MAY 18, 2026 REGULAR MEETING

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

1. Meeting Agenda

   Documents:

   PC260518_AGENDA.PDF

2. Item 3A1

   Receive and File Corrected Minutes / April 20, 2026 Regular Planning Commission meeting

   Documents:

   PC260518_ITEM 3A1.PDF

3. Item 3B1

   Approval of Minutes / May 4, 2026 Regular Planning Commission minutes

   Documents:

   PC260518_ITEM 3B1.PDF

4. Item 4A

   Coastal Development Permit No. 23-073 / 32832 Pacific Coast Highway

   Documents:

   PC260518_ITEM 4A.PDF

5. Item 4B

   Coastal Development Permit No. 18-029 / 31618 Sea Level Drive and Assessor Parcel Nos. 4470-017-009; 4470-001-014/015/016/017/018/019/020/ 021/022/023/024/025/026

   Documents:

   PC260518_ITEM 4B.PDF

6. Item 5A

   Conditional Use Permit No. 26-002 / 30215 Morning View Drive (Malibu Middle and High School Temporary Tow Yard)

Documents:

PC260518_ITEM 5A.PDF

7. Item 5B

Local Coastal Program Amendment No. 26-002 and Zoning Text Amendment No. 26-002 / Beachfront Definition

Documents:

PC260518_ITEM 5B.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, May 18, 2026

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

City Hall – Council Chambers
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 – May 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

1. Receive and File Corrected Minutes

Recommended Action: Receive and file the minutes of the April 20, 2026 Regular Planning Commission meeting as amended and approved at the May 4, 2026 Regular Planning Commission meeting.

Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

B. New Items

1. Approval of Minutes

Recommended Action: Approve the minutes of the May 4, 2026 Regular Planning Commission meeting.

Staff Contact: Management Analyst Duncan, 456-2489, ext. 309

4. **Continued Public Hearings**

A. Coastal Development Permit No. 23-073, Variance No. 25-019, Site Plan Review No. 23-035, and Minor Modification No. 24-005 – An application for the construction of a single-family residence and associated development (Continued from March 16, 2026)

Location: 32832 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-017-023
Owner: Sun is Shining, LLC
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247

Recommended Action: Adopt Planning Commission Resolution No. 26-11 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-073 to construct a new 5,168-square-foot, two-story single-family residence with an 840 square-foot subterranean garage and 2,192-square-foot basement, advanced onsite wastewater treatment system, driveway, hardscaping, pool and associated decks, landscaping and associated development; including Variance No.

25-019 for encroachment into an Environmentally Sensitive Habitat Area (ESHA) buffer and stream ESHA, Site Plan Review No. 23-035 for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and Minor Modification No. 24-005 for up to a 13 percent reduction of the front yard setback, located in the Rural Residential, Two-Acre zoning district at 32832 Pacific Coast Highway (Sun is Shining, LLC).

B. Coastal Development Permit No. 18-029 – A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary bluff protection measures and the construction of permanent bluff protection measures consisting of two revetments on the ocean side of a private street (Continued from May 4, 2026)

Location: 31618 Sea Level Drive, within the appealable coastal zone
APNs: 4470-017-009; 4470-001-014 through 4470-001-026
Owners: Malibu Encinal Homeowners Association; WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Continue the item to the June 15, 2026 Regular Planning Commission meeting.

5. **New Public Hearings**

A. Conditional Use Permit No. 26-002 – An application to permit a temporary tow yard on weekends and holidays from May 23, 2026 through September 7, 2026 at the Malibu Middle and High School campus

Location: 30215 Morning View Drive
APN: 4469-017-901
Owner: Santa Monica-Malibu Unified School District
Case Planner: Assistant Planner Nash, 456-2489, ext. 294

Recommended Action: Adopt Planning Commission Resolution No. 26-19 determining the project is categorically exempt from the California Environmental Quality Act and approving Conditional Use Permit No. 26-002 to permit a temporary tow yard in the lower parking lot of the Malibu Middle and High School campus to store impounded vehicles from 8:00 a.m. to 7:00 p.m. on weekends and holidays from May 23, 2026 through September 7, 2026 located in the Institutional zoning district and Malibu Middle and High School Specific Plan Overlay at 30215 Morning View Drive (APN 4469-017-901) (Santa Monica-Malibu Unified School District).

B. Local Coastal Program Amendment No. 26-002 and Zoning Text Amendment No. 26-002 – An amendment to Chapter 2 (Definitions) of the Local Coastal Program Local Implementation Plan and Title 17 (Zoning) of the Malibu Municipal Code to add a definition of Beachfront and make a recommendation to the City Council

Applicant: City of Malibu
Location: Citywide
Case Planners: Assistant Community Development Director Eaton, 456-2489, ext. 273
Contract Principal Planner Smith, AICP, jsmith@malibucity.org

Recommended Action: Adopt Planning Commission Resolution No. 26-20 recommending that the City Council approve Local Coastal Program Amendment No. 26-002 and Zoning Text Amendment No. 26-002 to add a definition of Beachfront to Chapter 2 (Definitions) of the Local Coastal Program Local Implementation Plan and Title 17 (Zoning) of the Malibu Municipal Code.

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, June 1, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, June 15, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, July 6, 2026	CANCELLED
Monday, July 20, 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 May 2026 at 5:40 p.m.



Rebecca Evans, Senior Management Analyst

Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 3.A.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

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

Date prepared: May 7, 2026 Meeting date: May 18, 2026

Subject: Receive and File Corrected Minutes

RECOMMENDED ACTION: Receive and file the minutes of the April 20, 2026 Regular Planning Commission meeting as amended and approved at the May 4, 2026 Regular Planning Commission meeting.

DISCUSSION: The Commission amended and approved the minutes of the April 20, 2026 Regular Planning Commission meeting at the May 4, 2026 meeting and requested the corrected minutes be presented on the May 18, 2026 Regular Planning Commission meeting consent calendar.

ATTACHMENT:

April 20, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
APRIL 20, 2026
COUNCIL CHAMBERS
6:30 P.M.

The following meeting was held in a hybrid format that allowed members of the public to participate in-person and remotely via Zoom when technically viable.

CALL TO ORDER

Chair Riddick called the meeting to order at 6:30 p.m.

ROLL CALL

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

PRESENT: Chair Elizabeth Riddick, Vice Chair John G. Mazza and Commissioners Marni Kamins, Drew Leonard and Skylar Peak

ALSO PRESENT: Yolanda Bundy, Community Development Director; Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Patrick Achis, Senior Planner; Fletcher Allen, Senior Planner; Alexander da Silva, Associate Planner; Adriana Peralta, Assistant Planner; Larbi Azzaz, Associate Planner; Richard Greenbauer, Contract Planner; Magda Gonzalez, Contract Planner; Parker Davis, Media Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Assistant Community Development Director Eaton led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Vice Chair Mazza moved and Commissioner Peak seconded a motion to approve the agenda.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on April 9, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Planning Commission Reorganization

Recommended Action: Conduct the election of Chair and Vice Chair
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

Chair Riddick opened nominations for Chair.

Commissioner Kamins nominated Vice Chair Mazza for election to Chair.

Commissioner Leonard nominated Commissioner Peak for election to Chair.

The question was called and Chair Peak was elected 3-2, Vice Chair Mazza and Commissioner Kamins dissenting.

Recording Secretary Evans administered the Oath of Office to newly appointed Chair Peak.

Chair Peak opened nominations for the election of Vice Chair

Vice Chair Mazza, Commissioner Leonard and Commissioner Riddick nominated Commissioner Kamins for election to Vice Chair.

The question was called and Vice Chair Kamins was elected by unanimous consensus.

Recording Secretary Evans administered the Oath of Office to newly appointed Vice Chair Kamins.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Luis Tena provided a brief overview of beta versions of three tools available at no cost designed for rebuild support. The newArch beta prototype (https://www.newarch.com) was intended to help owners understand what could be built by right on a parcel by pulling data from publicly available information sites such as Los Angeles County Tax Assessor, United States Geographical Survey, and Los Angeles Region Imagery Acquisition Consortium. The Malibu Rebuild Navigator tool (https://luistenadesign.github.io/malibu-rebuild-navigator) offered a personalized flowchart of required permits, documents, and code references based on responses to fifteen questions. The Permit Tracker (https://maliburebuildtaskforce.github.io/permit-tracker) pulled information from the City's OnBase to generate a map, which indicates parcels with active building

permits and available reports. Mr. Tena invited comments on the three systems for further refinements.

Thomas Spencer commented on Commissioner Mazza's inattentiveness to his appointing Councilmember Uhring's code violations at his personal residence, which remained in violation after two years.

Jim Casey noted that both Commissioner Peak and former Commissioner Dennis Smith were completely exonerated by the Fair Political Practices Commission (FPPC) investigation. He alleged that Mayor Silverstein instigated the original FPPC complaint filed in cooperation with Jo Drummond. He stated that Ms. Drummond was motivated by the hope of claiming a Planning Commission seat should either Commissioner be removed.

Jo Drummond noted that once again Commissioner Mazza was passed over for Chair of the Planning Commission and stated he should have been elected based on his long service to the community. She alleged outside interest parties had been interfering with public meetings by Zoom commentary. Ms. Drummond stated residents would remember who stood with the community and who tolerated outside pressure at the ballot box. She expressed approval of Marni Kamins election to Vice Chair.

Commissioner Mazza alleged the virtual speakers were not residents of the community.

Vice Chair Kamins expressed concern regarding the public comments against Commissioner Mazza and noted his long tenure of service to the community. She urged virtual speakers to attend meetings in person to express their concerns.

Commissioner Riddick noted her appreciation of the value of Commissioner Mazza's in-depth analysis of projects, historical background and service to the Commission and stated his opinions would continue to be heard regardless of his role on the Commission.

Commissioner Leonard noted that the Planning Commission was not a political Commission and stated it was the Commission's responsibility to make critical findings and to serve the community as a whole.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Bundy thanked former Chair Riddick for her work and former Vice Chair Mazza for his time and institutional knowledge. She welcomed Chair Peak and Vice Chair Kamins. Ms. Bundy stated the General Plan

Amendment for the Safety Element was approved by City Council at their April 13, 2026 Regular meeting. The California Department of Housing and Community Development officially accepted the City's annual progress report which highlighted the City's progress with the certified Housing Element Implementation for the prior year. Ms. Bundy announced Community Development Department staff would finalize a Palisades Fire Rebuild Guide for with infographics for all stakeholders, which would be presented to the fire zone captains soon.

Associate Planner da Silva provided an update regarding rebuild statistics and upcoming rebuild meetings.

Recording Secretary Evans stated that any resolution or minutes adopted by the Commission that evening would be updated to reflect the name of the newly elected Chair.

ITEM 3 CONSENT CALENDAR

The following items were pulled: Item Nos. 3.B.1., 3B.2., 3.B.3., 3.B.4. and 3.B.5.

MOTION Commissioner Riddick moved and Commissioner Mazza seconded a motion to approve the balance of the Consent Calendar, Item Nos. 3.B.6, 3.B.7., and 3.B.8.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Formula Retail Clearance No. 26-001 - Cross Creek Ranch Shopping Center

Location:	23465 Civic Center Way, Unit 850
APN:	4458-022-032
Owner:	Cross Creek Ranch Malibu, LLC
Tenant:	Birkenstock
Case Planner:	Assistant Planner Peralta, 456-2489, ext. 315

Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-001.

The Commission determined Item Nos. 3.B.1 through 3.B.5 would be heard as a collective group.

The Commission directed questions to staff.

Assistant Planner Peralta presented the staff report.

Chair Peak opened public comment.

Speakers: Patt Healy, Bryan Gordon, Beth Gordie, Jeremy Fink, Jed August

Chair Peak closed the public comment portion of the hearing.

The Commission directed questions to staff. The Commission and staff discussed Formula Retail Clearance in relation to Item Nos. 3.B.1 through 3.B.5 extensively.

The Community Development Director's reports on Formula Retail Clearance Nos. 26-001 through 26-005 were received and filed by the Commission.

2. Formula Retail Clearance No. 26-002 – Cross Creek Ranch Shopping Center
   Location: 23465 Civic Center Way, Units 610 – 630
   APN: 4458-022-032
   Owner: Cross Creek Ranch Malibu, LLC
   Tenant: Restoration Hardware, Inc.
   Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
   Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-002.

   The Commission and staff discussed Formula Retail Clearance in relation to Item Nos. 3.B.1 through 3.B.5 extensively.

The Community Development Director's report on Formula Retail Clearance No. 26-002 was received and filed by the Commission.

3. Formula Retail Clearance No. 26-003 – Cross Creek Ranch Shopping Center
   Location: 23465 Civic Center Way, Unit 350
   APN: 4458-022-032
   Owner: Cross Creek Ranch Malibu, LLC
   Tenant: Brandy Melville
   Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
   Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-003.

   The Commission and staff discussed Formula Retail Clearance in relation to Item Nos. 3.B.1 through 3.B.5 extensively.

   The Community Development Director's report on Formula Retail Clearance No. 26-003 was received and filed by the Commission.

4. Formula Retail Clearance No. 26-004 – Cross Creek Ranch Shopping Center
   Location: 23465 Civic Center Way, Unit 470
   APN: 4458-022-032
   Owner: Cross Creek Ranch Malibu, LLC
   Tenant: Malbon Golf
   Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
   Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-004.

   The Commission and staff discussed Formula Retail Clearance in relation to Item Nos. 3.B.1 through 3.B.5 extensively.

   The Community Development Director's report on Formula Retail Clearance No. 26-004 was received and filed by the Commission.

5. Formula Retail Clearance No. 26-005 – Cross Creek Ranch Shopping Center
   Location: 23465 Civic Center Way, Unit 370
   APN: 4458-022-032

Owner: Cross Creek Ranch Malibu, LLC
Tenant: The Shop by Wheat
Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-005.

The Commission and staff discussed Formula Retail Clearance in relation to Item Nos. 3.B.1 through 3.B.5 extensively.

The Community Development Director's report on Formula Retail Clearance No. 26-005 was received and filed by the Commission.

6. Approval of Minutes
Recommended Action: Approve the minutes of the March 16, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

The Commission unanimously approved the minutes of the March 16, 2026 Regular Planning Commission meeting upon approval of the balance of the agenda.

7. Extension of Coastal Development Permit No. 15-002, Variance Nos. 16-019 and 17-052, Site Plan Review No. 16-041 and Minor Modification No. 21-005 – A request for an extension of time for construction of a new two-story single-family residence and associated development
Location: 28906 Verde Mesa Lane
APN: 4467-018-031
Owner: Maron Family Trust
Case Planner: Contract Planner Kinsella, 510-407-3062
Recommended Action: Adopt Planning Commission Resolution No. 26-14 granting a two-year extension of Coastal Development Permit No. 15-002 for the construction of a new 5,913 square foot, two-story single-family residence plus a 668 square foot attached garage, swimming pool, spa, deck, hardscape, fencing, grading, retaining walls, and landscape, onsite wastewater treatment system; including Variance No. 16-019 for fuel modification encroachment into the Environmentally Sensitive Habitat Area and Environmentally Sensitive Habitat Area Buffer, Variance No.17-052 for construction on slopes steeper than 2.5 to 1, Site Plan Review No.

16-041 for height over 18 feet but not to exceed 28 feet for a pitched roof, and Minor Modification No. 21-005 for a less than 50 percent reduction to the required front yard setback in the Rural Residential, Five-Acre zoning district located at 28906 Verde Mesa Lane (Maron Family Trust).

The Commission adopted Planning Commission Resolution No. 26-14 granting a two-year extension of Coastal Development Permit No. 15-002 for the construction of a new 5,913 square foot, two-story single-family residence plus a 668 square foot attached garage, swimming pool, spa, deck, hardscape, fencing, grading, retaining walls, and landscape, onsite wastewater treatment system; including Variance No. 16-019 for fuel modification encroachment into the Environmentally Sensitive Habitat Area and Environmentally Sensitive Habitat Area Buffer, Variance No.17-052 for construction on slopes steeper than 2.5 to 1, Site Plan Review No. 16-041 for height over 18 feet but not to exceed 28 feet for a pitched roof, and Minor Modification No. 21-005 for a less than 50 percent reduction to the required front yard setback in the Rural Residential, Five-Acre zoning district located at 28906 Verde Mesa Lane (Maron Family Trust) unanimously upon approval of the balance of the Consent Calendar.

8. <u>De Minimis Waiver No. 24-002 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire</u>
   Location: 29960 Harvester Road, not within the appealable coastal zone
   APN: 4469-013-037
   Owner: Stacy Clunies-Ross Trust
   Case Planner: Associate Planner Azzaz, 456-2489, ext. 302
   Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 24-002 for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire.

   The Commission received and filed the Community Development Director's report on the issuance of De Minimis Waiver No. 24-002 upon approval of the balance of the Consent Calendar.

RECESS Chair Peak recessed the meeting at 7:59 p.m. The meeting resumed at 8:15 p.m. with all Commissioners present.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Zoning Text Amendment No. 25-003 – An amended recommendation for Accessory Dwelling Unit regulations to include a reduced setback provision for fire rebuilds
Location: Citywide
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247
Recommended Action: Adopt Planning Commission Resolution No. 26-16 amending the Commission's prior recommendation (Resolution No. 26-03) to include a setback provision for Accessory Dwelling Units attached to fire rebuild replacement structures and recommending that the City Council approve revised Zoning Text Amendment No. 25-003.

Senior Planner Achis presented the staff report.

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

Speakers: Steve Parks, Chris Sorensen

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion. The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-16, as amended, 1) modifying the title to add "beachfront" before "fire rebuild replacement structures"; 2) adding to the end of Section 3.B. "as amended to limit reduced Accessory Dwelling Unit setbacks to beachfront lots." 3) modifying Exhibit A, recital K to add "and adopted Resolution No. 26-03, as amended to limit the ADU fire rebuild setback exception to beachfront lots only, recommending City Council approval of ZTA No. 23-003."; 4) prefacing the proposed language in Exhibit A-1 for Malibu Municipal Code Section 17.44.090(B)(4) with "On a beachfront lot,"; and 5) amending the Commission's prior recommendation (Resolution No. 26-03) to include a setback provision for Accessory Dwelling Units attached to beachfront fire rebuild replacement structures and recommending that the City Council approve revised Zoning Text Amendment No. 25-003.

The question was called and the motion carried unanimously.

B. Coastal Development Permit No. 23-033 and Variance No. 26-004 – An application for the construction of a new potable water well with a reduced setback from an onsite wastewater treatment system

Location: 31255 Beach View Estates Drive, partially within the appealable coastal zone
APN: 4470-004-014
Owner: Conscious Choice, LLC
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132
Recommended Action: Adopt Planning Commission Resolution No. 26-17 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-033 for the construction of a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including Variance No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and an onsite wastewater treatment system, located in the Rural Residential, Five-Acre zoning district at 31255 Beach View Estates Drive (Conscious Choice, LLC).

Contract Planner Greenbauer presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speakers: Martin Rasmussen, Jed August, (Matt Jewett was available to respond to questions)

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

The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-17 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-033 for the construction of a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including Variance No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and an onsite wastewater treatment system, located in the Rural Residential,

Five-Acre zoning district at 31255 Beach View Estates Drive (Conscious Choice, LLC).

The question was called and the motion carried unanimously.

C. Coastal Development Permit No. 21-045 and Variance 26-003 – An application to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit, including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 929-789-7160
Recommended Action: Adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 and Variance No. 26-003 to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit; including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

Contract Planner Gonzalez presented the staff report.

Disclosures: Commissioners Riddick, Leonard, Mazza

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

Speakers: Matt Jewett, Mark Baute, Helmut Meissner, Jed August

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

MOTION Vice Chair Kamins moved to direct staff to return with a resolution for approval of Coastal Development Permit No. 21-045 and Variance No. 26-003.

The motion failed for lack of a second.

MOTION Commissioner Mazza moved to adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 and Variance No. 26-003 to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit; including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

The motion failed for lack of a second.

The Commission directed questions to staff and the applicant team.

STRAW POLL

The Commissioners conducted a straw poll regarding inclination toward finding a path to approval.

The straw poll concluded the Commission was inclined to pursue approval of the proposed development 3-2, Commissioners Mazza and Peak dissenting.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to continue the item to the June 1, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 3-2, Commissioners Leonard and Kamins dissenting.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 10:16 p.m., the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on May 4, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Gail Duncan, Management Analyst

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

Date prepared: May 7, 2026 Meeting date: May 18, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the May 4, 2026 Regular Planning Commission meeting.

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

ATTACHMENT:

May 4, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
MAY 4, 2026
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

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

ROLL CALL

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

PRESENT: Chair Skylar Peak and Commissioners Drew Leonard, John G. Mazza and Elizabeth Riddick

ABSENT: Vice Chair Marni Kamins

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Gina Paolini, Contract Planner; Tonya Ward, Contract Planner; Parker Davis, Media Technician; Isabel Scheibelhut, Management Analyst and Gail Duncan, Recording Secretary

PLEDGE OF ALLEGIANCE

Norm Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to approve the agenda as recommended by staff, continuing Item No. 5.B. to the May 18, 2026 Regular Planning Commission meeting.

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

REPORT ON POSTING OF AGENDA

Recording Secretary Duncan reported that the agenda for the meeting was properly posted on April 23, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Wilbur Swain stated Chair Peak and former Commissioner Dennis Smith were exonerated of any wrongdoing by the Fair Political Practices Commission (FPPC). He alleged that Mayor Silverstein was involved in filing the FPPC complaint in the hopes of replacement of a Commissioner by Malibu Township Council member Jo Drummond. He also alleged Mayor Silverstein had a history of involvement in controversies, which included a fake emerald scheme.

In response to Wilbur Swain, Commissioner Mazza alleged that the same person who wrote Wilbur's speech wrote the fake emerald scheme storyline.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton provided an update regarding upcoming long-range planning items the Commission can expect to see at future meetings.

ITEM 3 CONSENT CALENDAR

The following item was pulled: Item No. 3.B.2.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to approve the balance of the consent calendar.

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

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. De Minimis Waiver No. 26-002 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire
   Location: 31205 Bailard Road, not within the appealable coastal zone
   APN: 4470-011-033
   Owner: Preston's Planet Foundation Inc.
   Case Planner: Contract Planner Ward, AICP, 925-667-0547

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-002 for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire.

The Commission received and filed the Community Development Director's report on the issuance of De Minimis Waiver No. 26-002 upon approval of the balance of the Consent Calendar.

2. Approval of Minutes
Recommended Action: Approve the minutes of the April 20, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

The commission directed questions to staff.

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to approve the minutes for the April 20, 2026 Regular Planning Commission meeting, as amended, 1) adding to Item Nos. 3.B.1. through 3.B.5., "The Commission and staff discussed Formula Retail Clearance in relation to Item Nos. 3.B.1 through 3.B.5 extensively ."; 2) modifying the final paragraph of Item No. 3.B.1, to state, "The Community Development Director's reports on Formula Retail Clearance Nos. 26-001 through 26-005 were received and filed by the Commission."; "3) adding to Item No. 3.B.2., "The Community Development Director's report on Formula Retail Clearance No. 26-002 was received and filed by the Commission."; 4) adding to Item No. 3.B.3., "The Community Development Director's report on Formula Retail Clearance No. 26-003 was received and filed by the Commission."; 5) adding to Item No. 3.B.4., "The Community Development Director's report on Formula Retail Clearance No. 26-004 was received and filed by the Commission."; 6) adding to Item No. 3.B.5., "The Community Development Director's report on Formula Retail Clearance No. 26-005 was received and filed by the Commission." and 7) directed staff to bring back the corrected minutes on the May 18, 2026 Regular Planning Commission meeting consent calendar.

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

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Coastal Development Permit No. 15-070 and Demolition Permit No. 25-006 – An application to abandon the existing onsite wastewater treatment system (OWTS) and demolition of the existing driveway, retaining walls, swimming pool and spa, and the installation of a new Alternative OWTS and landscaping, grading, construction of retaining walls and driveway with shared access from 29140 Cliffside Drive

Location: 29150 Cliffside Drive, within the appealable coastal zone
APN: 4468-001-004
Owner: Nabisco Holdings, S.A.
Case Planner: Contract Planner Paolini, 530-957-1461
Recommended Action: Adopt Planning Commission Resolution No. 26-15 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-070 and Demolition Permit No. 25-006 to abandon an existing OWTS and demolition of an existing driveway, retaining walls, landscaping, hardscaping, decking, and an existing pool and spa, and the installation of a new alternative OWTS, landscaping, grading, and the construction of retaining walls and a new driveway with shared access from an existing driveway on the northeast adjacent parcel at 29140 Cliffside Drive, located in the Rural Residential, One-Acre zoning district at 29150 Cliffside Drive (Nabisco Holdings, S.A.).

Contract Paolini presented the staff report.

Disclosures: Chair Peak and Commissioner Mazza

The Commission directed questions to staff.

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

Speaker: Anne Dereaux

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

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-15, as amended, 1) adding to Condition No. 27, "All existing vegetation within the public right-of-way or north of the established fence shall be cut and maintained at or below 42 inches in height."; 2) adding Condition No. 37 to state, "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."; 3) adding to Condition No. 87, "No new development or vegetation shall be placed or permitted in the view corridor, other than a fence that is completely view permeable. Existing vegetation shall be cut to restore the view corridor. Three sequential violations of this condition will result in the requirement to permanently remove all offending vegetation from the site."; and 4) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-070 and Demolition Permit No. 25-006 to abandon an existing OWTS and demolition of an existing driveway, retaining walls, landscaping, hardscaping, decking, and an existing pool and spa, and the installation of a new alternative OWTS, landscaping, grading, and the construction of retaining walls and a new driveway with shared access from an existing driveway on the northeast adjacent parcel at 29140 Cliffside Drive, located in the Rural Residential, One-Acre zoning district at 29150 Cliffside Drive (Nabisco Holdings, S.A.).

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

B. Coastal Development Permit No. 18-029 – A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary bluff protection measures and the construction of permanent bluff protection measures consisting of two revetments on the ocean side of a private street

Location: 31618 Sea Level Drive, within the appealable coastal zone
APNs: 4470-017-009; 4470-001-014 through 4470-001-026
Owners: Malibu Encinal Homeowners Association; WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family

Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC

Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Continue the item to the May 18, 2026 Regular Planning Commission meeting.

The item was continued to the May 18, 2026 Regular Planning Commission meeting upon approval of the agenda.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 7:30 p.m. the meeting was adjourned by unanimous consensus in memory of Rosemarie Ihde.

