebe, Prism Permits

APPLICANT EMAIL: sbeebe@prismpermits.com

PROJECT DESCRIPTION: Foundation repair

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ The project is feasible and CAN proceed through the Planning process.
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ Ø review over counter

___ 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 Lauren Hogel DATE 5-20-26

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.

REF: April 23, 2025 Coastal Engineering report by David C. Weiss, SE.
Comments - Sea level rise included in design, new deepened footings below design beach profile & designed for wave forces.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 website: www.malibucity.org

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **DATE:** 03/30/2026

PROJECT NUMBER:	CDP 26-023
JOB ADDRESS:	23826 MALIBU RD
APPLICANT / CONTACT:	Sharyl Beebe, Prism Permits
APPLICANT EMAIL:	sbeebe@prismpermits.com
PROJECT DESCRIPTION:	Foundation repair

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

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

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $ per City fee schedule

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

SIGNATURE _____ DATE 5-12-2026

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

Public Counter hours for Geotechnical staff are Tuesdays and Thursdays, 9:00 AM – 12:00 PM.

*The project is feasible, with the following conditions:

1) If shoring is proposed for foundation excavation, geotechnical recommendations are required and should be provided for review in Building Plan Check.
2) Please provide valuation determination from Public Works to demonstrate that the project is eligible under Los Angeles County Code Section 110.2.3.3. This code section allows for an Assumption of Risk and Release to be utilized instead of mitigation when the remodel work value is less than 25% of the existing structure value.
3) An Assumption of Risk and Release is required to be signed and recorded with the City of Malibu prior to permitting.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 04/27/2026

PROJECT NUMBER: CDP 26-023

JOB ADDRESS: 23826 MALIBU RD

APPLICANT / CONTACT: Sharyl Beebe, Prism Permits

APPLICANT EMAIL: sbeebe@prismpermits.com

PROJECT DESCRIPTION: Foundation repair

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X **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.**

Building Plan Check (BPC) Required ☐ Yes ☒ No BPC Fees Req'd $_____

SIGNATURE

4/28/2026
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: April 28, 2026

Re: Proposed Conditions of Approval for 23826 Malibu Rd, CDP 26-023

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.

FEMA

1. The proposed improvements are located within a Special Flood Hazard Area (SFHA) and are subjected to the National Flood Insurance Program (NFIP) regulations and the City's Flood Plain Management Ordinance, Malibu Municipal Code, Section 15.20. The proposed improvements were evaluated as a non-substantial improvement and therefore the existing structure does not require any additional improvements or documentation to conform to the City's Flood Plain Management Ordinance. If there are any modifications to this project, the applicant must submit the revised plans to the Public Works Department for further evaluation. If the revised plans are considered a substantial improvement, the structure located within SFHA must meet all requirements of the City of Malibu Floodplain Management Ordinance.

Recycled Paper

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 17, 2026, at 6:30 p.m**. **in the Multi-Purpose Room, Malibu City Hall,** 23825 Stuart Ranch Road, Malibu, CA on the project identified below. In the event construction at City Hall limits technical capabilities in the Multi-Purpose Room, the meeting may be relocated to Council Chambers. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-023 AND DEMOLITION PERMIT NO. 26-014 - An application for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence, and the removal of landscaping and a prefabricated spa in the wave uprush zone; including a demolition permit for the exterior demolition of the residence, detached garage and second unit

LOCATION / APN:	**23826 Malibu Rd** / 4458-007-025
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Prism Permits / Beach Tree Malibu LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
APPLICATION FILED:	March 30, 2026
CASE PLANNER:	Courtney Brown, Senior Planner, cbrown@malibucity.org / (310) 456-2489, ext. 268

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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 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 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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.

YOLANDA BUNDY, Community Development Director Date: August 6, 2026