Approved and adopted by the Planning Commission of the City of Malibu on May 18, 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
GAIL DUNCAN, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 4.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Patrick Achis, AICP, 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: May 7, 2026 Meeting date: May 18, 2026

Subject: Coastal Development Permit No. 23-073, Variance No. 25-019, Site Plan Review No. 23-035, and Minor Modification No. 24-005 – An application for the construction of a single-family residence and associated development (Continued from March 16, 2026)

Location: 32832 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-017-023
Owner: Sun is Shining, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-11 (Exhibit A) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 23-073 to construct a new 5,168-square-foot, two-story single-family residence with an 840 square-foot subterranean garage and 2,192-square-foot basement, advanced onsite wastewater treatment system (AOWTS), driveway, hardscaping, pool and associated decks, landscaping and associated development; including Variance (VAR) No. 25-019 for encroachment into an Environmentally Sensitive Habitat Area (ESHA) buffer and stream ESHA, Site Plan Review (SPR) No. 23-035 for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and Minor Modification (MM) No. 24-005 for up to a 13 percent reduction of the front yard setback, located in the Rural Residential, Two-Acre (RR-2) zoning district at 32832 Pacific Coast Highway (PCH) (Sun is Shining, LLC).

DISCUSSION: On March 16, 2026, the Planning Commission reviewed the subject application. At that meeting, the Commission continued the matter to allow the applicant

time to address: (1) whether any roof overhangs or covered exterior areas meet or exceed the six-foot depth threshold applicable to Total Development Square Footage (TDSF); and (2) the basis for and establishment of the required public view corridor from Pacific Coast Highway (PCH) to the Pacific Ocean, including vegetation maintenance within the California Department of Transportation (Caltrans) right-of-way and a question regarding a tree at the base of the driveway.

Following the Commission meeting, on April 8, 2026, the applicant submitted revised project plans addressing both requests (Exhibit B). The revised plans include additional dimensions, clarifications, and an updated TDSF General Notes sheet (Sheet A-041) confirming that there are no covered exterior areas six feet or greater in depth; therefore, no square footage has been allotted toward the maximum allowed TDSF differently than what had been represented at the past meeting. The applicant also submitted a View Corridor Memorandum (Exhibit C) documenting the basis for the view corridor location, driveway tree, and frontage vegetation.

Voluntarily, in this current rendition before the Planning Commission, the property owner also reduced the scale of the proposed residence, increased the east side yard setback, and reduced the overall building footprint and square footage. An updated plan revisions table comparing the original and revised design is included as Exhibit C. Both requests from the Commission and the voluntary project revisions are addressed in this report.

The original Commission Agenda Report from the March 16, 2026 meeting is included as Exhibit D. The findings and conditions of approval in that report remain in effect and are incorporated into Resolution No. 26-11 (Exhibit A), as revised by the updated plan set dated April 14, 2026 and this report.

Clarification of Covered Exterior Areas and TDSF

Commission's Request

At the March 16th meeting, the Commission requested clarification on whether any proposed roof overhangs or covered deck and patio areas exceed six feet in depth, which would require inclusion of those areas in the TDSF calculation under the LIP[1].

Applicant's Submittal and Staff Analysis

The revised plan set dated April 14, 2026, includes updated drawings with dimensions, labels specifying areas "open to the sky," and a TDSF General Notes on Sheet A-041, which states: "COVERED AREAS 6' OR GREATER = 0 SF." The plans confirm that the

[1] Under LIP Section 3.6(K), TDSF is calculated based on enclosed living area with exceptions for arbors and trellis open to the sky. Historically, this section has been applied such that exterior covered areas, such as roof overhangs, are included in TDSF when the feature has a depth of six feet or greater, measured from the nearest wall or building edge, and is not open to the sky similar to a trellis covering.

proposed open truss and pergola structures over exterior areas do not meet or exceed the six feet in depth and therefore are not counted toward TDSF.

Staff has reviewed the revised plans and finds this confirmation consistent with the design shown. The TDSF in Table 3 (Updated Zoning Conformance) of this report reflects the project's verified TDSF of 6,184 square feet, which is less than the maximum allowed TDSF of 6,259 square feet.

Clarification of the Public View Corridor

Commission's Request

At the March 16th meeting, the Commission requested additional information on how the required public view corridor[2] was established, including its location on the subject parcel, vegetation maintenance within the Caltrans right-of-way, and a question regarding a tree near the base of the driveway.

Establishment and Location of the Public View Corridor

The public view corridor location was assessed by the Planning Division during the pre-application phase (Pre-Application No. 23-006, July 2023). Based on review of LIP Section 6.5(E) and site conditions, staff determined that the west side of the parcel constitutes the most advantageous view corridor location as it would provide a direct and unobstructed view window toward the ocean from PCH, consistent with LIP Section 6.5(E). The east side of the parcel is constrained by site geometry and intervening development. Consequently, the east side of the parcel is limited in its effectiveness as a public view corridor.

Driveway Tree

The tree at the base of the shared driveway is located on the subject parcel but was installed by the neighboring property owner at 32852 PCH as part of their entry landscaping. The applicant's View Corridor Memorandum (Exhibit C) states that the tree is situated largely below the PCH road grade and is regularly maintained. Based on the applicant's assessment of the tree, it does not create a material obstruction to public ocean views as blue water is visible above the tree canopy. The applicant proposes to retain the

[2] LIP Section 6.5(E) (Ocean Views) requires that new development on parcels visible from PCH be sited and designed to preserve bluewater ocean views, and that a minimum of twenty percent (20%) of the parcel's linear PCH frontage be maintained as an unobstructed public view corridor to the ocean. In July 2000, the California Coastal Commission (CCC) approved CDP No. 4-00-106 on the subject parcel for a single-family residence. As a condition of that approval, the CCC similarly required that a minimum of 20 percent of the lineal frontage through the parcel's east side be maintained as a public view corridor from PCH to the Pacific Ocean. Although that CDP was never constructed and has since expired, the view corridor requirement is carried forward by the current LIP standard applicable to the subject parcel. As explained above, the view corridor is being applied to the west side of the parcel, which remains consistent with the prior CCC condition.

tree. However, staff's evaluation of the tree within the view corridor is that it does block bluewater views as seen from PCH as shown in Figure 1 below. The tree in question is not a native protected tree under Chapter 5 of the LIP and has not been demonstrated to contain special status species. Therefore, staff is recommending the tree be removed to open up the required view corridor from PCH. The view corridor is also conditioned to be maintained for the life of the property. Conditions have been placed within the resolution to address the tree's removal and maintenance of the view corridor.

Figure 1 – Proposed View Corridor, Looking South from PCH



Figure 1 shows the view looking south through the proposed public view corridor from PCH. The subject driveway tree is visible at the base of the common driveway below PCH road grade. Vegetation within the Caltrans right-of-way along the left (east) edge of the corridor is identified for removal in coordination with Caltrans as a condition of approval.

Frontage Vegetation

Vegetation along the PCH frontage north of the property line is within the Caltrans right-of-way and subject to Caltrans authorization. The proposed front yard landscaping on the subject parcel is intentionally limited to avoid a hedge condition. Amended Condition No. 28(a) is revised as follows:

> *28.a. A public view corridor between the northwest property line and 31 feet, 10 inches to the east, extending southerly toward the Pacific Ocean for the length of the property. Prior to final Planning Division inspection, the applicant shall coordinate with the California Department of Transportation (Caltrans) to obtain authorization for and complete removal of all vegetation within the Pacific Coast Highway right-of-way along the portion of the property frontage that extends above PCH road grade and obstructs public views of the ocean through the required view corridor. Any replacement planting within the Caltrans right-of-way shall be consistent with Condition No. 28(d). The applicant shall obtain any City approval(s) as necessary. Compliance with this condition shall be demonstrated to the satisfaction of the Community Development Director (or designee).*

As amended with (a) above, Condition No. 28 includes several provisions for providing and maintaining the public view corridor. Note that Condition No. 28(d) requires any installed landscaping within the view corridor consist of low-growing species that will not obscure bluewater views from PCH road grade, while Condition No. 44 requires that all vegetation be maintained so as not to obstruct primary views from private property or the public right-of-way at any time, accounting for future growth. Per Condition No. 28(e), the coral tree along the shared access driveway within the view corridor must be removed so that there are no bluewater impacts as seen from PCH.

Voluntary Project Revisions

Following the March 16th meeting, the property owner voluntarily increased the proposed east side yard setback to create greater separation from the Woolsey fire rebuild currently under construction at 32826 PCH. This was accomplished by reconfiguring the east building wall, which reduced the overall building footprint, TDSF, and impermeable coverage. Table 1 summarizes the changes between original and revised plan sets, while Table 2 reflects the overall conformance with the LIP's development standards.

Table 1 – Summary of Plan Revisions & Comparisons			
Development Standard	**Original Set (March 16, 2026)**	**Revised Set (April 14, 2026)**	**Change**
TDSF (sq. ft.)	6,242	6,184	− 58
Building Footprint (sq. ft.)	6,033	5,962	− 71
Total Impermeable Coverage (sq. ft.)	10,083	10,012	− 71
Development Area (sq. ft.)	9,981	9,955	− 26
Side Yard – East	12' 4"	15'	+ 2’ 8"
Side Yard – West	30’ 10”	30’ 10” (Public View Corridor)	No change
Total Side Yard	30’ 10”[3]	45’ 10”	- 2’ 8"
Covered Exterior Areas 6 ft. depth or greater	−	0 sq. ft. (noted on Sheet A-041)	Confirmed

Updated Zoning Conformance Table

Table 2 of the original Commission Agenda Report from the March 16, 2026 meeting is replaced in its entirety with the following updated table, which reflects the revised April 14, 2026, plan set. All applicable development standards continue to be met, inclusive of the previously requested VAR, SPR, and MM.

Table 2 – Updated Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
Front Yard (20%)	*65’*	***56’ 9”***	***MM 24-005***
Rear Yard	49' 11"	233' 5"	Complies
Side Yard – East (Min. 10%)	12' 4"	15'	Complies
Side Yard – West (Min. 15%)	18' 6"	30’ 10” (Public View Corridor)	Complies
Total Side Yard (Cumulative 25%)	30’ 10”	45’ 10”	Complies
PARKING			

[3] Coincidentally, the LIP's required 25% side yard setback is the same as the (separately) required public view corridor. When combined, the proposed 25% cumulative side yard setback is 45' 10", above the LIP's requirement of 31'10.

Table 2 – Updated Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
TDSF (sq. ft.)	6,259	6,184	Complies
Single Family Residence	No minimum	5,168	Complies
Subterranean Garage & Basement	First 1,000 exempt, then 50%	1,016	Complies
Exterior Overhangs (≥6')	--	0	Complies
IMPERMEABLE COVERAGE (sq. ft.)	13,032	10,012	Complies
HEIGHT (ft. in.)	*18' up to 24' Flat w/SPR*	***23' 1" (Flat)***	***SPR 23-035***
2/3RD RULE: Area Above 18' (sq. ft.)	2,141	1,990	Complies
SITE OF CONSTRUCTION	Flatter than 3 to 1	Flatter than 3 to 1	Complies
NON-EXEMPT GRADING (cu. yd.)	1,000	440	Complies
20% VIEW CORRIDOR (ft. in.)	31'	31' 10"	Complies
ESHA STREAM BUFFER (ft.)	100' minimum	0' (fuel modification)	***VAR 25-019***
ESHA DEVELOPMENT AREA (sq. ft.)	10,000	9,955	Complies
FENCES/WALLS/HEDGES/GATES			
Front Yard (ft. in.)	42" solid w/area up to 6' to remain view permeable	42" solid w/area up to 6' to remain view permeable	Complies
Side Yard (ft.)	Up to 6'	6'	Complies
Rear Yard (ft.)	Up to 6'	6'	Complies

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 and 15304(b) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On February 19, 2026, the Planning Division published a Notice of Public Hearing (Exhibit D) in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500-foot radius of the subject property. At the March 16, 2026 hearing, the matter was continued to the May 18, 2026 Regular Planning Commission meeting.

SUMMARY: The required findings can be made that the proposed project, as revised, 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, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-11. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

EXHIBITS:

A. Planning Commission Resolution No. 26-11
B. Revised Project Plans, dated April 14, 2026
C. Applicant's Plan Revision Comparison and View Corridor Memorandum
D. March 16, 2026 Regular Planning Commission Meeting Agenda Report

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-11

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. 23-073 TO CONSTRUCT A NEW 5,168 SQUARE-FOOT TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN 840 SQUARE-FOOT SUBTERRANEAN GARAGE AND 2,192 SQUARE-FOOT BASEMENT, ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM, DRIVEWAY, HARDSCAPING, POOL AND ASSOCIATED DECKS, LANDSCAPING AND ASSOCIATED DEVELOPMENT; INCLUDING VARIANCE NO. 25-019 FOR ENCROACHMENT INTO AN ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFER AND STREAM ESHA, SITE PLAN REVIEW NO. 23-035 FOR HEIGHT ABOVE 18 FEET, UP TO 23 FEET, 1 INCH FOR A FLAT ROOF, AND MINOR MODIFICATION NO. 24-005 FOR UP TO A 13 PERCENT REDUCTION OF THE FRONT YARD SETBACK, LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 32832 PACIFIC COAST HIGHWAY (SUN IS SHINING, LLC)

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

SECTION 1. Recitals.

A. On December 13, 2023, an application for Coastal Development Permit (CDP) No. 23-073, Variance (VAR) No. 25-019, Site Plan Review (SPR) No. 23-035, and Minor Modification (MM) No. 24-005 was submitted to the Planning Division by the applicant SAH Planning, on behalf of the property owner, Sun is Shining, LLC. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), California Department of Fish and Wildlife (CDFW), and the Los Angeles County Fire Department (LACFD) for review.

B. On August 25, 2025, story poles representing the location and height of the proposed single-family residence were certified.

C. On September 2, 2025, the applicant posted a Notice of CDP Application on the subject property.

D. On October 22, 2025, the Planning Division conducted a site visit to document site conditions, the property and surrounding area and to determine potential visual impacts of the proposed project on any scenic area, scenic road, public viewing area, or documented primary views from residences.

E. On December 17, 2025, the City's Environmental Review Board (ERB) reviewed the proposed project and provided eight recommendations (included as conditions of approval), to avoid or minimize impacts on Environmentally Sensitive Habitat Area (ESHA) related to the project's required fuel modification.

F. On January 6, 2026, staff deemed the CDP application complete for processing.

G. On February 19, 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 property.

H. On March 16, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

I. At the March 16, 2026 hearing, the Planning Commission continued the matter to the May 18, 2026 Regular Planning Commission meeting to allow the applicant to provide additional information regarding: (1) the treatment of roof and deck overhangs as they relate to Total Development Square Footage (TDSF), specifically whether any covered exterior areas meet or exceed the six-foot depth threshold; and (2) the basis for and establishment of the required public view corridor from Pacific Coast Highway to the Pacific Ocean. On April 8, 2026, the applicant submitted revised project plans responding to the Commission's requests and incorporating voluntary reductions to the building footprint and total square footage.

J. On May 18, 2026, the Planning Commission held a continued public hearing, reviewed and considered the agenda report, the revised project plans, and all 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 Sections 15303(a) and (e) – New Construction and 15304(b) – Minor Alterations to Land. 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 evidence contained within the record, including the agenda report for the project and the hearings on March 16, 2026 and May 18, 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. 23-073, VAR No. 25-019, SPR No. 23-035, and MM No. 24-005 to construct a new 5,168-square-foot, two-story single-family residence with an 840 square-foot subterranean garage and 2,192 square-foot basement, advanced onsite wastewater treatment system (AOWTS), driveway, hardscaping, pool and associated decks, landscaping and associated development; including VAR No. 25-019 for encroachment into an ESHA buffer and stream ESHA, SPR No. 23-035 for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and MM No. 24-005 for up to a 13 percent reduction of the front yard setback, located in the Rural Residential, Two-Acre (RR-2) zoning district at 32832 Pacific Coast Highway (PCH).

A. 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 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 Biologist, City Environmental Health Administrator, City Public Works Department, City 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 development standards, inclusive of the requested VAR, SPR, and MM.

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. However, the project will not adversely affect public access or recreation as the project site is not beachfront or on a coastal bluff, does not contain existing or mapped trails on or adjacent to it according to the LCP Park Lands Map, and vertical access between PCH and the beach is available at El Pescador State Beach (approximately 200 feet to the west) and La Piedra State Beach (approximately 600 feet to the east). Adequate access exists in the vicinity of the subject parcel. A condition of approval is included in the resolution requiring a construction management plan with the goal of avoiding adverse impacts to public parking along PCH during construction and maintaining street and emergency access in the area. The project conforms to the public access and recreation policies of the Coastal Act.

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. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east, south, and west are developed with similar single-family residences. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City geotechnical consultant reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The project could be reduced in size and potentially reduce or eliminate the need for the MM for a reduced front yard setback and/or the SPR for added height above 18 feet. However, strict compliance with the required 65-foot front yard setback would substantially constrain the feasible building envelope due to site-specific constraints including the existing driveway easement and paved access, emergency/fire access requirements, the required 20 percent public view corridor through the subject parcel from PCH, and steep slope conditions to the southeast of the proposed project site. By requiring adherence to the 65-foot front yard setback, the building footprint and associated grading would be oriented closer to the steep slope conditions and required fuel modification would extend further into the stream ESHA buffer. Even without the requested 13

percent reduction in the front yard setback, any structure placed on the site would still require fuel modification into the 100-foot stream ESHA buffer due to the proximity of the street to the subject parcel.

As designed, public bluewater views are maintained over the proposed structure from public viewpoints on Encinal Canyon Road and El Pescador State Beach. Due to orientation of the project site, existing development, landscaping, and topography, the project site is not visible from public viewpoints at El Pescador State Beach. Even at 18 feet in height, in compliance with the LIP's height allowance, a redesigned structure would still be visible from PCH and impede public views through the subject parcel. Given the existing grade differential between PCH and the development area, a redesigned structure entirely below the PCH road grade would require substantial earthwork beyond the proposed amount, with the potential of exceeding the LIP's maximum non-exempt grading threshold. The addition of retaining walls would also be anticipated to create a revised building pad design given the surrounding slopes, thereby increasing site disturbance.

The proposed site layout includes measures intended to reduce landform alteration and visual prominence, including stepping the development into existing topography where feasible and providing a view corridor consistent with the LIP. As designed and inclusive of the requested VAR, SPR, and MM, 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 within a stream ESHA buffer and includes a small portion of stream ESHA onsite at the southern tip of the parcel. The ERB reviewed the project on December 17, 2025, and provided eight recommendations designed to avoid or minimize impacts on ESHA. The recommendations address riparian protection, restoration opportunities, fuel modification specificity/coordination, monarch-supportive landscaping, canopy enhancement, and native slope stabilization. Conditions of approval are included in the resolution requiring implementation of the ERB recommendations through final plan revisions and ongoing compliance measures as applicable to ESHA protection and required fuel modification within the ESHA buffer.

B. Variance No. 25-019 from LIP Section 4.6.1(A) for Development within ESHA and ESHA Buffer (LIP Section 13.26.5)

LIP Section 4.6.4(A) states that variances that modify buffers or ESHA protection standards shall not be granted except where there is no other feasible alternative for siting the development and where the project does not exceed the limits on allowable development pursuant to LIP Section 4.7.1. The project includes required fuel modification for fire safety that would extend into the 100-foot stream ESHA buffer and a small portion of the stream ESHA. All structural components of the project are otherwise sited outside ESHA and ESHA buffer on the disturbed pad adjacent to PCH. LIP Section 13.26.5 requires that the City make ten findings for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 25-019 are made as follows.

1. *There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.*

Special circumstances include the presence of onsite stream ESHA and a required 100-foot buffer located at the southern tip of the parcel, combined with the parcel's limited feasible buildable area concentrated on an existing, previously disturbed pad near PCH and the safety requirement for fire access and fuel-modification zones that extend beyond the disturbed pad area. These site-specific constraints mean that fuel-modification associated with any reasonable single-family residential development on the subject parcel will overlap portions of the ESHA buffer and stream ESHA, even when the residence and associated structures are otherwise sited outside ESHA and the buffer.

Strict application of ESHA buffer prohibitions, without any variance mechanism, would effectively preclude residential development privileges otherwise enjoyed by similarly zoned residential parcels in the vicinity. Unlike similarly zoned RR-2 parcels in the vicinity that do not contain mapped stream ESHA, the subject property contains an ESHA buffer and a small portion of stream ESHA at its southern terminus. As a result, the only feasible development envelope is confined to an existing disturbed building pad near PCH that is further constrained by a shared driveway easement and adjacent steep slopes. Even by locating all structural development outside of the ESHA buffer and stream ESHA, the combination of site-specific constraints render required fuel-modification overlap within the ESHA buffer and stream ESHA unavoidable.

Consequently, the proposed VAR allows the subject parcel to be developed consistent with the privileges already granted to the neighboring properties and allows a level of development compatible with the height, mass, and scale of the neighboring properties.

2. *The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.*

As conditioned, the variance is narrowly limited to the minimum necessary fuel-modification/vegetation modification within the ESHA buffer and stream ESHA to meet fire-safety requirements. The project incorporates ERB recommendations and detailed ESHA protection measures (including delineation, monitoring, Best Management Practices (BMPs), and method limitations) and requires full mitigation for unavoidable ESHA/buffer effects consistent with LIP Section 4.8, including monitoring, performance standards, and reporting. With these conditions, ESHA functions and values will be protected to the maximum extent feasible and the variance will not result in detriment to the public welfare or nearby properties.

The project is designed to minimize grading and landform alteration by incorporating the structure into the topography and utilizing the flattest area of the subject parcel. The project also incorporates fuel modification that will provide additional fire protection zones to the area during a wildfire. Story poles were placed to represent the size, mass, height, and bulk of the proposed project demonstrating that the project is appropriately scaled in relation to the surrounding development in regard to height, setbacks, and mass and that it will not be detrimental or injurious to the

properties in the same vicinity.

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

The requested relief addresses site-specific constraints resulting from required fuel modification and ESHA buffer and stream ESHA to be impacted as a result of the fuel modification. As a requirement by the LACFD, fuel modification is not an exception granted for convenience or increased development intensity. The project is for a single-family residence, a permitted use in the RR-2 zone, and the variance is limited to required fuel-modification rather than structural encroachment into ESHA/buffer areas. Therefore, approval would not confer a special privilege inconsistent with the RR-2 zone or the LCP.

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

The project implements the LCP's ESHA policy framework by: (i) avoiding structural development within ESHA and the buffer; (ii) minimizing ESHA-adjacent activity by limiting the variance to required fuel modification; (iii) requiring ERB-informed protection measures and enforceable conditions; and (iv) providing mitigation and monitoring for unavoidable impacts pursuant to applicable LIP provisions. The variance supports fire-safety objectives while maintaining ESHA protections to the maximum extent feasible and is not contrary to the purposes and intent of the LIP or the certified LCP.

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

The development has been sited on the previously disturbed building pad near PCH, outside of any onsite ESHA buffer and stream ESHA. However, required fuel modification associated with reasonable residential development cannot be fully confined outside the 100-foot stream ESHA buffer due to the stream's location and parcel constraints. As a result, the project implements and complies with the allowable development area limitation under LIP Section 4.7, with a development area of approximately 9,981 square feet (below the 10,000 square feet maximum). As discussed in Finding A.3, there is no environmentally superior feasible alternative that would eliminate the need for variance relief for required fuel-modification while still allowing reasonable use consistent with the RR-2 zone and LCP development limits.

6. *For variances to stringline standards, the project provides maximum feasible protection to public access as required by Chapter 12 of the Malibu LIP.*

The subject variance is not related to stringline standards. Therefore, this finding is not applicable.

7. *The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly*

authorized by the zone regulation governing the parcel of property.

The subject site is zoned RR-2, which allows single-family residential development. The requested variance does not authorize a prohibited use; it provides limited relief to allow required fuel modification activities within constrained buffer areas under strict conditions and mitigation. The project remains consistent with the purpose and intent of the RR-2 district.

8. *The subject site is physically suitable for the proposed variance.*

With implementation of ESHA protection measures, ERB recommendations, and required mitigation/monitoring, the project site is physically suitable for the limited variance requested. The variance is constrained to fuel modification overlap and does not involve siting of new primary structures within any onsite ESHA buffer and stream ESHA. Any development on the lot would necessitate the need for a variance since the stream is present onsite and required fuel modification from any proposed habitable structure would encroach into the buffer.

9. *The variance complies with all requirements of state and local law.*

The variance complies with all requirements of State and local law. The project has received LCP conformance review from all applicable City departments, the LACFD, and WD29. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

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

The project does not propose removal or reduction of public parking serving beach access, trails, or parklands. Therefore, this finding does not apply.

C. Site Plan Review for Construction Over 18 Feet in Height (LIP Section 13.27)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR. Five additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. The project requests a SPR for structure height above the maximum allowance of 18 feet, up to 23 feet, 1 inch for a flat roof. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 23-035 are made as follows.

1. *The project is consistent with policies and provisions of the Malibu LCP.*

As discussed in Finding A.1, the project has been reviewed for consistency with applicable LCP policies and implementing standards, including scenic and visual resource protection, landform alteration, and resource protection requirements. As conditioned, the project is consistent with the applicable policies and provisions of the LCP and implementing MMC requirements.

2. *The project does not adversely affect neighborhood character.*

SPR No. 23-035 would authorize the proposed two-story single-family residence to reach a maximum height of 23 feet, 1 inch for a flat roof. The project site is located within an established coastal residential setting containing existing residences and post-Woolsey fire reconstruction. The

Planning Division evaluated neighborhood context and the project's siting, massing, and architectural design to assess potential neighborhood character effects associated with the portion of the structure exceeding 18 feet.

The proposed structure would be visible from public scenic areas, including designated scenic roadway viewpoints on PCH and Encinal Canyon Road. To verify visible massing and scale, story poles were installed on September 4, 2025, and the Planning Division conducted a site visit and story pole inspection from relevant public vantage points and reviewed surrounding residential development characteristics. The documentation indicates that the project would be viewed as residential infill within an existing developed area. Taller portions of the residence would remain below the ocean horizon line from viewpoints on Encinal Canyon Road, thereby avoiding skyline or ridgeline intrusion; however, the proposed residence would impede public views through the subject parcel from PCH. A minimum 20 percent public view corridor would be established on the subject parcel to provide bluewater views from PCH viewpoints.

The subject parcel is an infill lot within an established residentially developed area between El Pescador State Beach and La Piedra State Beach. Los Angeles County Assessor (LACA) data was used to reference the size of the nine residences within the vicinity of the project site. The LACA data only reflects the size of the residences and not garages. Based on this data, as shown in Table 4 of the staff report, the proposed residence is larger than some of the surrounding residences, but smaller than others. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with only two being one-story (32764 PCH and 32752 PCH).

Neighborhood character compatibility is further supported by the project's restrained exterior material and color strategy (as shown on the approved façade palette on Sheet G.0.01, A.2.200, and A.2.201), including muted earth-toned finishes and façade articulation/screening elements that introduce depth and shadow to break up large wall planes and reduce contrast with the surrounding coastal landscape. Existing vegetation and landscaping along the PCH corridor and within the developed context contribute to partial screening of the proposed structure from certain public vantage points, and the project is conditioned to comply with approved landscape and vegetation measures.

For context, a previously approved CDP was issued by the California Coastal Commission (CCC) on the subject parcel for a taller residence at 28 feet, but that CDP has since expired. However, it demonstrates that the site has previously been evaluated for residential development potential in this general height range. The current proposal is independently evaluated under the City's certified LCP and current site conditions and is limited to 23 feet, 1 inch, which is lower than the previously approved maximum.

Accordingly, for the reasons stated above, the project is not anticipated to adversely affect neighborhood character.

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

LIP Chapter 6 requires maximum feasible protection of significant public views. Based on site visits and story pole verification, the project would not create a skyline or ridgeline intrusion from key public viewpoints because the maximum visible envelope remains below the ocean horizon line, is visually contained within the developed foreground, and provides an onsite public view

corridor through the subject parcel. While portions of the structure may be visible from certain locations, the panoramic coastal vista and horizon remain visually dominant. Conditions of approval are included in the resolution requiring substantial conformance with approved materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. With intervening topography, existing development, existing vegetation screening, and compliance with conditions, the project provides maximum feasible protection to significant public views.

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

The project, as conditioned, is required to comply with all applicable State and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, such as the LACFD. Construction shall comply with applicable building and fire codes, approved plans, and all permit conditions, and shall incorporate required recommendations and mitigation measures identified through applicable City reviews and consultant reports.

5. *The project is compatible with other development in the adjacent area in relation to size, bulk, and height.*

As described in Finding C.2, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar height and scale. The proposed residence is being constructed with 2 stories and a floor area of 5,168 square feet. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. *Remedial grading (if applicable) exceeding 5,000 cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.*

The project is not proposing remedial grading. Therefore, this finding does not apply.

7. *The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).*

City records reflect that properties located along Encinal Canyon Road have established Primary View Determinations (PVDs) pursuant to MMC Section 17.40.040(A)(17), including, but not limited to, 32933 Calle De La Burrita (PVD 12-092), 32918 Calle De La Burrita (PVD 18-018), 4755 Avenida Del Mar (PVD 16-007), and 4711 Avenida Del Mar (PVD 12-032). These properties are located approximately 1,000 feet from the project site and are situated at a higher elevation relative to PCH. Although the proposed project is within the broader viewshed from these properties, story pole verification and elevation analysis demonstrate that the proposed structure remains below the protected ocean horizon line and does not project into or obstruct visually impressive scenes from the designated main viewing areas of the identified PVDs. Additionally, the Planning Division did not receive any notification from PVD recipients following story pole installation. Accordingly, the project complies with MMC Section 17.40.040(A)(17).

Based on the visual analysis, including site visits, story poles, and visual documentation, the

Planning Division concluded that the portion of the residence exceeding 18 feet is not expected to obstruct visually impressive scenes of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence, as defined in MMC Section 17.40.040(A)(17). Accordingly, the project satisfies the supplemental view finding required for height in excess of 18 feet.

8. *The project is consistent with the City's general plan, local coastal program, municipal code, and city standards*.

As discussed in Section A, the proposed project is consistent with the LCP in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area. The proposed residence is consistent with the site's residential land use designation and the General Plan and LCP framework for coastal residential development, including implementation of development standards intended to maintain community character and protect coastal resources. The project is sited on an existing building pad, and the plan set reflects site-sensitive placement and setbacks that reduce landform alteration and visual prominence from the public corridor while avoiding constraints such as easements and minimizing impacts to sensitive resource areas (including ESHA where applicable). No protected trees are present on the project site. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

9. *The project does not affect solar access, as defined by staff.*

The project site is located within an established residential neighborhood characterized by similarly scaled single-family development with comparable setbacks and building massing. The proposed residence has a flat roof form with a maximum height of 23 feet, 1 inch. Based on the structure's placement on the lot and proposed side-yard setbacks, the project is not anticipated to result in a substantial reduction of solar access to adjacent residences or associated outdoor use areas.

The only potentially sensitive property is the east-adjacent parcel at 32826 Pacific Coast Highway (fire rebuild). The proposed residence is setback approximately 23 feet, 9 inches from the adjacent structure and is comparable in height. Given this separation and relative building scale, substantial solar access impacts are not anticipated.

No nearby property owners have submitted correspondence indicating the proposed residence would adversely affect solar access. Therefore, the project does not affect solar access.

10. *The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.*

SPR No. 23-035 is requested to allow a maximum structure height above 18 feet, up to 23 feet, 1 inch for a flat roof. The additional height above 18 feet is achieved through the building's vertical design within the approved building envelope and does not expand the development footprint, grading limits, or area of site disturbance compared to a structure designed to meet the 18-foot height limit.

The residence remains sited on the previously disturbed/graded building pad on the flatter portion of the parcel, and the siting relative to mapped biological resources remains unchanged. As proposed, the residence is designed to remain over 100 feet from the mapped stream ESHA and the height increase does not require relocation of the structure toward sensitive areas, nor does it require disturbance of wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the height increase does not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project.

Therefore, approval of the SPR request for increased height will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

11. *A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.*

The subject parcel is not located on the beach or top of a coastal bluff. As such, the project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding does not apply.

D. Minor Modification for a Reduced Front Yard Setback (LIP Section 13.27)

LIP Section 13.27 requires that the City make three findings for approval of a MM. The project requests a 13 percent reduction in the required 65-foot minimum front yard setback. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for MM No. 24-005 are made as follows.

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

As discussed Finding A.1, the project has been reviewed for conformance with the LCP and implementing MMC standards. The requested front yard setback reduction is intended to accommodate site constraints and to facilitate compliance with other applicable development standards, including avoidance and/or minimization relative to steep slopes and ESHA. With conditions, the project is consistent with the policies and provisions of the LCP and MMC.

2. *The project does not adversely affect neighborhood character.*

The proposed project, as designed and conditioned, does not adversely affect neighborhood character. All proposed development within the front yard are allowable projections within the front yard setbacks and in conformance with the LCP and MMC. The neighboring parcels to the west (32860 PCH) and south (32852 PCH) of the subject parcel are developed with single-family residences. The neighboring east parcel (32826 PCH) is currently in reconstruction following the Woolsey Fire and will be completed with a 10-foot front yard setback and a 24-foot height. This segment of PCH has an established pattern of variable setbacks and, as proposed, the subject residence would be setback 56 feet, 9 inches from the front property line, and well behind the nearer building lines that exist/are being reconstructed in the immediate vicinity. Mature vegetation and required landscaping would also provide visual screening of the proposed structure

from public view on PCH. The reduced setback also supports reduced landform alteration and shifting development away from sensitive areas on the eastern portion of the subject parcel. Therefore, the proposed 13 percent reduction of 8 feet, 3 inches to the front yard setback is consistent with the established residential context and not anticipated to adversely affect neighborhood character.

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

As previously discussed in Section A, the proposed project complies with all applicable requirements of State and local law. The project has been reviewed by all applicable City and County departments for conformance local and state laws.

E. Environmentally Sensitive Habitat Area Overlay Findings (LIP Chapter 4)

A Biological Assessment (BA) prepared by Forde Biological Consultants (May 25, 2023; supplemental memorandum October 13, 2025) evaluated the project site under the ESHA standards of the Malibu LCP. The BA identifies mapped stream ESHA at the southern portion of the parcel and the associated 100-foot ESHA buffer. All new structural development (residence, garage, pool, hardscape, and OWTS) is sited outside stream ESHA and outside the 100-foot ESHA buffer on the previously disturbed upper pad near PCH. However, required fuel modification pursuant to LIP Section 4.6.1(A), along with continued use of existing access improvements, results in vegetation modification within the ESHA buffer and limited impacts to mapped stream ESHA as quantified in the BA. Because vegetation modification within ESHA and ESHA buffers is restricted, variance relief pursuant to LIP Section 13.26.5 and the supplemental ESHA findings required by LIP Section 4.7.6 are necessary. ERB review and incorporated recommendations are summarized in Finding A.4. Therefore, the supplemental ESHA findings in LIP Section 4.7.6 are made as follows.

1. *Application of the ESHA overlay ordinance would not allow construction of a residence on an undeveloped parcel.*

As noted previously in this report, unique characteristics exist on the subject property that limit development. The subject parcel contains stream ESHA at the southern tip of the property and is subject to a required 100-foot ESHA buffer. While the project's structural development has been sited on the upper disturbed pad near PCH and outside the stream ESHA and buffer, fuel-modification associated with any residential development on this parcel necessarily extends into the required buffer due to the stream's location relative to the parcel's buildable area and the required fire-safety fuel-modification zones. In addition, required fuel-modification areas for the project overlap existing fuel-modification areas associated with surrounding residences. Therefore, absent discretionary relief for required fuel-modification within the buffer (and limited overlap within the stream channel), strict application of the ESHA overlay standards would preclude reasonable residential use of a parcel that is otherwise zoned for a single-family residence. There is no way for the subject parcel to be developed without the fuel modification, as described

above. Therefore, strict adherence to the ordinance would not allow construction of a residence on the subject parcel.

2. *The project is consistent with all provisions of the certified LCP with the exception of the ESHA overlay ordinance and it complies with the provisions of Section 4.7 of the Malibu LIP.*

As previously stated in Section A, the proposed project is consistent with all applicable provisions of the LCP, including LIP Section 4.7. As analyzed in this staff report, the project conforms to all applicable LCP standards, except that required fuel modification extends into the stream ESHA buffer and includes limited overlap with the stream channel, requiring discretionary relief. The project is designed to avoid and minimize ESHA effects by clustering new structural development on an existing disturbed pad outside ESHA and its buffer, limiting ESHA-adjacent activities to the minimum necessary for fire safety and existing access, and incorporating ERB recommendations through conditions of approval. The proposed project also complies with LIP Section 4.7.1 development-area limitations applicable to ESHA-constrained parcels, with a development area of approximately 9,981 square feet (maximum 10,000 square feet). Additionally, the proposed development is subject to ESHA mitigation including habitat restoration, habitat conservation, or in lieu fees for habitat conservation. Finally, the project is conditioned to provide full mitigation for unavoidable ESHA and ESHA-buffer impacts consistent with LIP Section 4.8, including monitoring, performance standards, and reporting. With these measures, the project complies with the intent and operative provisions of LIP Chapter 4. Per the recommendation of the ERB, the applicant is conditioned to submit a Native Vegetation Protection Plan to identify native vegetation to be protected near the stream/riparian area and specify protective measures to be implemented during construction. Therefore, the proposed project complies with the provision of LIP Section 4.7.

F. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is visible from designated scenic roadways including PCH and Encinal Canyon Road, and is also visible from portions of La Piedra State Beach. The Planning Division evaluated visual impacts through site visits, story pole installation and verification, and review of surrounding development patterns. LIP Section 6.4 requires that the following five findings be made.

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.*

Due to the project's location, intervening development, roadway orientation, and existing topography and vegetation, the proposed residence is not anticipated to be visible from nearby scenic roadways or public beach viewing areas in a manner that would result in a significant adverse scenic or visual impact. From PCH, the residence would be visible and would partially impede views through the subject parcel. Locating the structure entirely below the PCH road grade

to eliminate visibility is not feasible due to site constraints, including the existing building pad elevation, steep slopes, and ESHA to the south. Therefore, consistent with LIP Chapter 6, the project maintains a minimum 20 percent public view corridor (31 feet, 10 inches) across the parcel to preserve a view window toward the ocean. The residence is set back on the parcel and designed with a flat roof form and articulated façades to reduce bulk and visual prominence within the developed foreground. While some view interruption occurs from this inland-facing lot, the required view corridor preserves bluewater views from the PCH corridor.

The view corridor location was established by the Planning Division during pre-application review (Pre-Application No. 23-006, July 2023). Under LIP Section 6.5(E), staff determined the west side of the parcel to be the appropriate location, as it affords the most direct and unobstructed view window toward the ocean from PCH. The east side is constrained by the shared driveway easement serving 32852 PCH and the adjacent developed parcel at 32826 PCH. As conditioned, the applicant shall coordinate with Caltrans to obtain authorization for and complete removal of right-of-way vegetation that obstructs public views through the corridor, and all vegetation within the view corridor shall be maintained consistent with LIP requirements. The coral tree along the shared access driveway within the view corridor (identified in the staff report published for the subject property at the May 18, 2026 Regular Planning Commission meeting) shall be removed as conditioned.

The proposed residence is visible from portions of El Pescador State Beach when viewed in the inland direction (away from the shoreline and primary ocean views). However, the structure does not obstruct or degrade the principal public coastal vista from the beach toward the Pacific Ocean. The project includes a restrained exterior material and color strategy intended to blend with the coastal setting and reduce contrast, and exterior lighting is proposed to be low-glare and site-appropriate to minimize nighttime visibility.

Accordingly, based on the above analysis, the project as proposed is not expected to result in significant adverse scenic or visual impacts to areas visible from scenic roads or public viewing areas, consistent with LIP Section 6.5.

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 project will not have significant adverse scenic or visual impacts. Conditions of approval require the project to be constructed in substantial conformance with the approved plans and include measures that ensure ongoing protection of public views and avoidance of avoidable visual effects, including but not limited to: view corridor implementation and maintenance, landscaping limitations/maintenance, exterior materials and colors, and exterior lighting requirements to comply with LIP Chapter 6 standards. With these conditions, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

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

As previously discussed in Finding A.3, the project is the least environmentally damaging feasible alternative.

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

The project, as designed and conditioned, is not expected to adversely affect 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.*

The subject property is visible from PCH, Encinal Canyon Road, and El Pescador Beach; however, the proposed structure will not block prominent views that are visible from this scenic road, or other public viewing areas, per LIP Section 6.8. The proposed building design is also stepped in appearance, with the highest portion of the roof located away from PCH at the north end of the building pad area, complying with LIP Section 6.5. The proposed project is both utilizing the flattest area of the site via the existing building pad, and also minimizing impacts to ESHA located to the south. As previously noted, the project is proposing a color that will harmonize with the surrounding environment and does not propose reflective materials. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

H. Transfer of Development Credits (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.

I. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) 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 has the potential to create adverse impacts upon site stability or structural integrity.

The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, 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.*

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Gold Coast Geoservices, Inc., dated June 2, 2023, and addendum reports dated February 8, 2024, April 18, 2025, July 31, 2024, and November 19, 2024. The submitted geotechnical reports evaluate site constraints and identify engineering recommendations to address site-specific conditions. The hazard review considered seismic shaking and related secondary hazards

(including liquefaction and earthquake-induced landsliding), groundwater considerations, and slope performance. Based on the submitted materials and review by the City's geotechnical consultant reviewers, the project site is not mapped within a liquefaction hazard zone or an earthquake-induced landslide hazard zone. The subject parcel is located upslope of and contiguous to a canyon located immediately south of the project site (approximately 271 feet from the southernmost edge of the existing building pad.). The subject parcel does not contain a coastal bluff. As addressed through applicable setback standards (LIP Section 3.6(F)) and geotechnical recommendations, the project is not anticipated to create adverse effects to slope stability or structural integrity. The geotechnical record indicates that the principal mechanism with potential to affect surficial slope performance is drainage and surface water management. Accordingly, project design and conditions require drainage and grading measures consistent with City Public Works and geotechnical peer review requirements to avoid concentrating runoff, undermining slopes, or increasing erosion potential. With these measures incorporated, the project would not increase instability associated with stormwater or surface drainage. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction, including foundations and grading. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading 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 proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and 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 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 H.1, the project, as designed, conditioned, and approved by the City geotechnical consultant reviewers and City Public Works Department, does not have any significant adverse impacts on site stability or structural integrity from geologic or fire hazards due to the project design.

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

As previously stated in Finding A.3, the project, as proposed 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.*

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 geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading and land disturbance, construction on steep slopes, and a potential increase in encroachment into ESHA and ESHA buffer.

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

J. Shoreline and Bluff Development (LIP Chapter 10)

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

K. Public Access (LIP Chapter 12)

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

a. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline and adequate vertical public access from PCH to the beach exists at El Pescador State Beach (200 feet west of the project site) and La Piedra State Beach (approximately 600 feet east).
b. Blufftop Access - The project site is not located on a coastal blufftop property nor connected to an existing or planned public blufftop public accessway. Adequate vertical public access from PCH to the beach, including blufftop access, exists at El Pescador State Beach (200 feet west of the project site) and La Piedra State Beach (approximately 600 feet east).
c. Trail Access - The project site does not include any existing or planned trails as indicated on the LCP Park Lands Map; therefore, no condition for trail access is required by the LCP.
d. Recreational Access - The project site does not include any existing or planned public

recreational areas and does not extend onto or impede upon existing recreational access at El Pescador State Beach and La Piedra State Beach; therefore, no condition for recreational access is required by the LCP.

No potential project-related or cumulative impacts on public access and/or recreation is anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act of 1976. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

L. 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. 23-073, VAR 25-019, SPR No. 23-035, and MM No. 24-005, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

Removal

a. Fuel modification, including vegetation management consistent with the approved Fuel Modification Plan and ERB conditions.

Construction

b. 5,168 square foot, two-story, single-family residence with 840 square-foot subterranean two-car garage, and 2,192 square-foot basement;
c. AOWTS;
d. Non-exempt grading of approximately 440 cubic yards;
e. Driveway;
f. Hardscaping;

g. Pool and associated decks;
h. Up to 6 foot-high retaining walls for front driveway/fire lane and subterranean garage access;
i. Up to 6 foot-high perimeter fencing, with visual permeability above 42 inches; and
j. Landscaping and habitat restoration.

Discretionary Requests

k. VAR No. 25-019 for fuel modification encroachment into an ESHA buffer and stream ESHA;
l. SPR No. 23-035 for construction above 18 feet up to 23 feet,1 inch in height for a flat roof; and
m. MM No. 24-005 for a 13 percent reduction to the front yard setback (proposed 56 feet, 9 inches in lieu of the required 65-foot minimum).

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 **April 14, 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 requirements of the City Biologist, City Environmental Health Administrator, City 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 MMC and the LCP. 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, 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.

Fencing/Walls/Screening

22. 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).

23. Gates and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

24. 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.

25. 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.

    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.

26. Fencing or walls are prohibited within areas designated as ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit free passage of wildlife shall be prohibited in any wildlife corridor.

27. 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

28. Pursuant to LIP Section 6.5(E)(2)(b) and in order to ensure the protection of scenic and visual resources, the applicant is required to provide and maintain:
    a. A public view corridor between the northwest property line and 31 feet, 10 inches to the east, extending southerly toward the Pacific Ocean for the length of the property. Prior to final Planning Division inspection, the applicant shall coordinate with the California Department of Transportation (Caltrans) to obtain authorization for and complete removal of all vegetation within the Pacific Coast Highway right-of-way along the portion of the property frontage that extends above PCH road grade and obstructs public views of the ocean through the required view corridor. Any replacement planting within the Caltrans right-of-way shall be consistent with Condition No. 28(d). The applicant shall obtain any City approval(s) as may be necessary. Compliance with this condition shall be demonstrated to the satisfaction of the Community Development Director (or designee).
    b. No portion of any structure shall extend into the view corridor above the elevation of the adjacent PCH road grade.
    c. Fences should be located away from the road edge and fences or walls shall be no higher than the adjacent road grade of PCH. 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 the view corridor shall include only low-growing species with native vegetation types that have a maximum growth height at maturity and will not obscure or block bluewater views. No new vegetation is allowed above road grade of PCH.
    e. Existing vegetation within the subject property shall be removed, or trimmed and maintained in perpetuity. The coral tree along the shared access driveway within the view corridor (identified in the staff report published for the subject property at the May 18, 2026 Regular Planning Commission meeting) must be removed so that there are no bluewater impacts as seen from PCH.
    f. If at any time the property owner allows the view corridor to become impaired or blocked, it would constitute a violation of this CDP and the Coastal Act and be subject to all civil and criminal remedies.

Demolition/Solid Waste

29. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Community Development Department. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

30. 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.

Construction / Framing

31. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, onsite and not within the PCH public right-of-way. 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.

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

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

34. 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.

35. 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 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.

36. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the highest roof member elevation, lowest finish floor elevation and elevation of centerline of PCH. 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.

37. 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.

Biology/Landscaping

38. 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.

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

40. Prior to or at the time of a final inspection by the Planning Division, 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.

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

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

43. All new and existing vegetation forming a view impermeable condition (hedge) serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below a height of six feet. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

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

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

46. Grading shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct grading activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

47. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of 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.

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

49. 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.

50. Pursuant to LIP Section 4.7.1, the allowable Development Area, as defined in LIP Section 2.1, is limited to 10,000 square feet due to fuel modification encroachment into ESHA buffer and stream ESHA.

51. Pursuant to LIP Section 4.8.1, all new development shall include mitigation for unavoidable impacts to ESHA from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. The proposed project will result in 0.044 acres partial impacts (Fuel Modification Zone C). The project will also result in fuel modification impacts to the stream buffer: 0.30 acres of the buffer are in Zone B and 1.13 acres are in Zone C. One of the following three Habitat Impact Mitigation methods shall be required: (1) habitat restoration; (2) habitat conservation; or (3) in-lieu fee for habitat conservation. The CDP shall include conditions setting forth the requirements for habitat mitigation. Prior to final plan check the applicant shall provide either a detailed restoration plan, a habitat conservation plan, or evidence of payment of in lieu fees to the Santa Monica Mountains Conservancy.

52. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the ESHA, except as expressly authorized by this approval per VAR No. 25-019 and habitat restoration/enhancement required by associated conditions of approval.

53. If future LACFD requirements necessitate fuel modification beyond the property boundary, a minimum 20 foot no-disturbance buffer shall be maintained on either side of the stream.

Fire Department/Fuel Modification

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

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

Public Works

56. Clearing and grading during the rainy season (extending from November 1 to March 31)

shall be prohibited for development LIP Section 17.3.1 that:

a. Is located within or adjacent to ESHA, or
b. Includes grading on slopes greater than 4:1
c. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

57. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

58. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3. A note shall be placed on the project that addresses this condition.

59. 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 is 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.
h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

60. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building

permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

61. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    b. Prohibits the discharge of trash.
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
    d. Elimination of non-storm water discharges.
    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

62. 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.

63. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's

Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control BMP's that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

64. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

    a. Site Design BMP's
    b. Source Control BMP's
    c. Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    d. Drainage Improvements
    e. A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    f. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    g. The WQMP shall be submitted to Public Works 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.

65. The consulting engineer shall sign the final plans prior to the issuance of permits.

66. All final plans including but not limited to, the grading and drainage plan shall be reviewed and approved by the City Public Works Department.

Geology

67. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans

shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of permits.

68. 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

69. The final architectural, grading and landscape plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

70. 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.

    a. The final architectural plans must show 5 bedrooms / 75 drainage fixture units (DFU), or otherwise indicated by the OWTS designer in the final design report.
    b. Show and label all drainage fixtures on the final floor plans.
    c. Sheet A1.01 of the architectural plans depicts an outdoor sink. Per the 2016 California Plumbing Code, stormwater shall not be drained into sewers intended for sanitary drainage (1101.3). All outdoor fixtures must be covered by a permanent cover to decrease uncontrolled flow into the OWTS. Revise the plans, accordingly, and submit for review.

71. 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.

    a. The OWTS Designer references water closets to be computed as 3 DFU. Project plans must show NEOREST AS Dual Flush Toilet, 1.0 GPF / 0.8 GPF.

72. A final 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 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.

73. 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 (when applicable), 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. 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.

74. 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."

75. All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

77. 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.

78. 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 OWTS shall be submitted prior to Environmental Health approval. Please note only original "wet signature" documents are acceptable.

79. 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 City of Malibu Environmental Health Administrator.

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

81. City of Malibu geotechnical reviewer final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

83. City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

84. 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.

85. In accordance with the 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.

Swimming Pool / Spa / Water Feature

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

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

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

89. 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)

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

91. 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.

92. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Water Service

93. 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.

Prior to Occupancy

94. 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.

95. 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.

96. Prior to final Planning Division 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 the Landscape Water Conservation Ordinance (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.

97. Prior to 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.

98. 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.

Colors and Materials

99. The project is visible from scenic roads or public viewing areas, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the 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.

100. 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.

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

Environmental Review Board Conditions

102. ERB Habitat, Restoration, and Landscaping: Prior to issuance of any grading or building permit, the applicant shall submit for approval by the City Biologist, an ERB Habitat/Restoration/Landscape Package implementing ERB Recommendations 1, 2, 6, 7,

and 8 dated December 17, 2025 (including native vegetation protection near stream, restoration opportunity measures, monarch-supportive and winter nectar landscaping, canopy/shade enhancement, and native slope stabilization/County coordination as applicable). Approved measures shall be implemented and maintained.

103. Fuel Modification, Zone B Management, and Coordination: Prior to issuance of any permit authorizing vegetation clearance/fuel modification and prior to commencement of any fuel modification work, the applicant shall submit for approval by the City Biologist (and LACFD as applicable), a Fuel Modification and Vegetation Management Plan implementing ERB Recommendations 3, 4, and 5 dated December 17, 2025 (including plan specificity, neighbor coordination, vegetation inventory/management between parcel and stream, and Zone B management). No fuel modification shall occur until the plan is approved.

Deed Restrictions

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

105. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to erosion, landslides, or other hazards associated with development upslope from a canyon, 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.

106. 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 of Approval Nos. 14 through 21. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

107. The property owner is required to execute and record a deed restriction stating that as part of the project, a public view corridor of 20 percent (31 feet, 10 inches) of property width shall be established and maintained, as stipulated in Condition No. 28 shall be specifically identified in the deed restriction, including an exhibit that represents the area of the view corridor on the property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

Fixed Conditions

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

109. 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 18th day of May 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 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. 26-11 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 18th day of May 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

STUDIO **ARTHUR CASAS**
© Studio Arthur de Mattos Casas Arquitetura Design 2020
DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO **BFK ARCHITECTS**
3. CHECK MEASUREMENTS ON THE CONSTRUCTION SITE. CONTACT DESIGN ARCHITECT IF IN DOUBT.
4. MEASUREMENTS AND LEVELS INDICATED ARE FINISHED AND IN **FEET AND INCHES**, UNLESS INDICATED OTHERWISE. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE. DIMENSIONS TAKE PRECEDENCE. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
5. FOR MATERIAL SPECIFICATIONS, REFER TO THE SPEC SHEET AND FINISH SCH. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED F.
6. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

PACIFIC COAST HIGHWAY

32832 PACIFIC COAST HWY, MALIBU, CA, 90265



PROJECT INFORMATION

ADDRESS:

32832 PACIFIC COAST HWY
MALIBU, CA 90265

LEGAL DESCRIPTION:

ASSESSOR'S PARCEL #: 4473-017-023

ZONE: RR2

OCCUPANCY: GROUP R-3, U-1 GARAGE
TYPE OF CONSTRUCTION: TYPE V - NEW RESIDENCE

PROJECT DESCRIPTION:

TWO-STORY, SINGLE-FAMILY RESIDENCE, SEE ATTACHED GARAGE

A NEW 6,184 SQ. FT. SQUARE FOOT, TWO STORY SINGLE-FAMILY RESIDENCE, WITH A SUBTERRANEAN GARAGE AND BASEMENT, SWIMMING POOL, SPA DECK, HARDSCAPE, FENCING, GRADING, RETAINING WALLS, LANDSCAPE, ONSITE WASTEWATER TREATMENT SYSTEM. ALSO INCLUDED A 20%OF LINEAL FRONTAGE CONTINUOUS VIEW CORRIDOR; INCLUDING SITE PLAN REVIEW (spr) FOR HEIGHT OVER 18 FEET, BUT NOT TO EXCEED 24 FEET FOR A FLAT ROOF, A MINOR MODIFICATION FOR A 12.5% REDUCTION TO THE REQUIRED FRONT YARD SETBACK, AND A VARIANCE FOR ZONE C FUEL MOD INTO ESHA BUFFER

ARCHITECT OF RECORD

BFK ARCHITECTURE
BRIAN KNIGHT - PRINCIPAL
1337 LIDA ST
PASADENA, CA 91103
PHONE: 626.823.0150

DESIGN ARCHITECT

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ARCHITECTURE & DESIGN
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SURVEYOR & CIVIL

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STRUCTURAL ENGINEER

CRAIG PHILLIPS ENGINEERING & DESIGN
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LANDSCAPE ARCHITECT

JULIE FRIEDRICHSEN DESIGN
651 FAU BOULEVARD, BOCA RATON, FL 33431
PHONE: 818.991.1040
FAX: 818.991.0614

OWNER

Sun is Shining LLC
1401 McKinney St, #1700
Houston
TX 77010

GEOTECHNICAL ENGINEER

GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY
SUITE J
CAMARILLO, CA 93012
PHONE: 805.484.5070
FAX: 805.484.4295

MECHANICAL & PLUMBING ENGINEER & TITLE 24

ENERGYLOGICS ENGINEERS
225 E BROADWAY STE 101A,
GLENDALE, CA 91206
PHONE: 213.820.3683

ELECTRICAL ENGINEER

Energylogics
225 E Broadway Suite 101A, Glendale CA 91205

INTERIOR DESIGNER

STUDIO ARTHUR CASAS
RUA ITAPOLIS, 818 / 01245 - 000,
SAO PAULO, SP, BRASIL
PHONE: + 55 11 2182-7508

FIRE SPRINKLERS REQUIREMENTS:

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN SINGLE FAMILY DWELLINGS, INCLUDING ATTACHED GARAGES. (R309.6, R313.1, R313.2)

PROVIDE AND COMPLY WITH THE FOLLOWING APPLICABLE CODES:

THE DESIGN AND CONSTRUCTION OF THE BUILDING AND STRUCTURES SHALL CONFORM TO THE 2023 CALIFORNIA BUILDING STANDARDS CODE AS ADOPTED AND AMENDED BY THE CITY OF MALIBU. THE CALIFORNIA BUILDING STANDARDS CODE SHALL INCLUDE THE BUILDING CODE [BC]; PLUMBING CODE [PC]; MECHANICAL CODE [MC]; GREEN BUILDING CODE [GBC]; ELECTRICAL CODE [EC]; FIRE CODE [FC]; CALIFORNIA RESIDENTIAL CODE [CRC] AND ENERGY CODE [ENC]. THE DESIGN AND CONSTRUCTION SHALL ALSO INCLUDE ANY LOCAL, STATE, AND FEDERAL ORDINANCES, LAWS, RULES AND REGULATIONS THAT MAY BE APPLICABLE.

IMPERMEABLE SURFACES CALCULATIONS:

LOT AREA CALCULATED:

GROSS LOT	43,522 SQ. FT.
NET LOT (NET 1:1 SLOPES)	43,442 SQ. FT.
ALLOWABLE IMPERMEABLE SURFACE (30% NET)	13,032 SQ. FT.

PROPOSED IMPERMEABLE SURFACES

BUILDING FOOT PRINT	5,962 SQ. FT.
DRIVEWAYS	
UPPER	2499 SQ. FT.
LOWER	430 SQ. FT.
TOTAL DRIVEWAYS	2,929 SQ. FT.
PAVED AREAS	
ENTRY	100 SQ. FT.
REAR DECK	485 SQ. FT.
BDRM DECKS	104 SQ. FT.
POOL PERIMETER DECK	213 SQ. FT.
EXISTING STAIRS	93 SQ. FT.
LANDING	32 SQ. FT.
TRASH ENCLOSURE	94 SQ. FT.
TOTAL PAVED AREAS	1121 SQ. FT.
TOTAL PROPOSED IMPERMEABLE SURFACES	10,012 SQ. FT.
POOL	862 SQ. FT.
IMPERMEABLE PLUS POOL	10,874 SQ. FT.

PROJECT DATA:

LOT AREA CALCULATED:

LOT DEPTH; 333'-1 1/8"
REQ'D FRONT YARD SETBACK 20% = 66' (65' MAXIMUM)

REQUEST REDUCTION = 56'-9 3/4"
REQ'D REAR YARD SETBACK 15% = 49'-11"

LOT WIDTH; 123'-5 7/8"
TOTAL SIDE YARD SETBACKS 25% = 30'-10
REQ'D MINIMUM SIDEYARD SETBACK 10% = 12'-4"
REQ'D MAXIMUM SIDE YARD SETBACK 15%= 18'-6"

PROPOSED FRONT YARD SETBACK = 56'-9 3/4" (MM)
PROPOSED REAR YARD SETBACK = 233'-5 1/2"
PROPOSED SIDE YARD SETBACKS = 15'-0"
31'-10 1/2"
PROPOSED TOTAL SIDEYARD STBK = 55'-0 3/4"

SITE DATA;

GROSS SITE SQ. FTG;	43,522 SQ. FT.
EASEMENT	7,637 SQ.FT.
1:1 SLOPES	62 SQ. FT.
NET SITE;	35,823 SQ. FT.

ALLOWABLE TDSF
1st 1/2 ACRE
(21,780X17.7%) +1000 = 4855 sq. ft
2nd 1/2 ACRE
(35,823 -21,662) X 10% = 1414 sq. ft.

TDSF 6259 SQ. FT.

HOUSE SQUARE FOOTAGE

LEVEL B1	3,032 SF
(BASEMENT)	-1,000 SF
	2,032 SF
	50% =1,016 SF
LEVEL 1	3,195 SF
LEVEL 2	1,973 SF
	(2/3 LEVEL 1 = 2,131 SF)
TOTAL DEV SQ. FT.	6,184 SF

TWO-THIRDS CALCULATION

FIRST FLOOR = 3,195 SF
2/3 1ST FLR = 2,131 SF
PROPOSED 2ND FLR = 1,973 SF

PREMEABLE SURFACES ALLOWED

35,823 x30%=10,747 sq. ft. ALLOWED

DRIVEWAY 2929 SQ. FT.
MAIN HOUSE 5,962 SQ. FT.
PAVED AREAS 1121 SQ.FT.
TOTAL -

POOL 862 SQ.FT.
TOTAL + POOL 10,874 SQ. FT.

DEVELOPMENT AREA:

REQUIRED DEVELOPMENT AREA: 10000 SQ.FT
PROPOSED DEVELOPMENT AREA: 9955 SQ. FT.

FIRE FLOW - SINGLE FAMILY DWELLING
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION VB
VHFHSZ YES
SIZE OF LOT 1 ACRE
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 0 GPM
TOTAL FIRE FLOW REQUIRED 1250 GPM

R3 OCCUPANCY 6860 SQ.FT.
U OCCUPANCY 1323 SQ. FT.



VICINITY MAP

EXHIBIT B

CONSULTANTS' FILES IN USE:

STRUCTURAL	
CIVIL	
LANDSCAPE	
PLUMBING / MECHANICAL	
ELECTRICAL	
MILLWORK	
LIGHTING DESIGN	
DESIGN ARCHITECT Studio Arthur Casas	LOCAL ARCHITECT BFK Architects

REVISION	DATE	ISSUE
01	02.06.2026	PLANNING
00	03.11.2025	ISSUE FOR PLANNING DESIGN

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

G.000

DD R01

DRAWN BY
AC

MANAGER
Checked

SCALE
INDICATED

BRASIL - SÃO PAULO
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USA - NEW YORK
ny@arthurcasas.com

NOT RELEASED FOR CONSTRUCTION.

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GENERAL NOTES

"DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.

"ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.

VERIFY DIMENSIONS ON-SITE.

FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.

DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.

ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.

DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.

DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.

ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT, ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.

IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

PROJECT INSTRUCTIONS

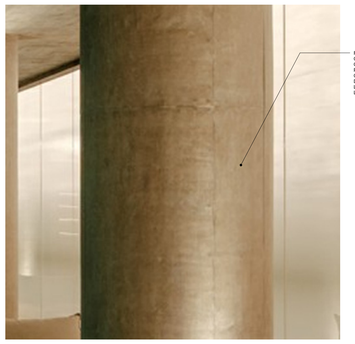
1. ALL DIMENSIONS SHOWN ON THE PLANS ARE BASED ON THE FINAL FINISH. VERIFY THE FINISH SPECIFICATIONS, AS DEFINED IN THE FINISHES PLAN, BEFORE EXECUTING THE WALLS AND SCREED. DIMENSION REFERENCES ARE PROVIDED IN THE CIVIL PLAN, WHILE THE SPECIFIC FINISH DETAILS TO BE CONSIDERED ARE OUTLINED IN THE FINISHES PLAN.
2. FOR ENLARGED PLAN SHEETS, ALWAYS CONSIDER TYPICAL DRAWINGS AS PART OF THE BROADER HOUSE CONTEXT. DOUBLE-CHECK ACCESS PANELS, LIGHTING, HVAC, AND ANY OTHER SPECIFICATIONS ON THE GENERAL SHEETS BEFORE EXECUTING.
3. ON THE CEILING PLAN, CONSULT THE DESIGN ARCHITECT, THE CONSULTANT'S DESIGN, LIGHTING DESIGN, HVAC, AND MEP FOR THE EXACT POSITIONING OF DIFFUSERS AND LUMINAIRES. IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT.
4. REGARDING ELECTRICAL, PLUMBING, AND HVAC SYSTEMS, ALWAYS CONSULT THE DESIGN ARCHITECT AND THE CONSULTANTS' PROJECT FOR THE EXACT POSITIONING OF ALL VISIBLE ELEMENTS (E.G., ELECTRICAL AND PLUMBING POINTS). IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT.
5. CONSULT ARCHITECTURAL DOCUMENTS AND THE APPROVED SHOP DRAWINGS FOR THE EXACT LOCATION OF ALL ELECTRICAL POINTS (VERTICAL AND HORIZONTAL) ON WALLS, FLOORS, AND CABINETRY. ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND THOSE OF SUPPLEMENTARY DISCIPLINES MUST BE COMMUNICATED TO THE DESIGN ARCHITECT BEFORE INSTALLATION.
6. ELECTRICAL AND PLUMBING POINTS IN AREAS WITH CUSTOM FURNITURE DESIGN, SUCH AS KITCHENS AND SERVICE AREAS, HAVE ESTIMATED POSITIONS. WAIT FOR THE FINAL OUTSOURCED CASEWORK PROJECT BEFORE PROCEEDING WITH INSTALLATION.
7. POSITION GENERAL SHUT-OFF VALVES ALWAYS BELOW THE COUNTERTOP, INSIDE CABINETS.
8. ALWAYS POSITION ELECTRICAL JUNCTION BOXES IN TECHNICAL AREAS OR CONCEALED WITHIN CABINETS.
9. ALWAYS CONSIDER THE THICKNESS OF WALL FINISHES TO ENSURE THE POSSIBILITY OF INSTALLING RECESSED BASEBOARDS. FOR DRYWALL WALLS, TWO SHEETS ARE REQUIRED. FINISH LAYERS SHOULD BE AT LEAST 1" THICK TO ALLOW FOR THE INSTALLATION OF THE 3" PROFILE OF THE RECESSED BASEBOARD.
10. FOR THE EXECUTION OF ACCESS PANELS, FOLLOW THE POSITIONING DEFINED IN THE CEILING PLAN. ANY CHANGES TO POSITIONING OR DIMENSIONS MUST BE VALIDATED WITH ARCHITECTURE. THE ACCESS PANEL MODEL MUST ALSO BE VALIDATED.
11. FOR THE HEIGHT OF MARKER LIGHTS AND WALL SCONCES, FOLLOW THE STANDARD MEASUREMENTS DEFINED BY THE DESIGN ARCHITECT. CONFIRM THE MODEL BEFORE INSTALLATION.
12. CONFIRM THE MODEL AND POSITION OF FLOOR OUTLETS WITH THE DESIGN ARCHITECT BEFORE EXECUTING THE SCREED. POSITIONS DEFINED IN THE PLAN MAY CHANGE DEPENDING ON THE FURNITURE SELECTION.
13. CHECK THE POSITIONING OF THE VENTILATION RISER TERMINALS FOR SEWAGE, AS THESE MUST NOT COINCIDE WITH HABITABLE AREAS.
14. PAY ATTENTION TO THE EXISTENCE AND MODEL OF HIDDEN DRAINS, ENSURING THAT NECESSARY RECESSES ARE ACCOUNTED FOR BEFORE WATERPROOFING.
15. A SAMPLE OF THE SPECIFIED PAINT MUST BE PROVIDED ON-SITE FOR THE DESIGN ARCHITECT'S TEAM TO VALIDATE BEFORE THE GENERAL PAINTING BEGINS.
16. AS A RULE, GROUT COLOR SHOULD BE AS CLOSE AS POSSIBLE TO THE COLOR OF THE RESPECTIVE COVERING. GROUTING SHOULD ONLY BEGIN AFTER THE GROUT SAMPLE IS APPROVED BY THE DESIGN ARCHITECT.
17. BEFORE INSTALLING FINISHES, VALIDATE THE LAYOUT DEFINED IN THE PROJECT WITH THE DESIGN ARCHITECT TEAM. THERE MAY BE DISCREPANCIES BETWEEN THE PURCHASED PRODUCT AND THE DESIGN. FOR AREAS WITHOUT A DEFINED LAYOUT, REQUEST GUIDANCE FROM THE TEAM.
18. BEFORE PURCHASING SANITARY FIXTURES AND FITTINGS, VALIDATE THE SPECIFICATIONS WITH THE DESIGN ARCHITECT.
19. CHECK THE SPECIFIED MODEL FOR ELECTRICAL FINISHES AS OUTLINED BY THE DESIGN ARCHITECT, AS THESE MAY DIFFER FROM THE STANDARD OF BUILT-IN BOXES.
20. CHECK FOR LEVEL DIFFERENCES BETWEEN FLOORS AS PER THE CIVIL PLAN AND FINISH DETAILS FOR FLOOR TRANSITIONS AS INDICATED IN THE FINISHES PLAN.
21. WATERPROOFING SYSTEMS MUST BE SPECIFIED BY A SPECIALIZED DESIGNER OR BY THE CONSTRUCTION COMPANY.
22. VERIFY WITH THE DESIGN ARCHITECT, MILLWORK, AND THE WINDOW COMPANY THE MODELS OF DOOR AND WINDOW FRAMES BEFORE PROCEEDING WITH PLASTERING.
23. AS A RULE, INTERIOR AND EXTERIOR FLOORS SHOULD BE LEVELED. ENSURE WATER DRAINAGE ON THE FLOOR AND IN THE WINDOW SYSTEM.
24. FOR THE JUNCTION BETWEEN TWO IDENTICAL MATERIALS, ALWAYS CONSIDER A 45º ANGLE. FOR THE JUNCTION BETWEEN TWO DIFFERENT MATERIALS, VERIFY THE JUNCTION DETAIL. IF NOT SPECIFIED, CONSULT THE DESIGN ARCHITECT TEAM.
25. FOR THE INSTALLATION OF ACCESSORIES SUCH AS TOWEL BARS, TOILET PAPER HOLDERS, BUILT-IN TRASH BINS, ETC., CONFIRM POSITIONING WITH THE DESIGN ARCHITECT.
26. IF SPECIFIED, FOR ELECTRIC TOWEL WARMERS OR INTELLIGENT TOILETS, CHECK THE PLACEMENT OF POINTS ACCORDING TO THE MANUFACTURER'S MANUAL.
27. CHECK EMBEDDED ITEMS IN WALLS (E.G., ARTWORKS, LIGHT FURNITURE) THAT MAY REQUIRE REINFORCEMENTS.
28. FOR THE EXECUTION OF STAIRS AND GUARDRAILS, ENSURE STRUCTURAL CONSENT FROM THE SPECIFIC SUPPLIER.
29. VALIDATE CURTAIN PELMET MEASUREMENTS WITH THE DESIGN ARCHITECT AFTER HIRING THE SUPPLIER. VERIFY THE POSSIBILITY OF MEETING ALL REQUIREMENTS FOR FULL RECESS INSTALLATION.
30. FOR AIR CONDITIONING UNITS, SENSORS, AND GRILLES, CHECK THE PROJECT FOR EMBEDDED SOLUTIONS AND FINISHES, PRESENTING PROTOTYPES.
31. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
32. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT; ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

SHEET ORDER STRUCTURE

SERIES	SUBJECT	DESCRIPTION
0000	**GENERAL DOCUMENTATION**	
A.0.000	COVER SHEET	GENERAL INFORMATION
A.0.100	SHEET INDEX, NOTES, LEGENDS, PERMITS ETC.	IMPORTANT NOTES FOR THE EXECUTION OF THE PROJECT AND MASTER LIST OF DRAWINGS.
A.0.200	SPEC LIST AND PRODUCT SPECS	DESCRIPTION OF FINISHES, FRAMES, SANITARY FIXTURES, METALS, ACCESSORIES, EQUIPMENT, AND CURTAINS.
1000	**CIVIL PLANS**	
A.1.000	SITE PLANS	REFERENCE PLAN SHOWING THE BUILDING'S LOCATION ON THE SITE.
A.1.100	CIVIL FLOOR PLANS	PLANS SHOWING FLOOR LEVELS, WALL POSITIONS, AND GENERAL DIMENSIONS.
A.1.200	LAYOUT/ FURNITURE FLOOR PLANS	ILLUSTRATIVE PLAN WITH SUGGESTIONS FOR THE FURNITURE LAYOUT.
A.1.300	FINISH FLOOR PLANS	PLANS INDICATING THE SPECIFIED FINISHES FOR EACH ROOM, INCLUDING FLOOR, WALL, BASEBOARD AND CEILING.
A.1.400	REFLECTED CEILING PLANS (RCP)	PLANS INDICATING CEILING FINISHES, SPECS AND DETAILS.
A.1.500	ARCHITECTURAL DRAINAGE PLANS (FOR REFERENCE)	MAP INDICATING DRAINAGE CONCERNS FOR REFERENCE ONLY. CHECK CONSULTANTS' PROJECT.
A.1.600	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 1000. TO BE INDICATED IN EACH DRAWING AT FURTHER DATE.
2000	**CIVIL SECTIONS AND ELEVATIONS**	SECTIONS AND ELEVATIONS WITH COMPLEMENTARY INFORMATION TO SERIES 1000.
A.2.000	GENERAL BUILDING SECTIONS	SECTIONS OF STRATEGIC AREAS OF THE PROJECT FOR BETTER VISUALIZATION.
A.2.100	PARTIAL BUILDING SECTIONS	ENLARGED SECTIONS OF STRATEGIC AREAS OF THE PROJECT FOR BETTER VISUALIZATION.
A.2.200	GENERAL BUILDING ELEVATIONS	ELEVATIONS FOR VIEWING THE FACADE, ITS ELEMENTS, AND FINISHES.
A.2.300	PARTIAL BUILDING ELEVATIONS	ENLARGED FOR VIEWING THE FACADE, ITS ELEMENTS, AND FINISHES.
A.2.400	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 2000, AS NUMBERED IN EACH PLAN.
3000	**CIVIL ENLARGED PLANS AND ELEVATIONS**	ENLARGED VIEWS OF ROOMS. SERIES TO BE USED DURING INSTALLATION EXECUTION.
A.3.000	RAMPS AND STAIRS	ADDITIONAL INFORMATION ON STAIRS AND RAMPS, INCLUDING HANDRAILS AND GUARDRAILS.
A.3.100	MEP ENLARGED PLANS AND ELEVATIONS	ENLARGED VIEWS OF ROOM WALLS, WITH CORRECT POSITIONING OF ELECTRICAL, PLUMBING, HVAC, AND LIGHTING POINTS IN RELATION TO FIXED AND MOVABLE FURNITURE. COMPLEMENTARY TO SERIES 3200.
A.3.200	WET AREA ENLARGED PLANS AND ELEVATIONS	ENLARGED VIEWS OF WET AREAS, INCLUDING SHOWER AND MIRROR VIEWS. COMPLEMENTARY TO SERIES 3100.
A.3.300	POOLS AND SPOOLS (SPA)	ENLARGED VIEWS OF POOLS AND SPAS, WITH LAYOUTS. CHECK FOR THE EXISTENCE OF A SPECIFIC PROJECT.
A.3.400	SAUNAS	ENLARGED VIEWS OF SAUNAS, WITH LAYOUTS. CHECK FOR THE EXISTENCE OF A SPECIFIC PROJECT.
A.3.500	ADDITIONAL SITE STRUCTURES	
A.3.600	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 3000, AS NUMBERED IN EACH PLAN.
4000	**DOOR, WINDOW AND PERM. ELEMENTS ENLARGED PLANS**	VIEWS AND DETAILS OF ALL WINDOWS AND DOORS. PACKAGE REQUIRED FOR CONTRACTING THE ITEMS.
A.4.000	DOOR, WINDOW AND PERMEABLE ELEMENTS MAP + SCHEDULE	WINDOW MAP WITH TAGS INDICATING WHICH NEED TO BE DETAILED IN SUBSEQUENT SERIES.
A.4.100	DOOR PLANS AND ELEVATIONS	ENLARGED VIEWS OF WOODEN DOORS AND METALWORK.
A.4.200	WINDOW PLANS AND ELEVATIONS	ENLARGED VIEWS OF GLAZED WINDOWS.
A.4.300	BRISE SOLEIL AND PERMEABLE ELEMENTS PLANS AND ELEVATIONS	ENLARGED VIEWS OF FACADE ELEMENTS SUCH AS BREEZES AND EXTERNAL PANELS.
A.4.400	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 4000, AS NUMBERED IN EACH PLAN.
5000	**MILLWORK, METALWORK AND STONEWORK**	ENLARGED VIEWS OF CUSTOM MADE CABINETRY, STONEWORK AND METALWORK ITEMS. PACKAGE REQUIRED FOR CONTRACTING THE ITEMS.
A.5.000	MILLWORK, METALWORK AND STONEWORK MAP + SCHEDULE	PLANS WITH TAGS INDICATING MILLWORK, METALWORK AND STONEWORK ITEMS.
A.5.100	MILLWORK ENLARGED PLANS, ELEVATIONS AND DETAILS	ENLARGED VIEWS OF LISTED MILLWORK ITEMS WITH DETAILS.
A.5.200	STONEWORK ENLARGED PLANS, ELEVATIONS AND DETAILS	ENLARGED VIEWS OF LISTED STONEWORK ITEMS WITH DETAILS.
A.5.300	METALWORK ENLARGED PLANS, ELEVATIONS AND DETAILS	ENLARGED VIEWS OF LISTED STONE ITEMS WITH DETAILS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
0000-GENERAL	
G.0.00	TITTLE SHEET
G.0.01	GENERAL NOTES
0001	
A.0.01	SURVEY
A.0.01a	SLOPE ANALYSIS EXHIBIT
A.0.01b	IMPERMEABLE SURFACES DIAGRAM
A.041	DEVELOPMENT SQF DIAGRAMS
1000 - SITE PLANS	
A.1.000	SITE PLAN
A.1.001	ENLARGED SITE PLAN
1100 - CIVIL PLANS	
A.1.100	GROUND FLOOR CONSTRUCTION PLAN
A.1.101	FIRST FLOOR CONSTRUCTION PLAN
A.1.102	BASEMENT CONSTRUCTION PLAN
A.1.103	ROOF PLAN
A.1.104	EXTERIOR LIGHTING PLAN
2000 - CIVIL SECTIONS AND ELEVATIONS	
A.2.000	BUILDING SECTIONS
A.2.001	BUILDING SECTIONS
A.2.200	BUILDING ELEVATIONS
A.2.201	BUILDING ELEVATIONS
C000	
C0.1	COVER SHEET
C0.2	COVER SHEET 2
C1.1	GRADING AND DRAINAGE PLAN
C1.2	DRIVEWAY PROFILE AND TYP. SECTION
C2.1	LSWPPP
C2.2	LSWPPP DETAILS
FD000	
FD1	FIRE DEPARTMENT PLAN
FD2	FIRE DEPARTMENT PLAN 2
FM000	
FM.1	TITLE SHEET
FM.2	SITE PHOTOS AND EXISTING MATERIALS
FM.3	LANDSCAPE PLAN AND FUEL MOD. NOTES
FM.4	SOIL MANAGEMENT REPORT
LI000	
LI-1	IRRIGATION PLAN, NOTES & LEGEND
LI-2	HYDRO. PLAN & MWELO WATER BUDGET CALC.
LI-3	IRRIGATION DETAILS
LI-4	CONTROLLER CHART, FORMS & CERTS.



Façade Reference Color Palette
12" = 1'-0"

CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER

SECTION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; ROOM; BASEBOARD FINISH; CEILING FINISH; FLOOR FINISH; WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT — A-1 / 005 — DRAWING NUMBER; SHEET NUMBER

DETAIL CALLOUT

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4" TYP.

WINDOW TAGS — TYPE MARK — W15-03

DOOR TAG — TYPE MARK — D#0-00

LOUVER TAG — TYPE MARK — LV-00

BRISE-SOLEIL TAG — TYPE MARK — BS-00

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

GENERAL CODES LEGEND

CODE	DESCRIPTION
ML	MILLWORK- ELEMENTS MADE IN WOOD TO BE DETAILED BY DESIGN ARCHITECT FOR CONSULTANTS FURTHER DEV.
SW	STONEWORK- ELEMENTS MADE IN STONE AND MARBLE TO BE DETAILED BY DESIGN ARCHITECT FOR CONSULTANTS FURTHER DEV.
MW	METALWORK- ELEMENTS MADE IN METAL TO BE DETAILED BY DESIGN ARCHITECT FOR CONSULTANTS FURTHER DEV.
PF	PLUMBING FIXTURES PER SCH.
PA	PLUMBING ACCESSORIES PER SCH.
EQ	ELECTRICAL EQUIPMENTS PER SCH.
GR	GUARD RAILS TO BE DETALED BY DESIGN ARCHITECT
SH	SHUTTERS, SHADES, BLINDS, AND OTHER SIMILAR CUSTOM PRODUCTS
SK	SKYLIGHTS
AP	ACCESS PANELS AND TRAPDOORS TO BE DETAILED BY DESIGN ARCHITECT
DR	DOORS PER SCH. AND ARCHITECTURAL DETAILS
GL	GLASS WINDOWS, PARTITIONS AND GLAZING PER SCH. AND ARCHITECTURAL DETAILS
LV	LOUVERS PER SCH. AND ARCHITECTURAL DETAILS
PE	CUSTOM PERMEABLE AND SEE-THROUGH ELEMENTS PER SCH. AND ARCHITECTURAL DETAILS

FINISH CODES LEGEND

CODE	DESCRIPTION
△	**WALL FINISHES**
W1	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X120
W2	STO COLOR CODE 31336; STOLIT 1.5+ LIMESTONE
W3	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X270
W4	FLAT WOODEN PANEL, REF. XSURFACES BOUTIQUE BC202 PRESTIGE DEV. BY MILLWORK CONSULT. AND APPROVED BY SAC
W5	XSURFACES BOUTIQUE BC202 PRESTIGE 10 1/4" W OR SIM. DEV. BY MILLWORK CONSULT. AND APPROVED BY SAC
W7	ECOOUTDOOR NATURAL IRREGULAR STONE - BODEGA MODEL
W8	CONCRETE PANEL FAÇADE. TBD BY DESIGN ARCH.
W9	CYCLOPIC/ MONOLITHIC CONCRETE - TBD BY DESIGN ARCH.
W10	STONE WALL TBD BY ID - CONFIRM W/ DESIGN ARCH.
◯	**FLOOR FINISHES**
F0	GRASS OR NATURAL GRADING; SEE LANDSCAPING PROJECT
F1	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X120
F2	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X270
F3	UNCOURSED FLAGSTONE PER QC. TO BE APP. BY SAC
F4	CIMENTITIO/US HIGH TRAFFIC FLOOR WITH EPOXI PAINT RAL 7038 NON GLOSSY
F5	CUSTOM EXTERIOR DECKING TO MATCH BC202 - 11"W; MISMATCHED FIN. SAMPLE TO BE APPROVED BY SAC
F6	XSURFACES BOUTIQUE BC202 PRESTIGE 10 1/4" W. SAME AS W5
F7	STONE FLOORING TBD BY ID - CONFIRM W/ DESIGN ARCH.
F8	POOL AGGREGATE DIAMOND BRYTE OYSTER QUARTZ BY SGM
□	**CEILING FINISHES**
C1	GYPSUM BOARD CEILING WITH STO 32136; WR AND/OR FR WHEN NEEDED - SEE RCP TO DIFFERENCIATE W/ C4
C2	WOODEN BOARDS 10 1/4" W. SAME AS W5
C3	GYPSUM BOARD WITH PAINTING - REF. WHITE DOVE MATTE. WR AND/OR FR WHEN NEEDED - SEE RCP TO DIFFERENCIATE W/ C1
◯	**BASEBOARD FINISHES**
B-	NO BASEBOARD; DIRECT WALL/ FLOOR JOINT
B1	INVERTED METAL "L" ANGLE PER DETAILS; SAME FINISH AS ADJACENT WALL
B2	SAME TILE AS FLOOR FLUSH FINISH W/ WALL; PER ARCH. DETAIL

HYDRAULIC LEGEND

FOR REFERENCE ONLY. SEE CONSULTANTS PROJECT PRIOR TO EXECUTION AND NOTIFY DESIGN ARCHITECTURE TEAM IF THERE DISCREPANCIES

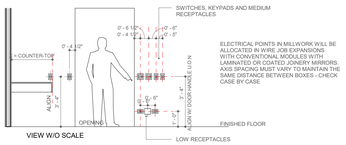
SYMBOL	DESCRIPTION
	COLD WATER SOURCE
	HOT WATER SOURCE - MIND THE FACT ISLAND SHALL NOT HAVE GAS SUPPLY
	SEWAGE/ WASTERWATER LOCATION

ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

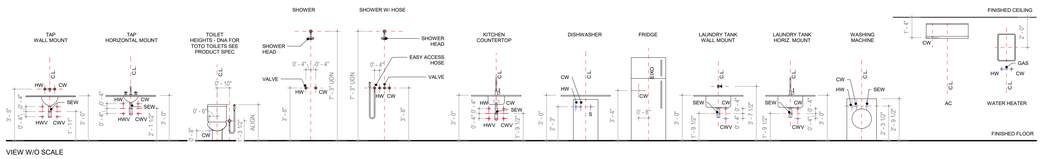
1. CHECK MEASURES ON THE CONSTRUCTION SITE.
2. MEASURES AND LEVELS IN METERS, UNLESS INDICATED OTHERWISE.
3. MEASURES AND LEVELS INDICATED ARE FINISHED, UNLESS INDICATED OTHERWISE.
4. DO NOT TAKE MEASUREMENTS FROM THE PLAN WITH A RULER OR SCALE.
5. FOR MATERIAL SPECIFICATIONS, REFER TO THE DESCRIPTIVE MEMORANDUM.

SWITCH & RECEPTACLE LOCATIONS



VIEW W/O SCALE

HYDRAULIC TYP. LOCATION LEGEND - CHECK ALL PRODUCT SPECS BEFORE EXECUTION AND NOTIFY DESIGN ARCHITECT OF DISCREPANCIES



VIEW W/O SCALE

00 02.06.2026 ISSUE FOR PERMIT
REVISION DATE DESCRIPTION

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

G.0.01

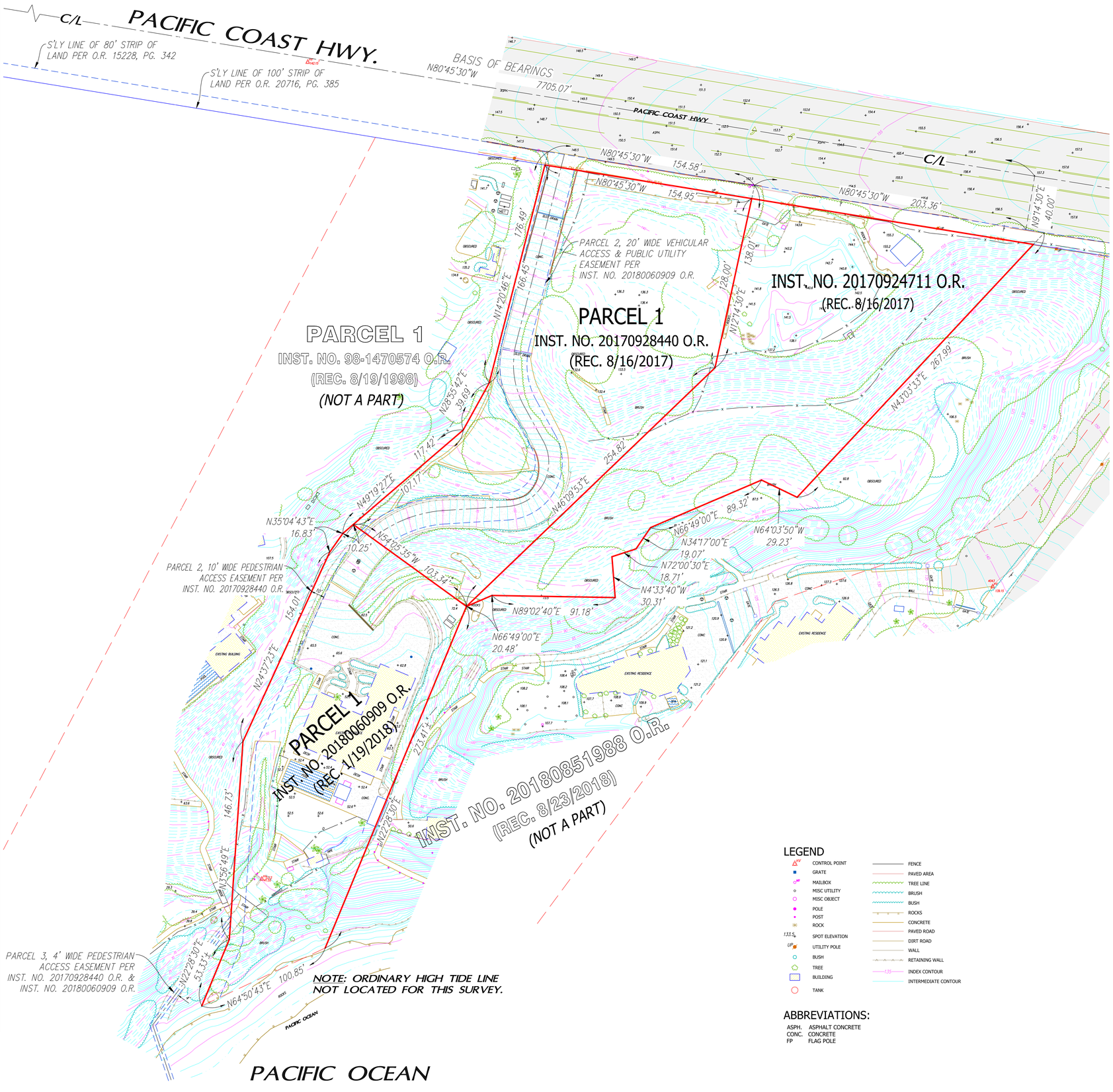
DD R00

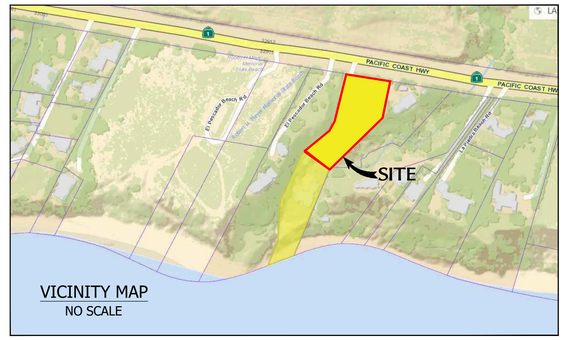
DRAWN BY
PAGE
GENERAL NOTES

MANAGEMENT
TF

DATE
02.06.2026

SCALE
PER DRAWING





VICINITY MAP
NO SCALE

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY DON READ CORPORATION, WITH 1 FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY FLOWN 6/19/2019.

NOTE:

1. THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS A PART OF THIS WORK.
2. THE SUBJECT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND ARE FOR GRAPHICAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION TIES. THE BEARINGS AND DISTANCES SHOWN ALONG THE SUBJECT PROPERTY LINES ARE ALSO FOR GRAPHICAL PURPOSES ONLY. CHRIS NELSON & ASSOCIATES DID NOT PERFORM A BOUNDARY RESOLUTION. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.
3. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
4. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
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.
6. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON EXCEPT FOR THOSE CALLED OUT IN THE CURRENT VESTING DEEDS THAT ARE NOTED HEREON.
7. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BASIS OF BEARINGS:

THE BEARING OF N 80°45'30" W OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON THE RECORD OF SURVEY MAP, RECORDED IN R.S. 116, PG. 6, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

B.M. NO. DY9087 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

RDBM TAG IN W END C. B. 24.4M(80') E/O C/L DRWY TO HSE #33333 PACIFIC COAST HWY 12M(39') N/O C/L & 644M(0.4MI) W/O DECKER RD @ MI MKR #60.28

ELEVATION = 115.636 FEET (QUAD YEAR 2008)

LEGEND

- CONTROL POINT
- GRATE
- MAILBOX
- MISC UTILITY
- MISC OBJECT
- POLE
- POST
- ROCK
- SPOT ELEVATION
- UTILITY POLE
- BUSH
- TREE
- BUILDING
- TANK
- FENCE
- PAVED AREA
- TREE LINE
- BRUSH
- BUSH
- ROCKS
- CONCRETE
- PAVED ROAD
- DIRT ROAD
- WALL
- RETAINING WALL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

ABBREVIATIONS:

ASPH.	ASPHALT CONCRETE
CONC.	CONCRETE
FP	FLAG POLE

N

30' 15' 0' 15' 30' 60'

GRAPHIC SCALE
SCALE: 1"=30'

DATED: 10/30/2020

PROFESSIONAL LAND SURVEYOR
CHRIS D. NELSON
No. 6385
STATE OF CALIFORNIA

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:
RIEHL CONSTRUCTION CONSULTING, LLC

AERIAL PHOTOGRAMMETRIC SURVEY

PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, BK. 1, PG. 407 ET SEQ., OF PATENTS

32852, 32826 &32832 PACIFIC COAST HIGHWAY, COUNTY OF LOS ANGELES

REVISION NOTES

DESCRIPTION	DATE	BY

JOB NO. 19-4978-01

SCALE: 1" = 30'

DATE: OCT., 2020

DRAFTED: DPR

SHEET NO.

A.0.01

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area*	Color
1	Horizontal	5.0:1	21740±	
2	5.0:1	4.0:1	5719±	
3	4.0:1	3.0:1	4424±	
4	3.0:1	2.5:1	1872±	
5	2.5:1	1.0:1	9665±	
6	1.0:1	0.0:1	102±	

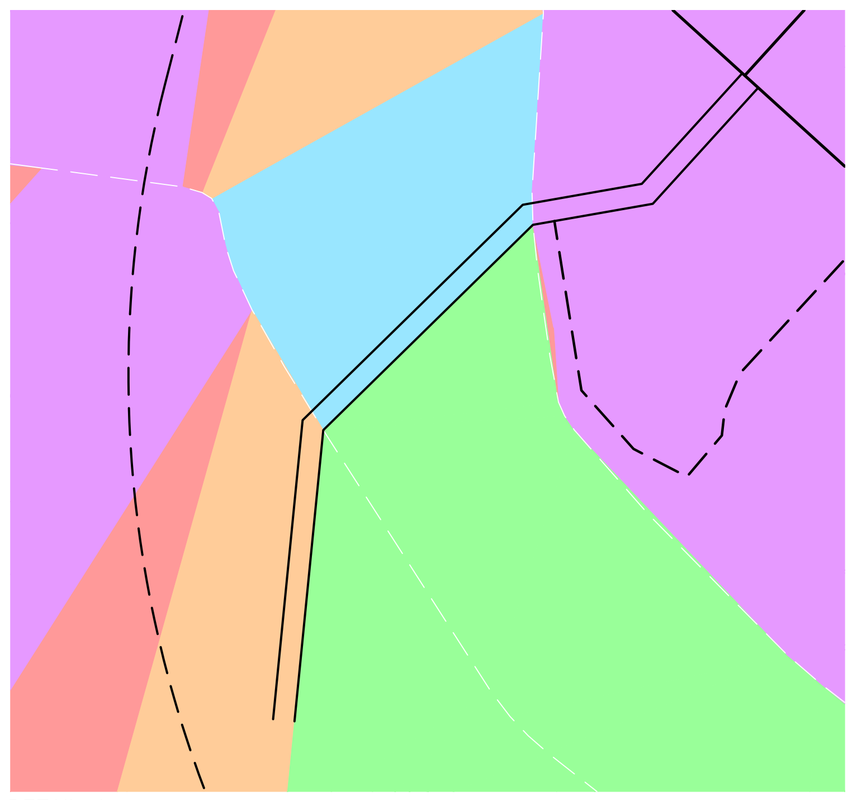
* INCLUDES SLOPES WITHIN EXISTING EASEMENT. UNITS: SQUARE FEET

SITE AREA CALCULATION:
GROSS: 43,522± SF
EASEMENT: 7,637± SF
1:1 SLOPE: 62± SF (OUTSIDE OF EASEMENTS)
NET: 35,823± SF

STRUCTURE SIZE CALCULATION:
UP TO ½ ACRE: 21,780 x 0.177 + 1,000 = 4,855 SF
½ TO 1 ACRE: (35,823 – 21,780) x 0.1 = 1,410 SF
TOTAL ALLOWABLE: 6,265 SF
EXISTING: 0
REMAINING: 6,265 SF

TOPOGRAPHY AND BOUNDARY SHOWN WAS PROVIDED BY CHRIS NELSON AND ASSOCIATES, NO VERIFICATION OF ITS ACCURACY WAS PERFORMED BY WHITSON ENGINEERS.





DETAIL A
SCALE: 1" = 5'

U:\LA Projects\4632-SUN IS SHINING LLC - PCH - MALIBU\CAD\EXHIBITS\SLOPE ANALYSIS.dwg mbaldi Apr 19, 2024 - 12:03pm

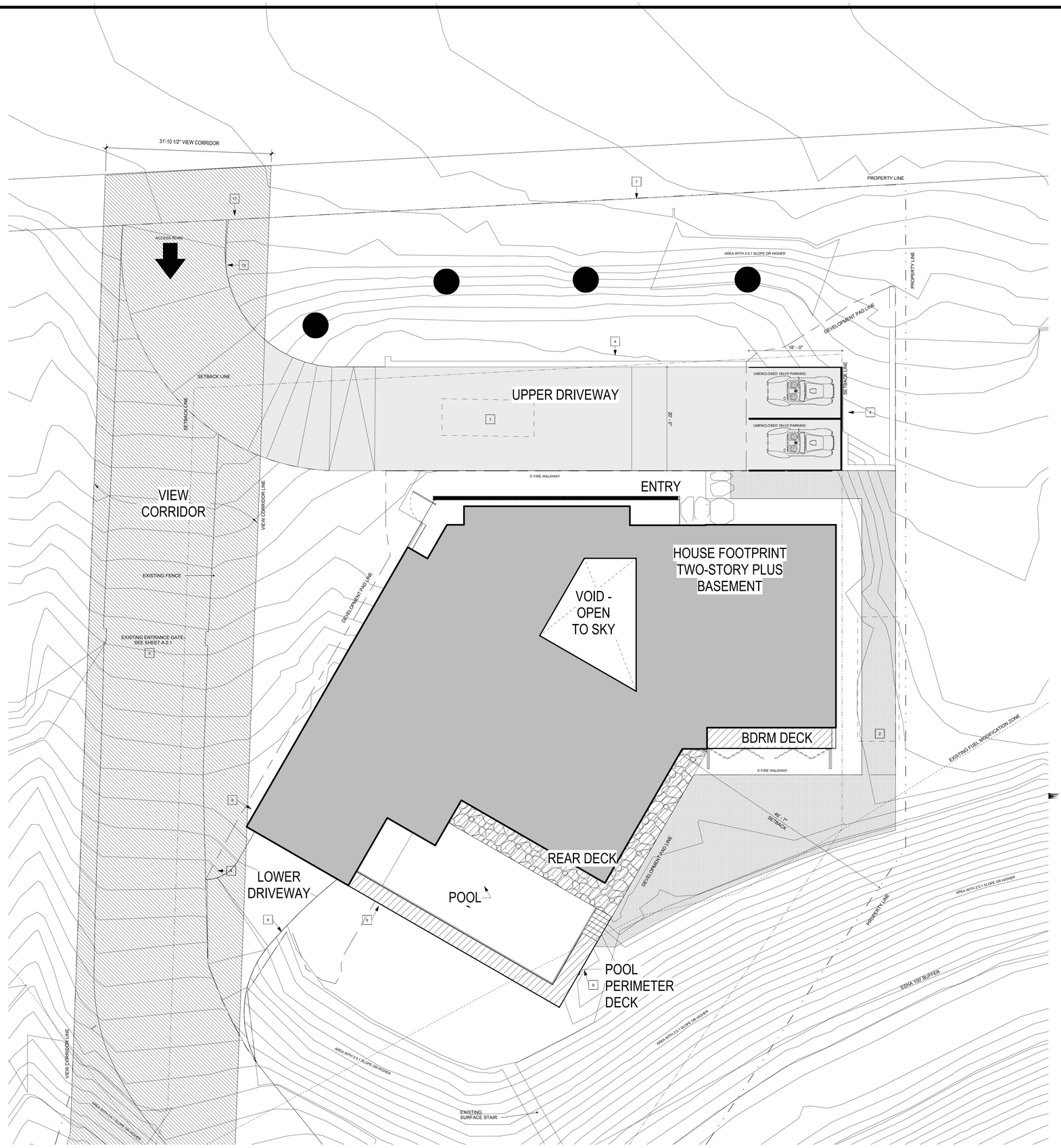
SLOPE ANALYSIS EXHIBIT
32832 PACIFIC COAST HIGHWAY
MALIBU, CALIFORNIA

16 0 16 32
SCALE: 1/16" = 1'-0"

APRIL 19, 2024
Project No.:4632.00

Whitson ENGINEERS
Civil Engineering
Land Surveying
4859 West Slauson Ave.
Unit 625
Los Angeles, California
310.645.3205
whitsonengineers.com

SHEET NO.
A.0.01a



1 IMPERMEABLE SURFACES DIAGRAM

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

PLAN NORTH

IMPERMEABLE GENERAL NOTES

IMPERMEABLE AREA CALCULATIONS

GROSS LOT	43,522 SF
NET LOT (LESS 1:1 SLOPES)	43,442 SF
ALLOWABLE IMPERMEABLE SURFACE (30% NET)	**13,032 SF**

PROPOSED IMPERMEABLE SURFACES

BUILDING FOOTPRINT	5,962 SF
DRIVEWAYS	
UPPER	2,499 SF
LOWER	430 SF
TOTAL DRIVEWAYS	2,929 SF
PAVED AREAS	
ENTRY	100 SF
REAR DECK	485 SF
BDRM DECKS	104 SF
POOL PERIMETER DECK	213 SF
EXISTING STAIRS	93 SF
LANDING	32 SF
TRASH ENCLOSURE	94 SF
TOTAL PAVED AREAS	1,121 SF
TOTAL PROPOSED IMPERMEABLE SURFACES	**10,012 SF**
POOL	862 SF
IMPERMEABLE PLUS POOL	**10,874 SF**

IMPERMEABLE LEGEND

- BUILDING AREA
- OUTDOOR DECKS PAVED
- VIEW CORRIDOR
- DRIVEWAYS
- GROUND COVER - SEE LANDSCAPE PLANS

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/07/25
DRAWN BY	BK
CHECKED BY	AM
COPYRIGHT	© 2025 BFK

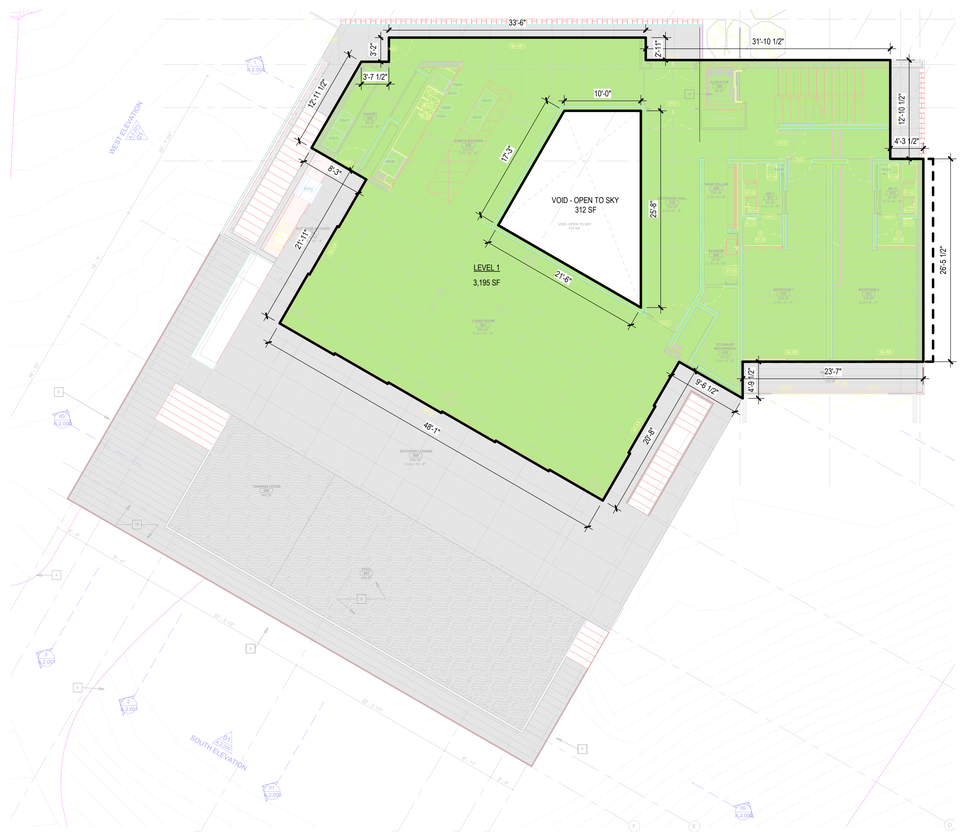
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IMPERMEABLE SURFACES DIAGRAM

SHEET NUMBER

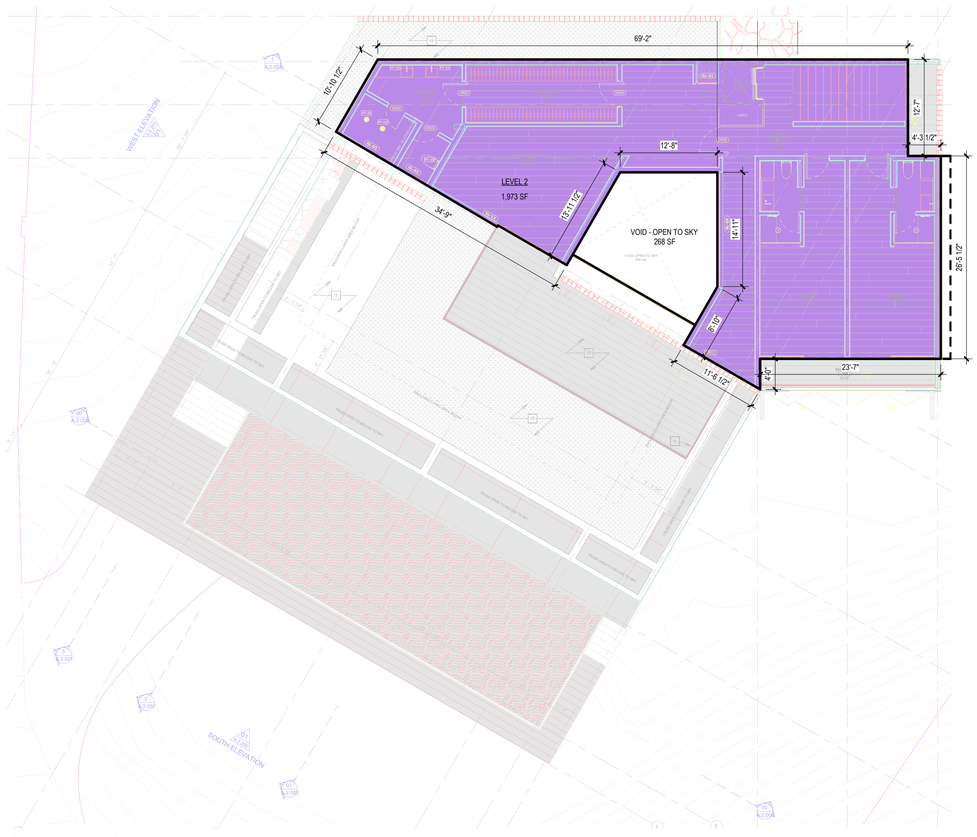
A.0.01b

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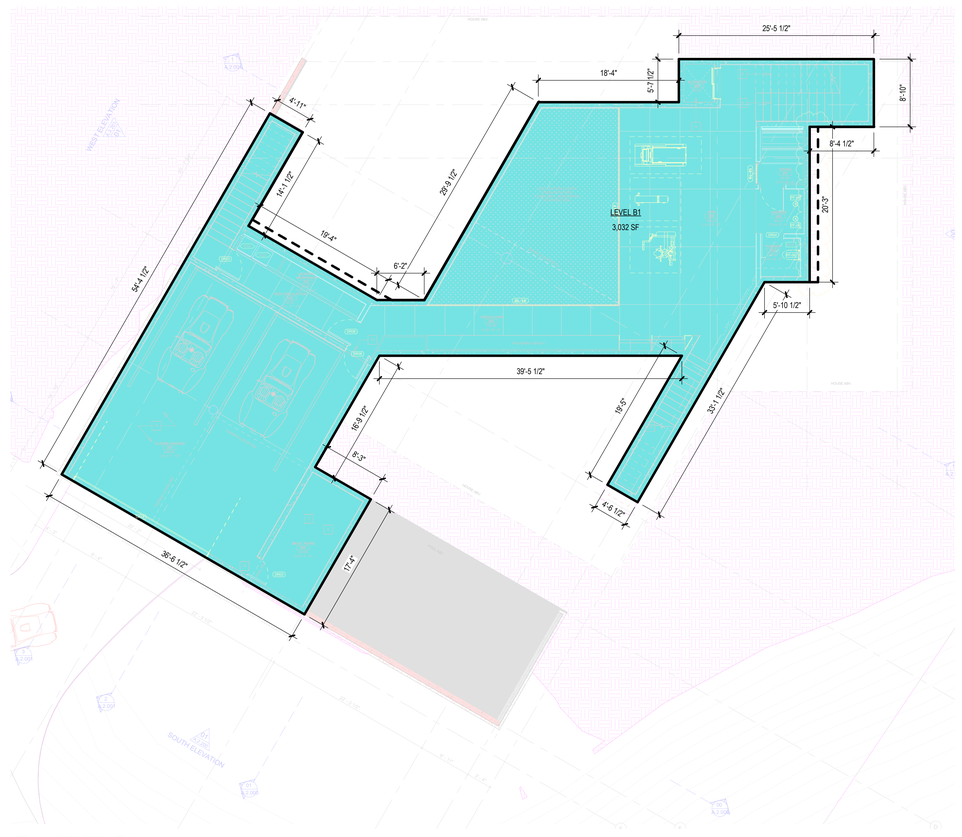
2 LEVEL 1

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



3 LEVEL 2

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



1 LEVEL B1

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

TDSF GENERAL NOTES

AREA SCHEDULE (TDSF)

LEVEL	AREA	COMMENTS
LEVEL B1	3,032 SF	
LEVEL 1	3,195 SF	
LEVEL 2	1,973 SF	
TOTAL	8,200 SF	

LEVEL B1 3,032 SF
-1,000 SF
2,032 SF
50% = 1,016 SF

LEVEL 1 3,195 SF

LEVEL 2 1,973 SF (2/3 LEVEL 1 = 2,131 SF)

TDSF 6,184 SF

COVERED AREAS 6' OR GREATER = 0 SF

PREVIOUS PERIMETER

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/10/25
DRAWN BY	BK
CHECKED BY	AM
COPYRIGHT	© 2025 BFK

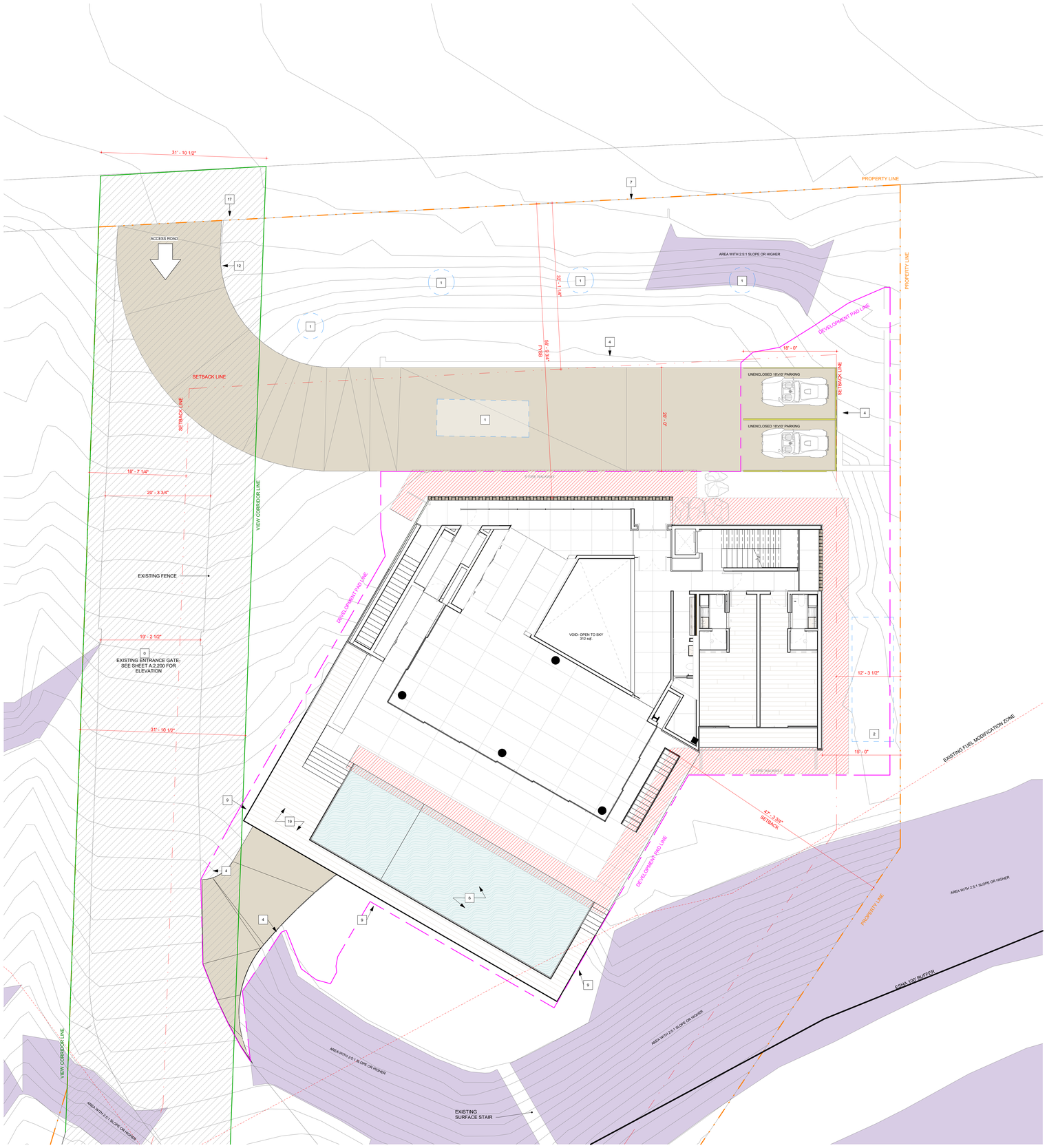
SHEET TITLE

TOTAL DEVELOPMENT SQUARE FOOTAGE DIAGRAMS

SHEET NUMBER

A-041

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1 SITE PLAN
1/8" = 1'-0"

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
1	PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
2	UNDERGROUND CISTERN. SEE CIVIL DRAWINGS
3	POOL EQUIPMENT - 6sft2
4	RETAINING WALL TO NOT EXCEED 6' TALL
5	RETAINING WALL TO NOT EXCEED 3' TALL
6	CONDENSER UNITS & POOL EQUIPMENT TO BE LOCATED AT POOL MECHANICAL AREA UNDER POOL, PROVIDE NATURAL VENTILATION TBD.
7	6' MAX FENCE - BOTTOM 42" TO BE SOLID, UPPER PORTON TO BE VIEW PERMEABLE
8	6' TALL MAX FENCE
9	42" TALL GLASS GUARD-RAIL
10	MODULAR GREEN ROOF PLANTER OR SYSTEM TO COMPLY WITH LOCAL CODES AND FIRE REGULATIONS
11	OPERABLE VENTILATION OPENINGS
12	AN APPROVED KEYBOX, 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
13	IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL+ ARTIFICIAL TURF. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2. OVER CLASS "A" ROOF
14	2HR ASSEMBLY UNDER STAIRS AND AROUND SHAFT UL U 301 TYPE 'X' GYP. BD., SEE DETAIL 05/A3.00
15	1-HR ASSEMBLY WALLS AND CEILING , 5/8" TYPE 'X' GYP. BRD. SEE DETAIL 06/A3.00
16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
17	BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4
18	ENCLOSED NON-USABLE SPACES UNDERNEATH STAIRS
19	IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

DOOR SCHEDULE

CODE	WIDTH	HEIGHT	DESCRIPTION	COUNT
DR02	2' - 6 1/2"	8' - 6"	PIVOT GLASS DOOR WITH METAL FRAME AND TOWEL SUPPORT	2
DR26	2' - 6 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	1
DR03	2' - 8 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	5
DR25	3' - 0"	8' - 6"	Casa na mangueira	4
DR55	3' - 0 1/2"	8' - 6"	PIVOT GLASS DOOR WITH METAL FRAME AND TOWEL SUPPORT	2
DR04	3' - 0 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	2
DR22	3' - 2"	8' - 6"		1
DR06	3' - 2"	9' - 0"	SINGLE PIVOT WOODEN DOOR	5
DR07	3' - 3 1/2"	8' - 7 1/2"	GLASS HINGE DOOR	1
DR23	3' - 4"	7' - 10"		1
DR08	3' - 4"	8' - 6"	SINGLE PIVOT WOODEN DOOR	3
DR20	3' - 8"	9' - 0"		1
DR19	3' - 9"	9' - 0"		1
DR01	3' - 10"	9' - 0"	CUSTOM DOOR FOR ELEVATOR	3
DR11	3' - 11"	9' - 5"	CUSTOM PIVOT DOOR IN PERMEABLE FAÇADE	1
DR14	4' - 11"	8' - 6"	SINGLE PIVOT MMMOHED DOOR	1
<varies>	5' - 7"	8' - 7 1/2"	<varies>	2
DR16	11' - 4 1/2"	9' - 11 1/2"	BIFOLDING FAÇADE OPENINGS	2
DR17	11' - 4 1/2"	10' - 8"	BIFOLDING FAÇADE OPENINGS	2
DR18	20' - 0"	7' - 2"	GARAGE DOOR	1

GLAZING SCHEDULE

CODE	LENGTH	HEIGHT	DESCRIPTION
GL-01	2' - 8"	8' - 6"	
GL-01	2' - 9 1/2"	9' - 2 1/2"	
GL-02	5' - 2 1/2"	7' - 9 1/2"	
GL-03	8' - 3 1/2"	7' - 9 1/2"	
GL-05	11' - 4"	9' - 0"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-07	12' - 6 1/2"	9' - 8 1/2"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-08	12' - 6 1/2"	9' - 5"	
GL-09	15' - 2"	7' - 1 1/2"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-11	19' - 1 1/2"	7' - 8 1/2"	
GL-13	20' - 5"	7' - 7"	
GL-14	29' - 11 1/2"	10' - 8"	
GL-16	24' - 1 1/2"	9' - 6"	
GL-17	19' - 2"	8' - 6"	
GL-18	32' - 8 1/2"	8' - 7"	
GL-19	47' - 9 1/2"	10' - 8"	

CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — 1/ A 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

SECTION SYMBOL — 1/ A 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; ROOM 1 1 1; BASEBOARD FINISH; CEILING FINISH; FLOOR FINISH; WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER / SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4" TYP.

WINDOW TAGS — TYPE MARK — WD-03

DOOR TAG — TYPE MARK — DR-00

LOUVER TAG — TYPE MARK — LV-00

BRISE-SOLEIL TAG — TYPE MARK — BS-00

CEILING ACCESS PANEL (SEE RCP) — AP

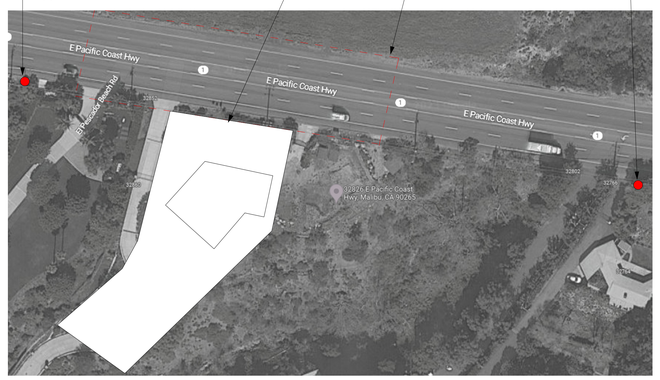
CENTER LINE — CL

START ALIGNMENT PATTERN

HATCHES LEGEND

AREA WITH DIAGONAL GREY HATCH REPRESENTS AREA WITH IPÉ WOOD IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

AREA WITH DIAGONAL RED HATCH REPRESENTS AREA WITHIN 300' OF FIRE HYDRANT (CLEAR TO SKY ACCESS ROUTE PER FIRE CODE 503.1 TYPICAL



2 FIRE HYDRANT MAP
1" = 100'-0"

STUDIO ARTHUR CASAS

© Studio Arthur de Mattos Casas Arquitetura Design 2020

DESIGN ARCHITECTURE
2234 - PCH - MALIBU

BRIAN F KNIGHT
LOCAL ARCHITECT

ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO BFK ARCHITECTS
3. CHECK MEASUREMENTS ON THE CONSTRUCTION SITE. CONTACT DESIGN ARCHITECT IF IN DOUBT.
4. MEASUREMENTS AND LEVELS INDICATED ARE FINISHED AND IN **FEET AND INCHES**, UNLESS INDICATED OTHERWISE. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE. DIMENSIONS TAKE PRECEDENCE. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
5. FOR MATERIAL SPECIFICATIONS, REFER TO THE SPEC SHEET AND FINISH SCH. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ‡.
6. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

CONSULTANTS' FILES IN USE:

STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK ARCHITECTS

REVISION	DATE	DESCRIPTION
02	04.07.2026	ISSUE FOR PERMIT
01	02.06.2026	ISSUE FOR PERMIT
00	03.11.2025	ISSUE FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.000

DD R02

DRAWN BY	PAGE
AC	SITE PLAN
MANAGEMENT	DATE
TF	04.07.2026

SCALE
INDICATED

BRASIL - SÃO PAULO
Rua Itápolis, 818 - 01245-000 - São Paulo
55 11 2182 7500 / sp@arthurcasas.com

USA - NEW YORK
ny@arthurcasas.com

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1 ENLARGED SITE PLAN
1/16" = 1'-0"

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
1	PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
2	UNDERGROUND CISTERN, SEE CIVIL DRAWINGS
3	POOL EQUIPMENT - 6ft2
4	RETAINING WALL TO NOT EXCEED 6' TALL
5	RETAINING WALL TO NOT EXCEED 3' TALL
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7	6' MAX FENCE - BOTTOM 42" TO BE SOLID, UPPER PORTON TO BE VIEW PERMEABLE
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13	IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL+ ARTIFICIAL TURF. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2. OVER CLASS "A" ROOF
14	2HR ASSEMBLY UNDER STAIRS AND AROUND SHAFT UL U 301 TYPE 'X' GYP. BD., SEE DETAIL 05/A3.00
15	1-HR ASSEMBLY WALLS AND CEILING , 5/8" TYPE 'X' GYP. BRD. SEE DETAIL 06/A3.00
16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
17	BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4
18	ENCLOSED NON-USABLE SPACES UNDERNEATH STAIRS
19	IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

DOOR SCHEDULE

CODE	WIDTH	HEIGHT	DESCRIPTION	COUNT
DR02	2' - 6 1/2"	8' - 6"	PIVOT GLASS DOOR WITH METAL FRAME AND TOWEL SUPPORT	2
DR26	2' - 6 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	1
DR03	2' - 8 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	5
DR25	3' - 0"	8' - 6"	Casa na mangueira	4
DR55	3' - 0 1/2"	8' - 6"	PIVOT GLASS DOOR WITH METAL FRAME AND TOWEL SUPPORT	2
DR04	3' - 0 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	2
DR22	3' - 2"	8' - 6"		1
DR06	3' - 2"	9' - 0"	SINGLE PIVOT WOODEN DOOR	5
DR07	3' - 3 1/2"	8' - 7 1/2"	GLASS HINGE DOOR	1
DR23	3' - 4"	7' - 10"		1
DR08	3' - 4"	8' - 6"	SINGLE PIVOT WOODEN DOOR	3
DR20	3' - 8"	9' - 0"		1
DR19	3' - 9"	9' - 0"		1
DR01	3' - 10"	9' - 0"	CUSTOM DOOR FOR ELEVATOR	3
DR11	3' - 11"	9' - 5"	CUSTOM PIVOT DOOR IN PERMEABLE FACADE	1
DR14	4' - 11"	8' - 6"	SINGLE PIVOT MMMOHED DOOR	1
<varies>	5' - 7"	8' - 7 1/2"	<varies>	2
DR16	11' - 4 1/2"	9' - 11 1/2"	BIFOLDING FACADE OPENING	2
DR17	11' - 4 1/2"	10' - 8"	BIFOLDING FACADE OPENINGS	2
DR18	20' - 0"	7' - 2"	GARAGE DOOR	1

GLAZING SCHEDULE

CODE	LENGTH	HEIGHT	DESCRIPTION
GL-01	2' - 8"	8' - 6"	
GL-01	2' - 8 1/2"	9' - 2 1/2"	
GL-02	5' - 2 1/2"	7' - 9 1/2"	
GL-03	8' - 3 1/2"	7' - 9 1/2"	
GL-05	11' - 4"	9' - 0"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-07	12' - 6 1/2"	9' - 8 1/2"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-08	12' - 6 1/2"	9' - 5"	
GL-09	15' - 2"	7' - 1 1/2"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-11	19' - 1 1/2"	7' - 8 1/2"	
GL-13	20' - 5"	7' - 1"	
GL-12	20' - 10 1/2"	10' - 8"	
GL-14	21' - 10"	10' - 10"	
GL-16	24' - 10 1/2"	8' - 6"	
GL-17	26' - 2"	8' - 6"	
GL-18	32' - 8 1/2"	9' - 1"	
GL-19	47' - 9 1/2"	10' - 8"	

CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — 1/ 001 — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER

SECTION SYMBOL — 1/ 001 — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; ROOM 1 1 1; 1 BASEBOARD FINISH; 2 CEILING FINISH; 3 FLOOR FINISH; 4 WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER; SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4"↓ GFL

WINDOW TAGS — WD-03 — TYPE MARK

DOOR TAG — DR-00 — TYPE MARK

LOUVER TAG — LV-00 — TYPE MARK

BRISE-SOLEIL TAG — BS-00 — TYPE MARK

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

HATCHES LEGEND

AREA WITH DIAGONAL GREY HATCH REPRESENTS IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

AREA WITH DIAGONAL RED HATCH REPRESENTS FIREFIGHTER WALKWAY 5'-0" WIDE CLEAR TO SKY ACCESS ROUTE PER FIRE CODE 504.1 TYPICAL



2 FIRE HYDRANT MAP Copy 1
1" = 100'-0"

STUDIO ARTHUR CASAS

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DESIGN ARCHITECTURE
2234 - PCH - MALIBU

BRIAN F KNIGHT
LOCAL ARCHITECT

ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

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CONSULTANTS' FILES IN USE:

STRUCTURAL	
CIVIL	
LANDSCAPE	
PLUMBING / MECHANICAL	
ELECTRICAL	
MILLWORK	
LIGHTING DESIGN	
DESIGN ARCHITECT: Studio Arthur Casas	LOCAL ARCHITECT: BFK ARCHITECTS

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUE FOR PERMIT
00	03.11.2025	ISSUE FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.001

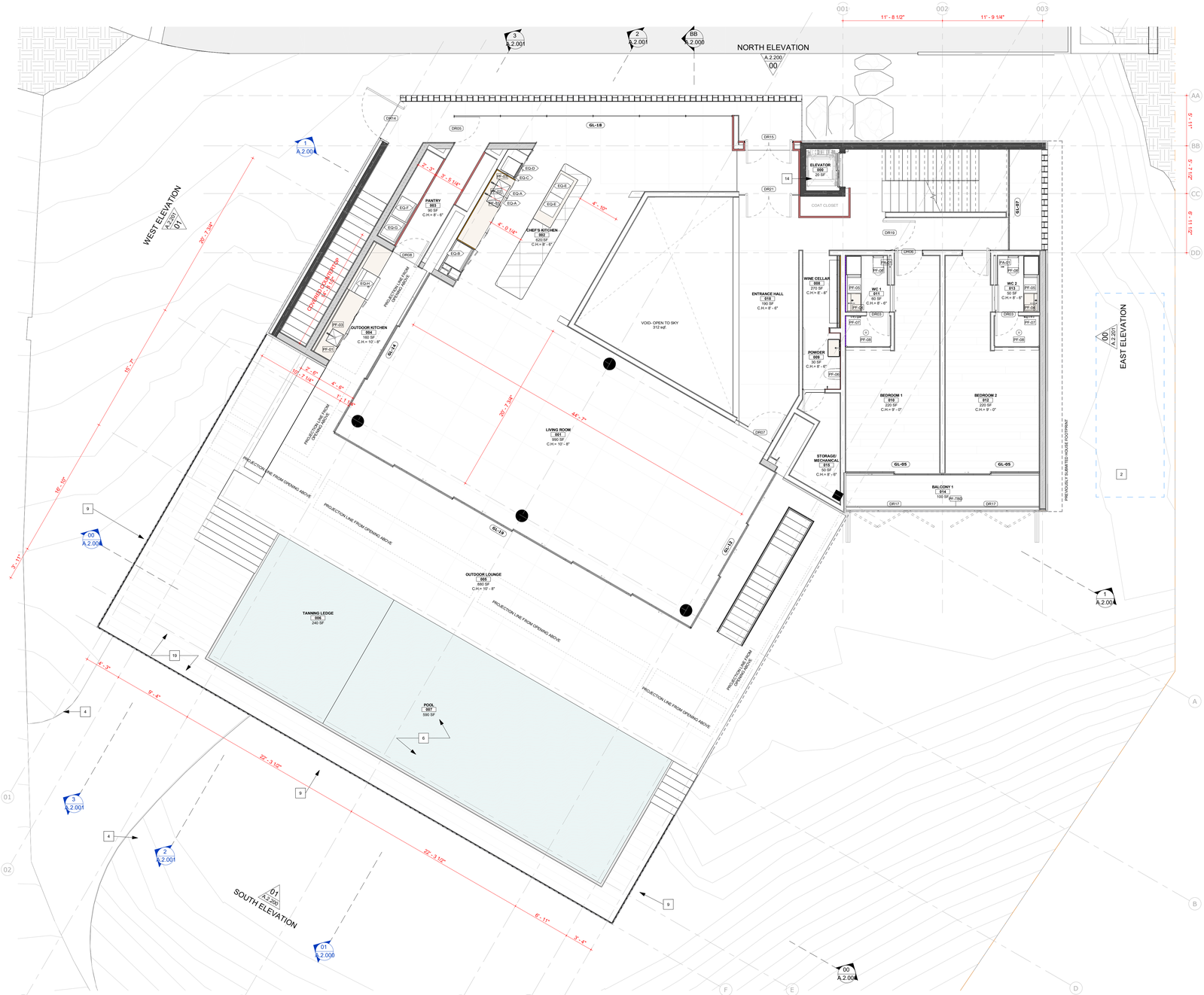
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DRAWN BY: AC	PAGE: ENLARGED SITE PLAN
MANAGEMENT: TF	DATE: 02.06.2026
	SCALE: INDICATED

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00 FIRST FLOOR CIVIL PLAN
3/16" = 1'-0"

CIVIL PLAN NOTES

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5. ELECTRICAL AND PLUMBING POINTS IN AREAS WITH CUSTOM FURNITURE DESIGN, SUCH AS KITCHENS AND SERVICE AREAS, HAVE ESTIMATED POSITIONS. WAIT FOR THE FINAL OUTSOURCED CASEWORK PROJECT BEFORE PROCEEDING WITH INSTALLATION.
6. POSITION GENERAL SHUT-OFF VALVES ALWAYS BELOW THE COUNTERTOP, INSIDE CABINETS.
7. ALWAYS POSITION ELECTRICAL JUNCTION BOXES IN TECHNICAL AREAS OR CONCEALED WITHIN CABINETS.
8. ALWAYS CONSIDER THE THICKNESS OF WALL FINISHES TO ENSURE THE POSSIBILITY OF INSTALLING RECESSED BASEBOARDS. FOR DRYWALL WALLS, THE APPLICATION OF TWO SHEETS IS REQUIRED.
9. FOR THE HEIGHT OF MARKER LIGHTS AND WALL SCONCES, FOLLOW THE STANDARD MEASUREMENTS DEFINED BY ARCHITECTURE. CONFIRM THE MODEL BEFORE INSTALLATION.
10. CONFIRM THE MODEL AND POSITION OF FLOOR OUTLETS WITH ARCHITECTURE BEFORE EXECUTING THE SCREED. POSITIONS DEFINED IN THE PLAN MAY CHANGE DEPENDING ON THE FURNITURE SELECTION.
11. CHECK THE POSITIONING OF THE VENTILATION RISER TERMINALS FOR SEWAGE, AS THESE MUST NOT COINCIDE WITH HABITABLE AREAS.
12. PAY ATTENTION TO THE EXISTENCE AND MODEL OF HIDDEN DRAINS, ENSURING THAT NECESSARY RECESSES ARE ACCOUNTED FOR BEFORE WATERPROOFING.
13. A SAMPLE OF THE SPECIFIED PAINT MUST BE PROVIDED ON-SITE FOR THE DESIGN ARCHITECT'S TEAM TO VALIDATE BEFORE THE GENERAL PAINTING BEGINS.
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18. CHECK FOR LEVEL DIFFERENCES BETWEEN FLOORS AS PER THE CIVIL PLAN AND FINISH DETAILS FOR FLOOR TRANSITIONS AS INDICATED IN THE FINISHES PLAN.
19. WATERPROOFING SYSTEMS MUST BE SPECIFIED BY A SPECIALIZED DESIGNER OR BY THE CONSTRUCTION COMPANY.
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27. VALIDATE CURTAIN PELMET MEASUREMENTS WITH ARCHITECTURE AFTER HIRING THE SUPPLIER. VERIFY THE POSSIBILITY OF MEETING ALL REQUIREMENTS FOR FULL RECESS INSTALLATION.
28. FOR AIR CONDITIONING UNITS, SENSORS, AND GRILLES, CHECK THE PROJECT FOR EMBEDDED SOLUTIONS AND FINISHES, PRESENTING PROTOTYPES.
29. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
30. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT; ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
1	PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
2	UNDERGROUND CISTERN. SEE CIVIL DRAWINGS
3	POOL EQUIPMENT - 64ft2
4	RETAINING WALL TO NOT EXCEED 6' TALL
5	RETAINING WALL TO NOT EXCEED 3' TALL
6	CONDENSER UNITS & POOL EQUIPMENT TO BE LOCATED AT POOL MECHANICAL AREA UNDER POOL, PROVIDE NATURAL VENTILATION TBD.
7	6' MAX FENCE - BOTTOM 42" TO BE SOLID, UPPER PORTON TO BE VIEW PERMEABLE
8	6' TALL MAX FENCE
9	42" TALL GLASS GUARD-RAIL
10	MODULAR GREEN ROOF PLANTER OR SYSTEM TO COMPLY WITH LOCAL CODES AND FIRE REGULATIONS
11	OPERABLE VENTILATION OPENINGS
12	AN APPROVED KEYBOX, 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
13	IPE WOOD DECKING - IGNITION-RESISTANT MATERIAL+ ARTIFICIAL TURF. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2. OVER CLASS "A" ROOF
14	2HR ASSEMBLY UNDER STAIRS AND AROUND SHAFT UL U 301 TYPE 'X' GYP. BD., SEE DETAIL 05/A3.00
15	1-HR ASSEMBLY WALLS AND CEILING , 5/8" TYPE 'X' GYP. BRD. SEE DETAIL 06/A3.00
16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
17	BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4
18	ENCLOSED NON-USABLE SPACES UNDERNEATH STAIRS
19	IPE WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

STUDIO ARTHUR CASAS
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DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
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ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

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CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — 1 / 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

SECTION SYMBOL — 1 / 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; ROOM; 1 BASEBOARD FINISH; 1 CEILING FINISH; 1 FLOOR FINISH; 1 WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER / SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4" TYP

WINDOW TAGS — TYPE MARK — W3-H3

DOOR TAG — TYPE MARK — DR-00

LOUVER TAG — TYPE MARK — LV-00

BRISE-SOLEIL TAG — TYPE MARK — BS-00

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

CONSULTANTS' FILES IN USE:

STRUCTURAL

CIVIL

LANDSCAPE

PLUMBING / MECHANICAL

ELECTRICAL

MILLWORK

LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK Architects

REVISION	DATE	DESCRIPTION
02	04.07.2026	ISSUED FOR PERMIT
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.100

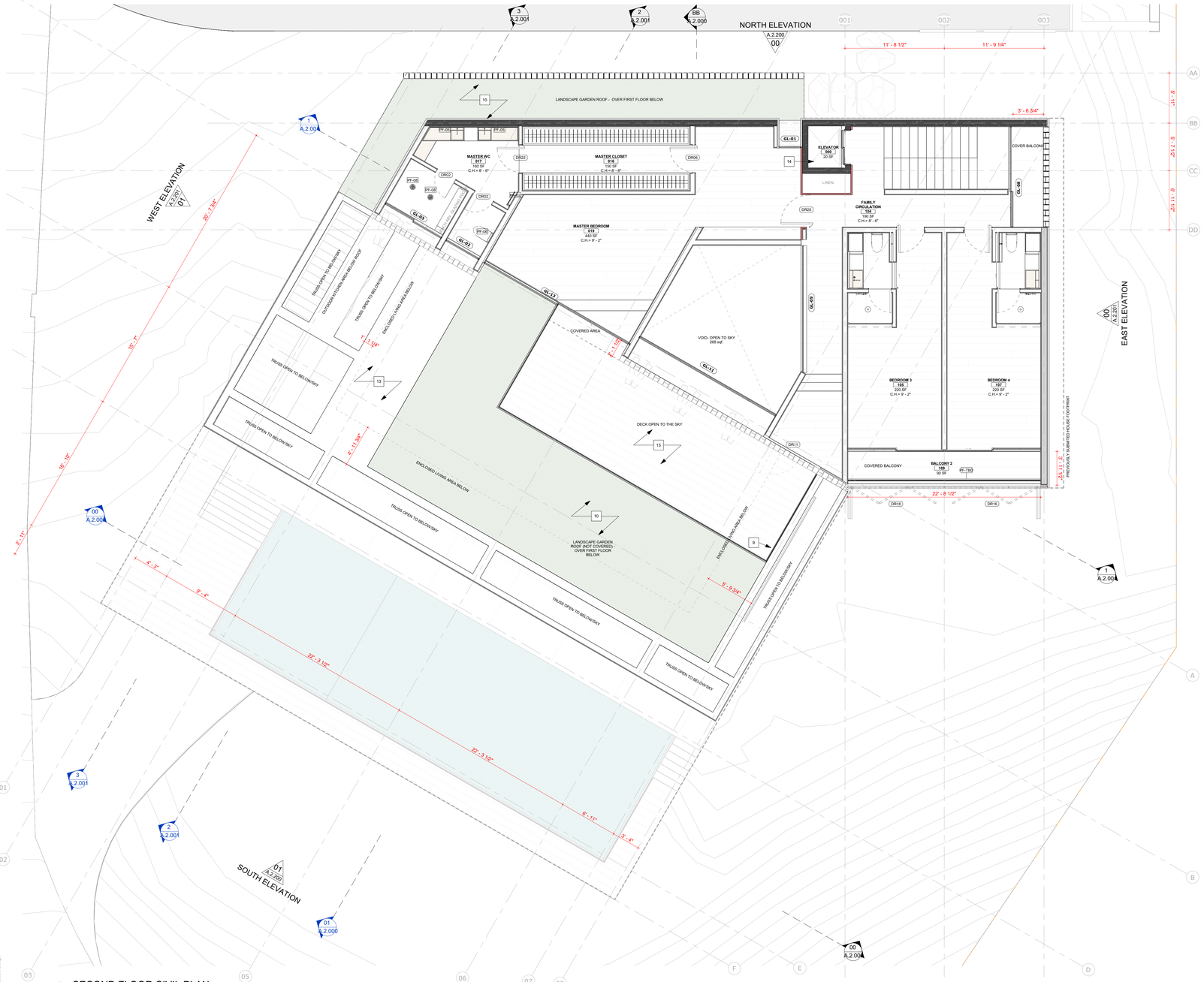
DD R02

DRAWN BY: AC
CHECKED BY: TF
DATE: 04.07.2026
PURPOSE: FOR CONSTRUCTION
MANAGER: TF
SCALE: AS INDICATED

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00 SECOND FLOOR CIVIL PLAN
3/16" = 1'-0"

CIVIL PLAN NOTES

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KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
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4	RETAINING WALL TO NOT EXCEED 6' TALL
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STUDIO ARTHUR CASAS

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DESIGN ARCHITECTURE
2234 - PCH - MALIBU

BRIAN F KNIGHT
LOCAL ARCHITECT

ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

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CENTER LINE — CL

START ALIGNMENT PATTERN

CONSULTANTS' FILES IN USE:

STRUCTURAL

CIVIL

LANDSCAPE

PLUMBING / MECHANICAL

ELECTRICAL

MILLWORK

LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK Architects

REVISION	DATE	DESCRIPTION
02	04.07.2026	ISSUED FOR PERMIT
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE
ARCHITECTURE

SEI/ RA - PCH

A.1.101

DD R02

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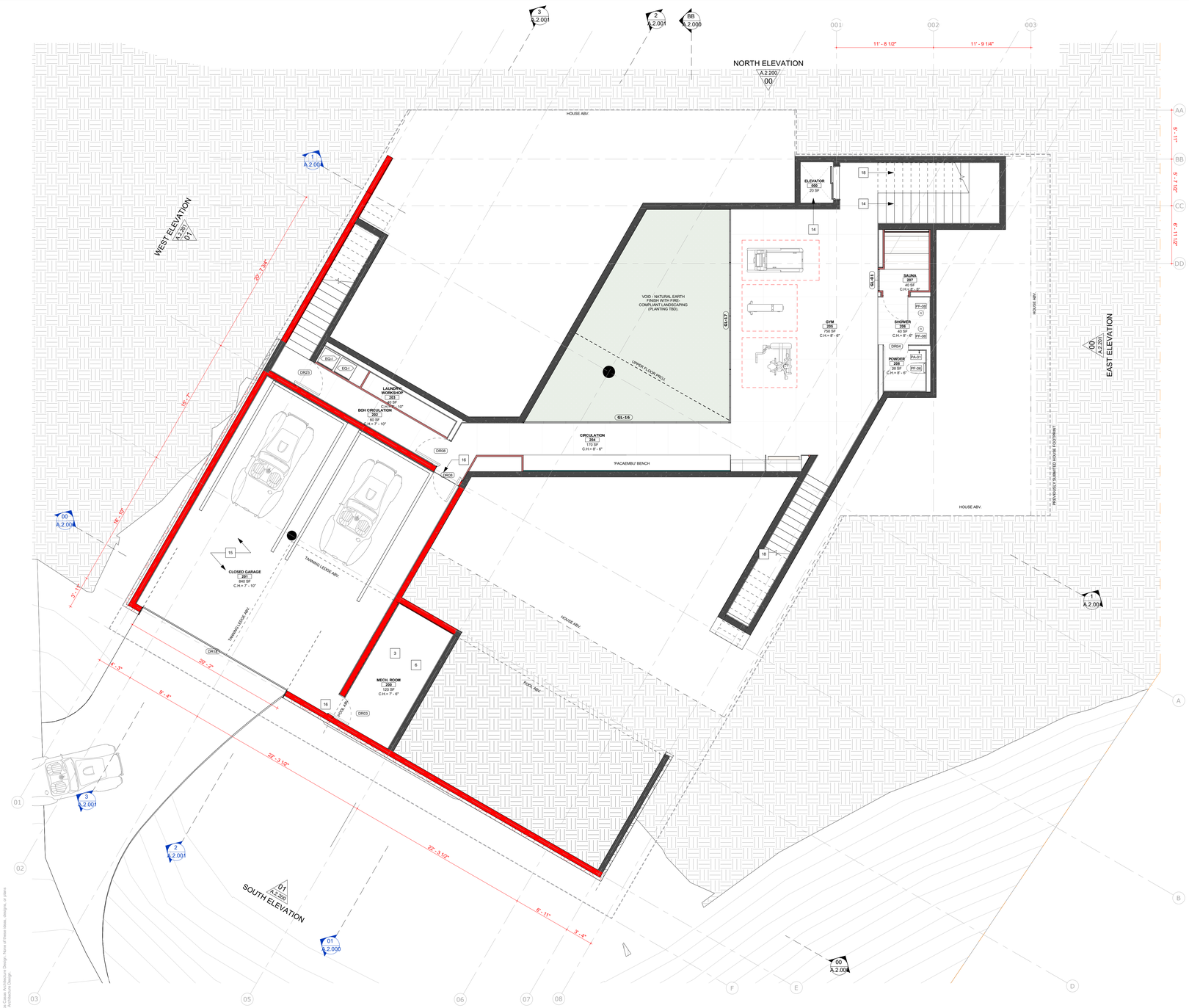
MANAGER: TF — SCALE: AS INDICATED

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00 BASEMENT CIVIL PLAN
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2. ON THE CEILING PLAN, CONSULT THE DESIGN ARCHITECT, THE CONSULTANT'S DESIGN, LIGHTING DESIGN, HVAC, AND MEP FOR THE EXACT DISPOSITION OF DIFFUSERS AND LUMINAIRES. IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT.
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7. ALWAYS POSITION ELECTRICAL JUNCTION BOXES IN TECHNICAL AREAS OR CONCEALED WITHIN CABINETS.
8. ALWAYS CONSIDER THE THICKNESS OF WALL FINISHES TO ENSURE THE POSSIBILITY OF INSTALLING RECESSED BASEBOARDS. FOR DRYWALL WALLS, THE APPLICATION OF TWO SHEETS IS REQUIRED.
9. FOR THE HEIGHT OF MARKER LIGHTS AND WALL SCONCES, FOLLOW THE STANDARD MEASUREMENTS DEFINED BY ARCHITECTURE. CONFIRM THE MODEL BEFORE INSTALLATION.
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21. AS A RULE, INTERIOR AND EXTERIOR FLOORS SHOULD BE LEVELED. ENSURE WATER DRAINAGE ON THE FLOOR AND IN THE WINDOW SYSTEM.
22. FOR THE JUNCTION BETWEEN TWO IDENTICAL MATERIALS, ALWAYS CONSIDER A 45º ANGLE. FOR THE JUNCTION BETWEEN TWO DIFFERENT MATERIALS, VERIFY THE JUNCTION DETAIL. IF NOT SPECIFIED, CONSULT THE ARCHITECTURE TEAM.
23. FOR THE INSTALLATION OF ACCESSORIES SUCH AS TOWEL BARS, TOILET PAPER HOLDERS, BUILT-IN TRASH BINS, ETC., CONFIRM POSITIONING WITH ARCHITECTURE.
24. IF SPECIFIED, FOR ELECTRIC TOWEL WARMERS OR INTELLIGENT TOILETS, CHECK THE PLACEMENT OF POINTS ACCORDING TO THE MANUFACTURER'S MANUAL.
25. CHECK EMBEDDED ITEMS IN WALLS (E.G., ARTWORKS, FURNITURE) THAT MAY REQUIRE REINFORCEMENTS.
26. FOR THE EXECUTION OF STAIRS AND GUARDRAILS, ENSURE STRUCTURAL CONSENT FROM THE SPECIFIC SUPPLIER.
27. VALIDATE CURTAIN PELMET MEASUREMENTS WITH ARCHITECTURE AFTER HIRING THE SUPPLIER. VERIFY THE POSSIBILITY OF MEETING ALL REQUIREMENTS FOR FULL RECESS INSTALLATION.
28. FOR AIR CONDITIONING UNITS, SENSORS, AND GRILLES, CHECK THE PROJECT FOR EMBEDDED SOLUTIONS AND FINISHES, PRESENTING PROTOTYPES.
29. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
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CONSULTANTS' FILES IN USE:

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DESIGN ARCHITECT: Studio Arthur Casas
LOCAL ARCHITECT: BFK

REVISION	DATE	DESCRIPTION
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01	02.06.2026	ISSUED FOR PERMIT
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DISCIPLINE: ARCHITECTURE

SET: RA - PCH

A.1.202

DD — R02

DRAWN BY: Author — CHECKED BY: CONSTRUCTION PLAN

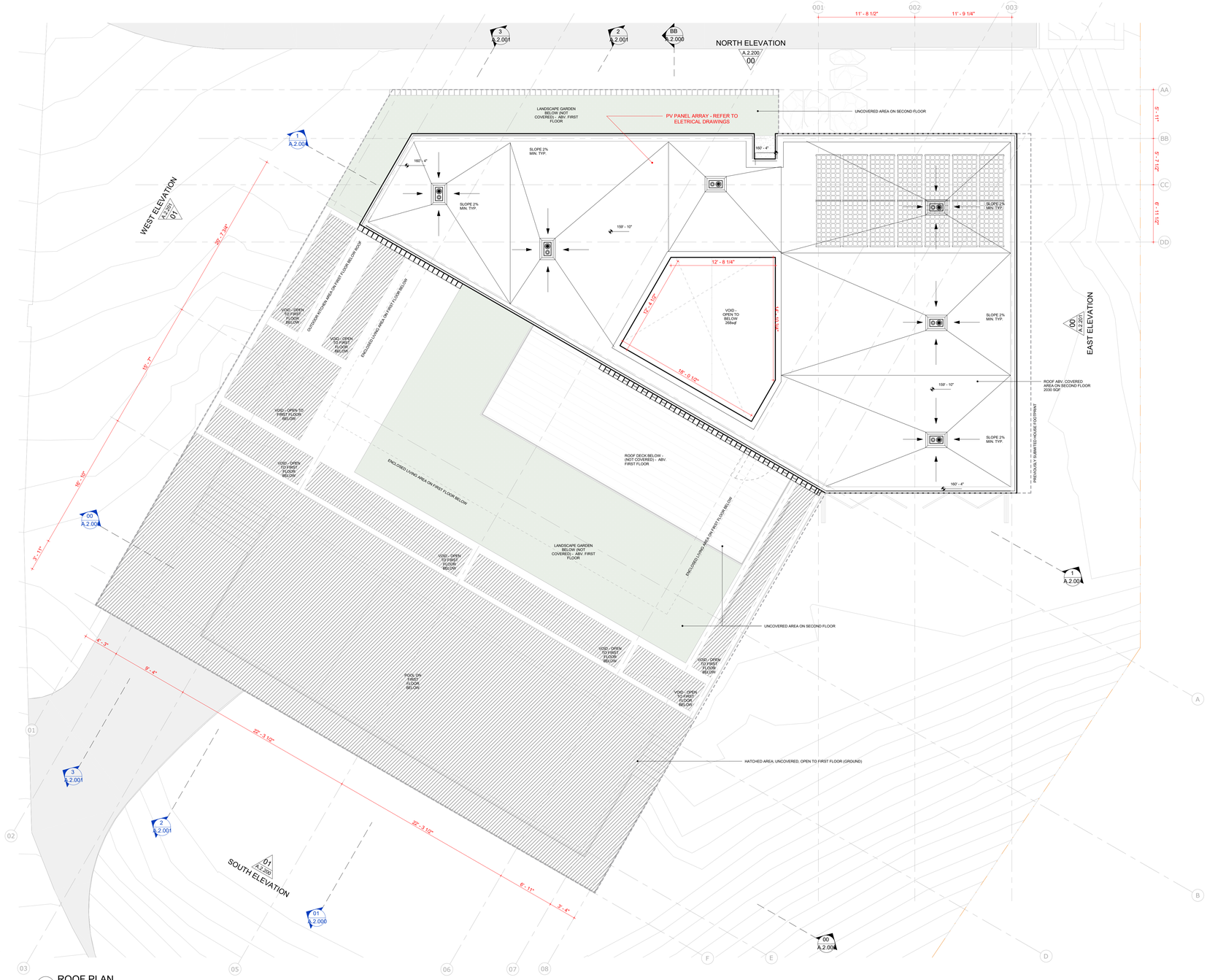
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20. VERIFY WITH ARCHITECTURE, MILLWORK, AND THE WINDOW COMPANY THE MODELS OF DOOR AND WINDOW FRAMES BEFORE PROCEEDING WITH PLASTERING.
21. AS A RULE, INTERIOR AND EXTERIOR FLOORS SHOULD BE LEVELED. ENSURE WATER DRAINAGE ON THE FLOOR AND IN THE WINDOW SYSTEM.
22. FOR THE JUNCTION BETWEEN TWO IDENTICAL MATERIALS, ALWAYS CONSIDER A 45° ANGLE. FOR THE JUNCTION BETWEEN TWO DIFFERENT MATERIALS, VERIFY THE JUNCTION DETAIL. IF NOT SPECIFIED, CONSULT THE ARCHITECTURE TEAM.
23. FOR THE INSTALLATION OF ACCESSORIES SUCH AS TOWEL BARS, TOILET PAPER HOLDERS, BUILT-IN TRASH BINS, ETC., CONFIRM POSITIONING WITH ARCHITECTURE.
24. IF SPECIFIED, FOR ELECTRIC TOWEL WARMERS OR INTELLIGENT TOILETS, CHECK THE PLACEMENT OF POINTS ACCORDING TO THE MANUFACTURER'S MANUAL.
25. CHECK EMBEDDED ITEMS IN WALLS (E.G., ARTWORKS, FURNITURE) THAT MAY REQUIRE REINFORCEMENTS.
26. FOR THE EXECUTION OF STAIRS AND GUARDRAILS, ENSURE STRUCTURAL CONSENT FROM THE SPECIFIC SUPPLIER.
27. VALIDATE CURTAIN PELMET MEASUREMENTS WITH ARCHITECTURE AFTER HIRING THE SUPPLIER. VERIFY THE POSSIBILITY OF MEETING ALL REQUIREMENTS FOR FULL RECESS INSTALLATION.
28. FOR AIR CONDITIONING UNITS, SENSORS, AND GRILLES, CHECK THE PROJECT FOR EMBEDDED SOLUTIONS AND FINISHES, PRESENTING PROTOTYPES.
29. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
30. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT; ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

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DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

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CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — 1 / 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

SECTION SYMBOL — 1 / 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; ROOM; 1 BASEBOARD FINISH; 1 CEILING FINISH; 1 FLOOR FINISH; 1 WALL FINISH

LEVEL SYMBOLS — 0,00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0,00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER / SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4"| TYP

WINDOW TAGS — WD-00 — TYPE MARK

DOOR TAG — DR-00 — TYPE MARK

LOUVER TAG — LV-00 — TYPE MARK

BRISE-SOLEIL TAG — BS-00 — TYPE MARK

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

CONSULTANTS' FILES IN USE:

STRUCTURAL

CIVIL

LANDSCAPE

PLUMBING / MECHANICAL

ELECTRICAL

MILLWORK

LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BPK ARCHITECTS

REVISION	DATE	DESCRIPTION
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00	03.11.2025	ISSUED FOR PERMIT

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A.1.103

DD R02

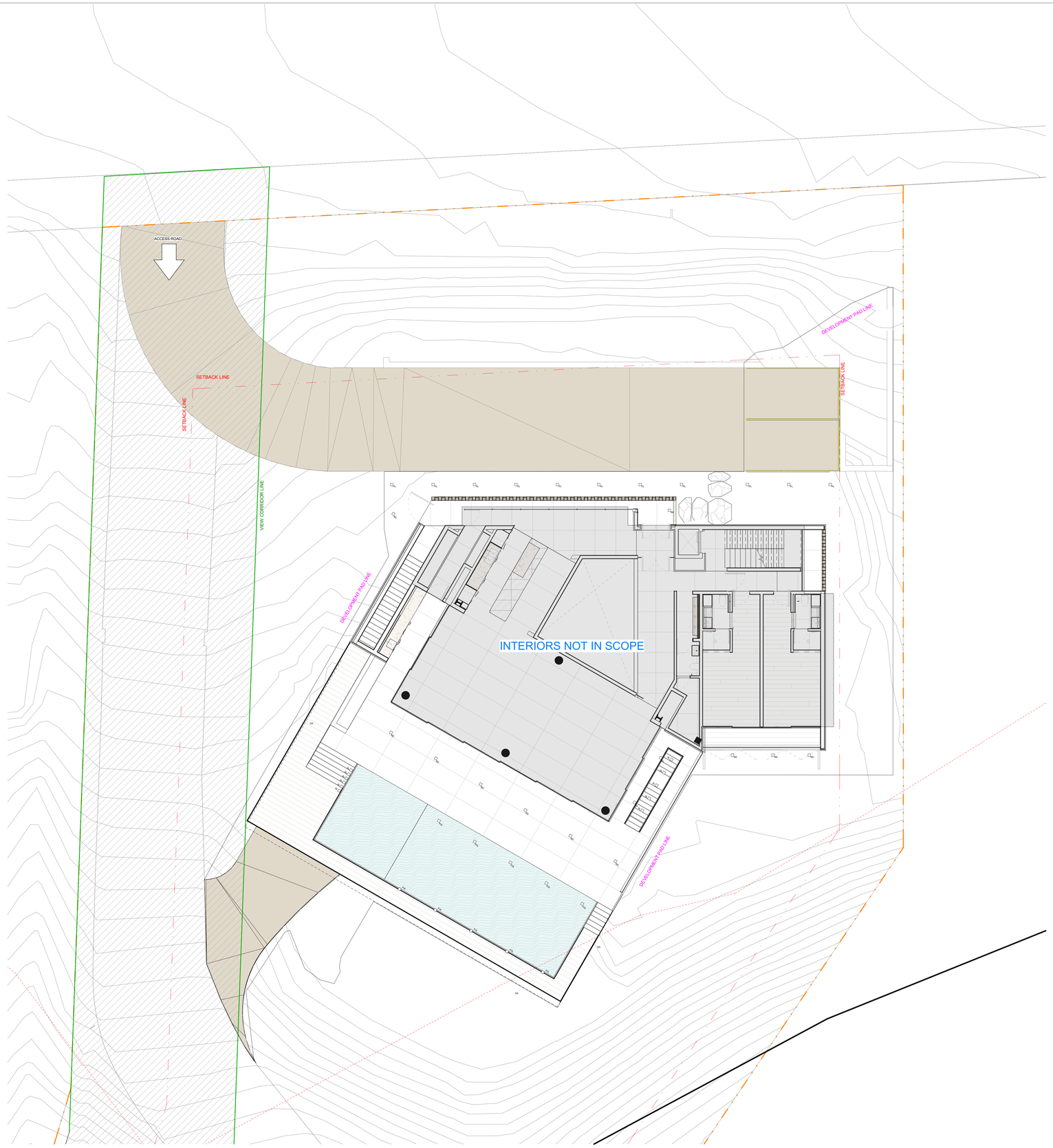
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MANAGER TF

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1 EXTERIOR LIGHTING PLAN
1/8" = 1'-0"

CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — 1/ 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

SECTION SYMBOL — 1/ 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME: ROOM; A 1 1 1 — BASEBOARD FINISH / CEILING FINISH / FLOOR FINISH / WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) — FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) — FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER / SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4" TYP.

WINDOW TAGS — WD-00 — TYPE MARK

DOOR TAG — DR-00 — TYPE MARK

LOUVER TAG — LV-00 — TYPE MARK

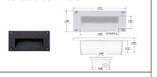
BRISE-SOLEIL TAG — BS-00 — TYPE MARK

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

ARCHITECTURAL LIGHTING SYMBOL LIST

SYMBOL	DESCRIPTION	MODEL
☐ RD	RECESSED FIXED DOWNLIGHT	Alcon 14144-R-DIR 2-Inch Recessed LED Miniature Round Light 
☐ FUL	FLUSH-MOUNTED UNDERWATER LED'S	Aquaquip Evo2 LED Multi-Colour Flush Mounted Retro-Fit underwater Pool Light 
☐ BL	BOLLARD LIGHTS FOR DRIVEWAY	BOLLARD LIGHTS ALCON 9063 CYPRESS ARCHITECTURAL LANDSCAPE CONTEMPORARY PATH LIGHT 
☐ WW	WALL SCONCE LIGHTS	WALL SCONCE LIGHTS LUMEN *PITCH* OUTDOOR WALL SCONCE LED DOWNLIGHT 
☐ PL	PATH LIGHTS	PATH LIGHTS ALCON 9150 MULTI-DIRECTIONAL LED PATH WELL LIGHT 
☐ SL	STEP LIGHTS	STEP LIGHTS ALCON 9609 COPAN ARCHITECTURAL LED LOW VOLTAGE STEP LIGHT FIXTURE 
GS	LINEAR GRAZE (EXTERIOR)	Ribbon Star, Waterproof Warm White LED Strip Light - UL 12VDC - IP67 

VERIFY ALL CEILING HEIGHTS, CEILING DESIGNS, AND ALIGNMENTS WITH INTERIOR ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

RCP KEY NOTES

1 FACE GRILLE IN VERTICAL FACE OF GWB SOFFIT OR MILLWORK, SEE MEP DRAWINGS FOR DETAILS. ALL GRILLES TO BE SET AT SAME HEIGHT AND SPACED EQUALLY IN EACH BAY AS SHOWN.

2 LINEAR SLOT DIFFUSER ON GWB CEILING. SEE MECHANICAL DRAWINGS SAME HEIGHT AND SPACED EQUALLY IN EACH BAY AS SHOWN.

3 ACCESS PANEL PER ARCHITECTURAL AND CONSULTANT DETAILS - SEE MEP, HVAC PROJECT

4 PROVIDE HORIZONTAL SHADE SYSTEM FOR SKYLIGHTS TO BE CONTROLLED REMOTLY; TO BE ALIGNED WITH LUTRON CONSULTANT FOR INTEGRATED USE

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CONSULTANTS' FILES IN USE:
STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT: Studio Arthur Casas
LOCAL ARCHITECT: BFK Architects

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DD R02

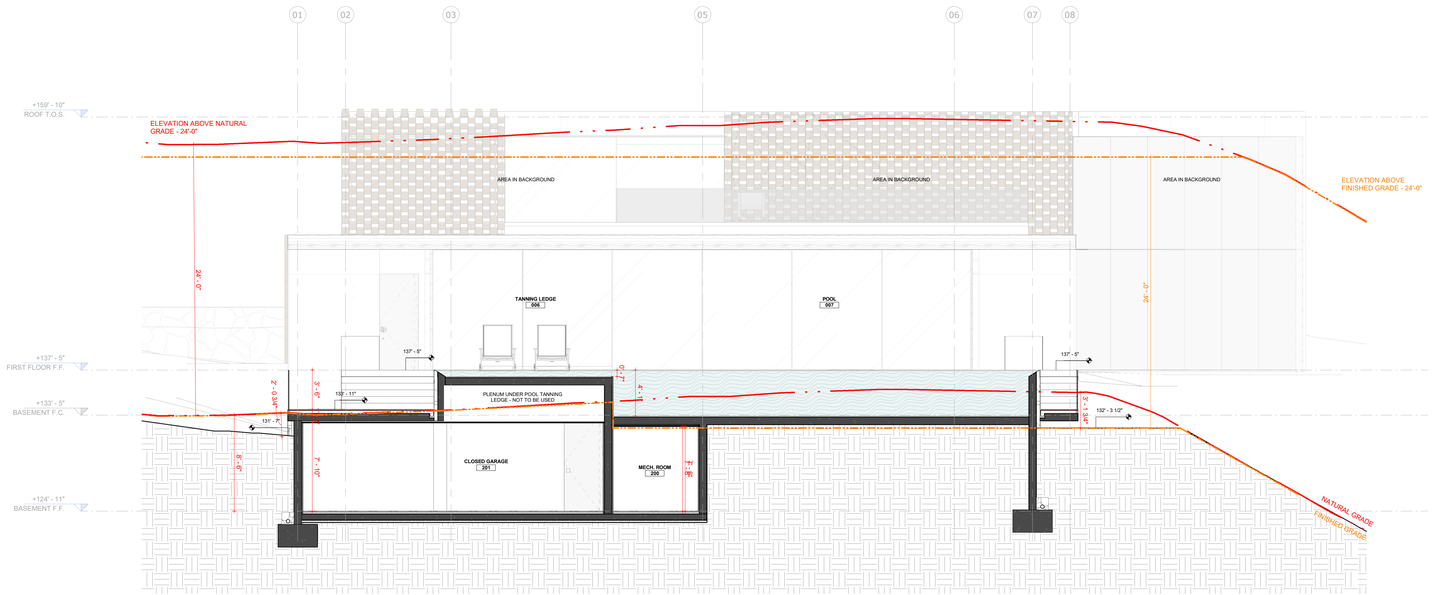
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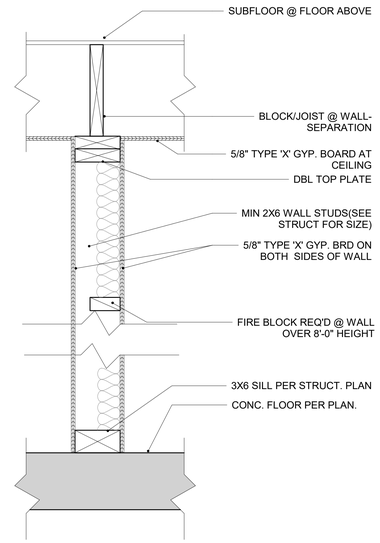
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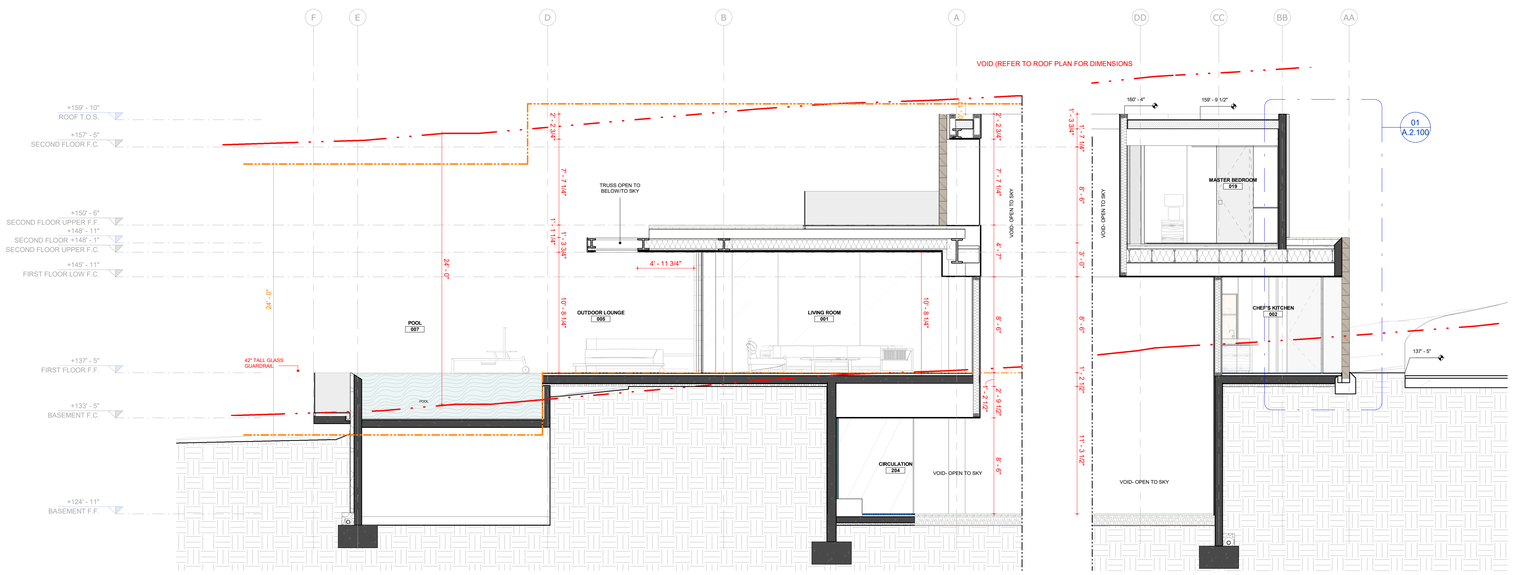
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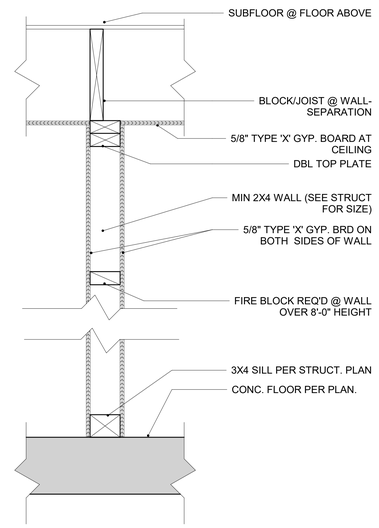
00 SECTION AA
3/16" = 1'-0"



03 TYP. 2-HR ASSEMBLY @ OCCUPANCY SEPARATION
1 1/2" = 1'-0"



01 SECTION BB1
3/16" = 1'-0"



02 TYP. 1-HR ASSEMBLY @ OCCUPANCY SEPARATION
1 1/2" = 1'-0"

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CIVIL

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PLUMBING / MECHANICAL

ELECTRICAL

MILLWORK

LIGHTING DESIGN

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Studio Arthur Casas	BFK ARCHITECTS

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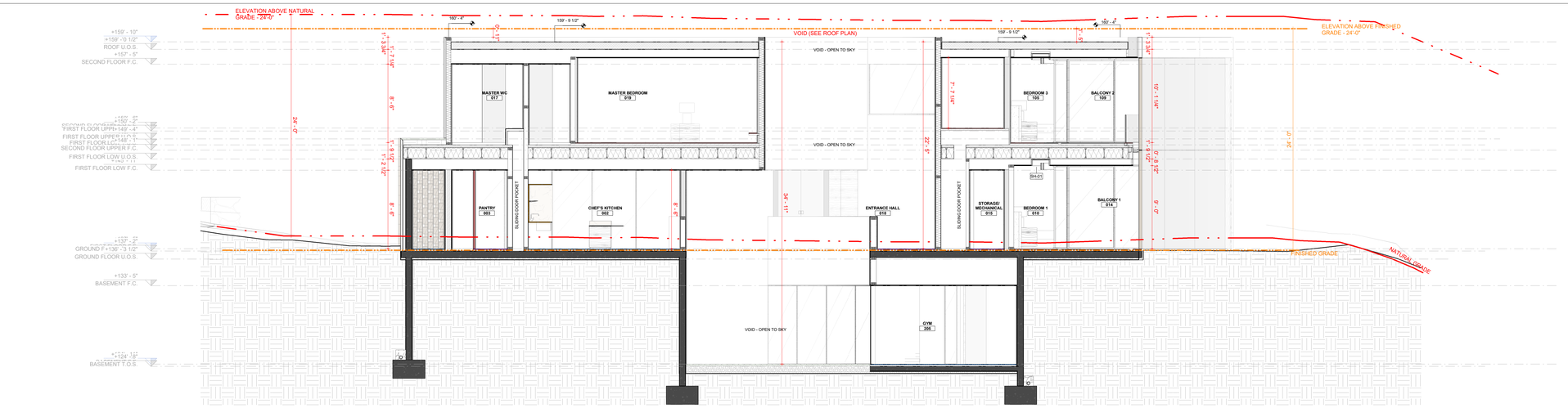
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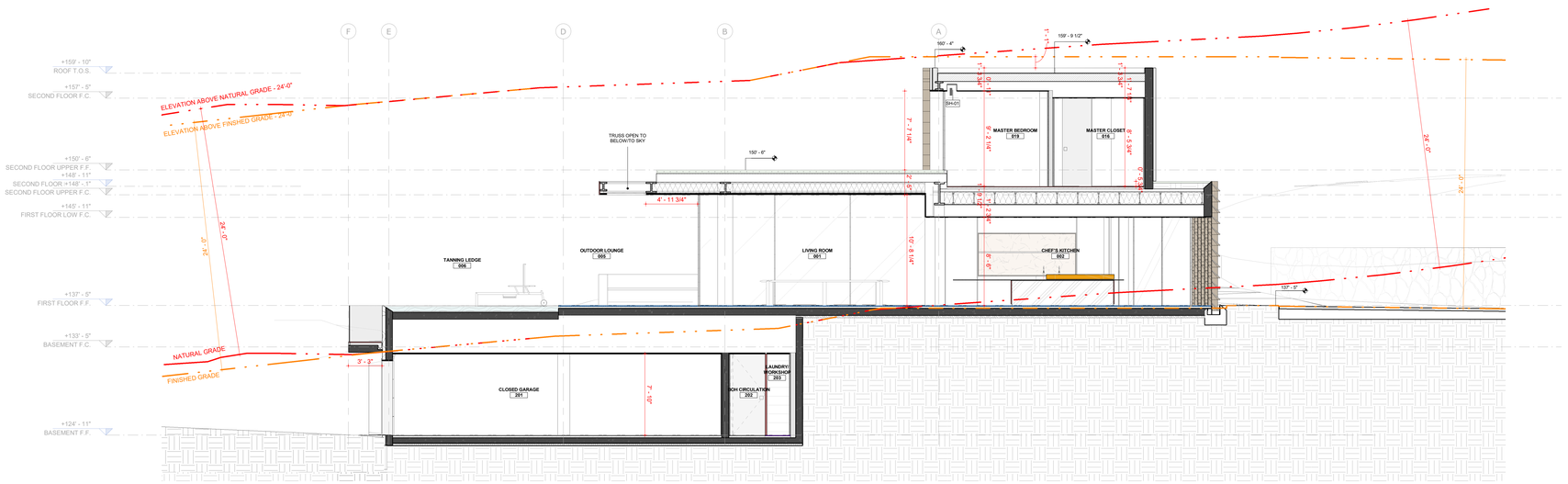
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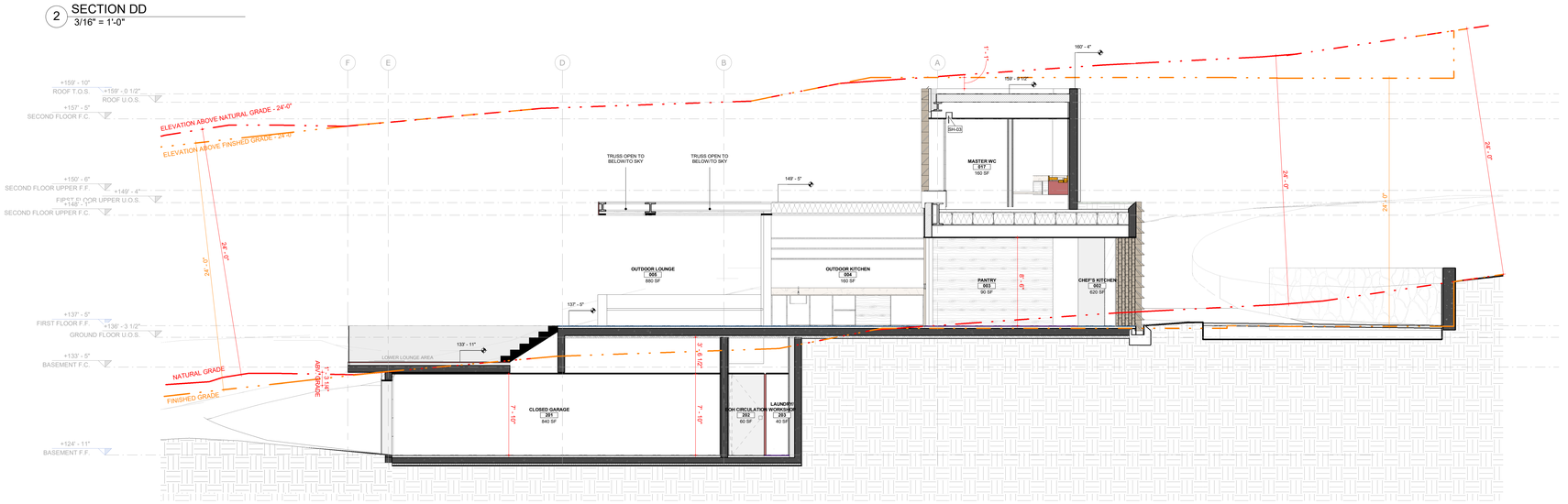
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1 SECTION CC
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2 SECTION DD
3/16" = 1'-0"



3 SECTION EE
3/16" = 1'-0"

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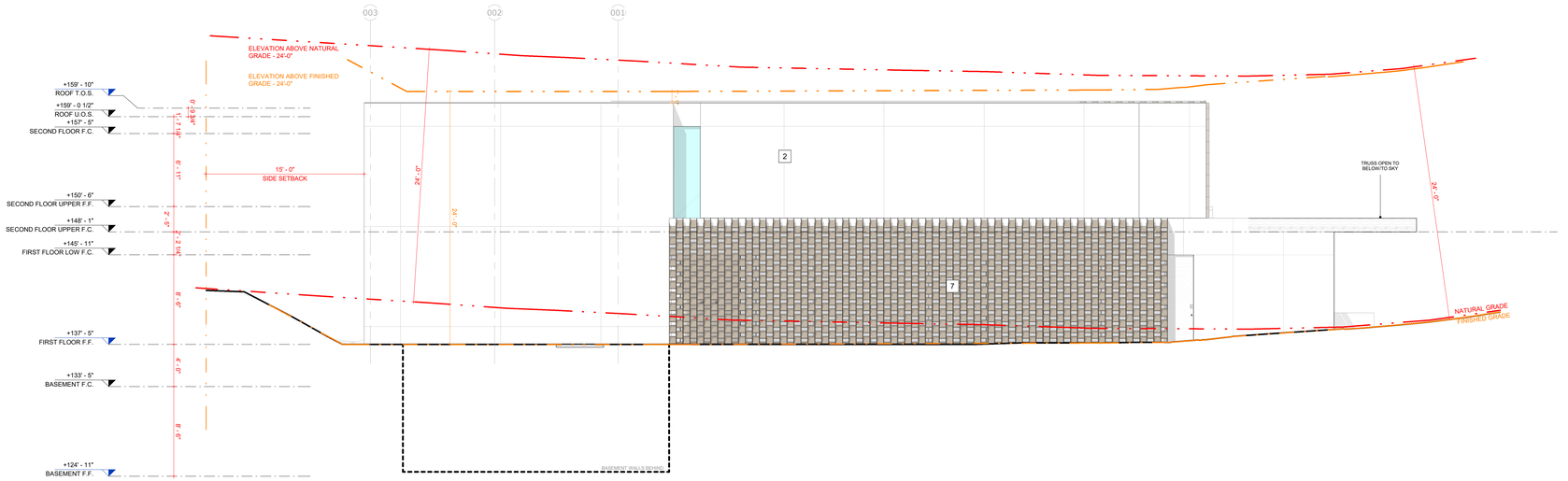
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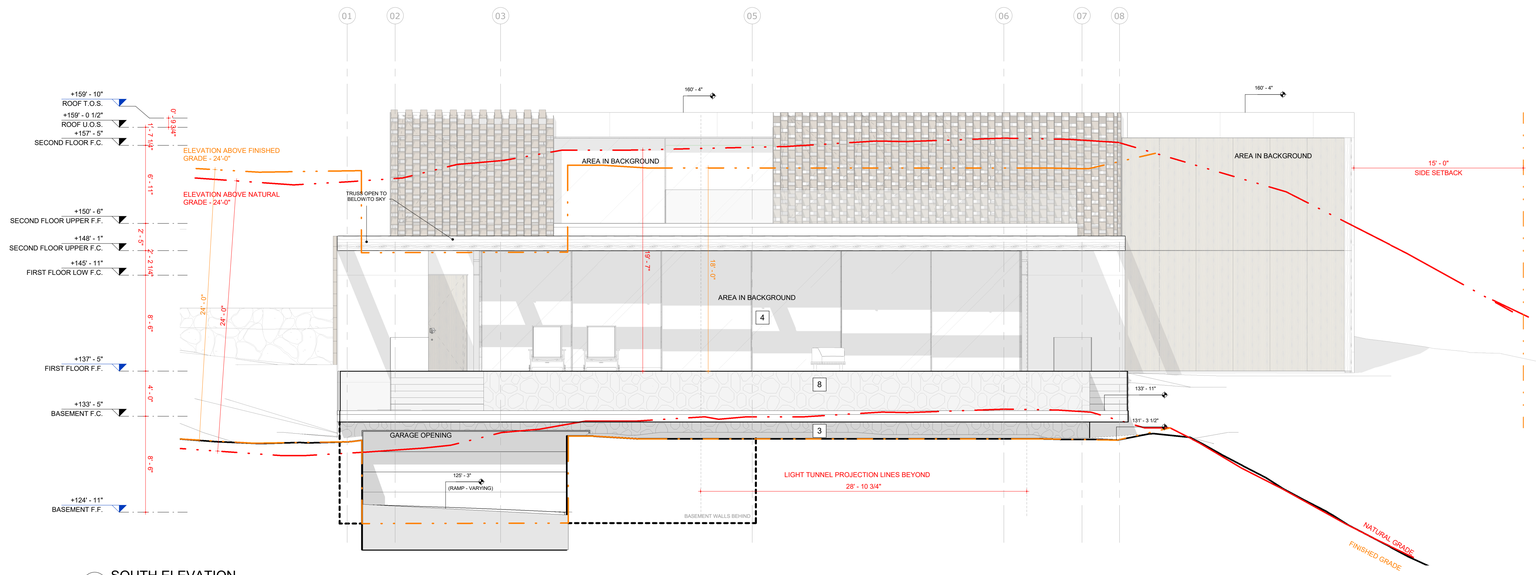
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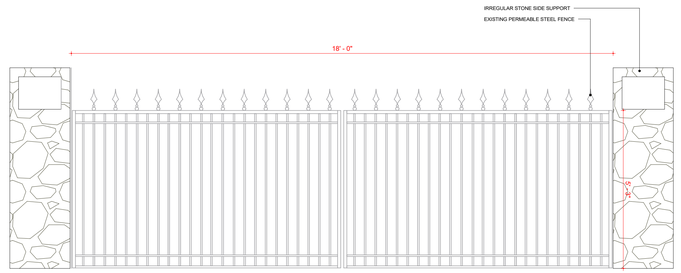
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00 NORTH ELEVATION
3/16" = 1'-0"



01 SOUTH ELEVATION
3/16" = 1'-0"



02 EXISTING EXTERIOR GATE ELEVATION
1/2" = 1'-0"

EXTERIOR ELEVATION NOTES

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

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

C AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE. SEC R703.6.2.1, SEE DETAILS

D AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2

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

F ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED

G CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR ARCHITECT'S REVIEW AND OWNER'S APPROVAL PRIOR TO FABRICATION AND INSTALLATION

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

I THE FIRST NINE FEET, MEASURED FROM GRADE, OF EXTERIOR WALLS AND DOORS SHALL BE BUILT AND MAINTAINED WITH GRAFFITI-RESISTANT FINISH. EXCEPTION: A BUILDING WHERE THE BUILDING OWNER FILES A 'COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)' WITH THE DEPARTMENT. AGREEING TO REMOVE THE GRAFITTI WITHING SEVEN DAYS OF THE GRAFFITI BEING APPLIED OR WITHIN 72 HOURS OF BEING NOTIFIED BY THE DEPARTMENT TO REMOVE THE GRAFITI (SEC.91.6306)

J LIGHTING TO COMPLY WITH THE FOLLOWING DARK SKY REQUIREMENTS:

1. ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A
2. PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H
3. 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
4. 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
5. 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
6. SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

STUCCO
3-COAT CEMENT PLASTER (STUCCO), SEE SPECIFICATIONS

METAL CLADDING, PANELS AND TRIM
A. VM ZINC FINISH, SEE SPEC FOR GAUGE, SAMPLE TO BE APPROVED BY OWNER

STONE SLAB
STONE SLAB (MECHANICALLY ATTACHED)
A. MATERIAL TBD, SAMPLE TO BE APPROVED BY OWNER
B. HONED

KEY NOTES

MATERIALS, GENERAL	BUILDING ELEMENTS
1	CEMENT PLASTER (STUCCO)
2	FASCIA BOARD IN CONCRETE PANEL (T.B.D)
3	STONE - VENEER
4	TEMPERED GLASS
5	METAL GUARDRAIL
6	OPERABLE WOODEN BRISE-SOLEIL
7	LATTICEWORK
8	TEMPERED GLASS GUARDRAIL
9	VENTILLATION FOR A/C AND POOL EQUIP.

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5. FOR MATERIAL SPECIFICATIONS, REFER TO THE SPEC SHEET AND FINISH SCH. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ‡.
6. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

CONSULTANTS' FILES IN USE:
STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT Studio Arthur Casas
LOCAL ARCHITECT BFK ARCHITECTS

REVISION	DATE	DESCRIPTION
02	04.07.2026	ISSUED FOR PERMIT
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.2290

DD R02

DRAWN BY Author
EXTERIOR ELEVATIONS

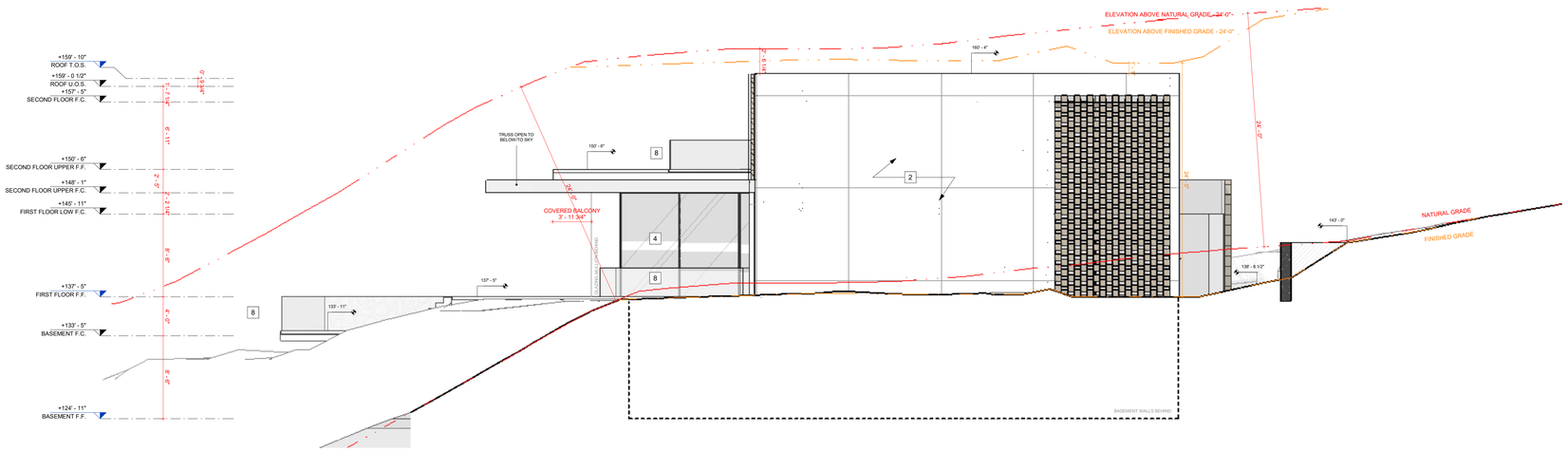
MANAGER Checker
DATE 04/07/2026
SCALE INDICATED

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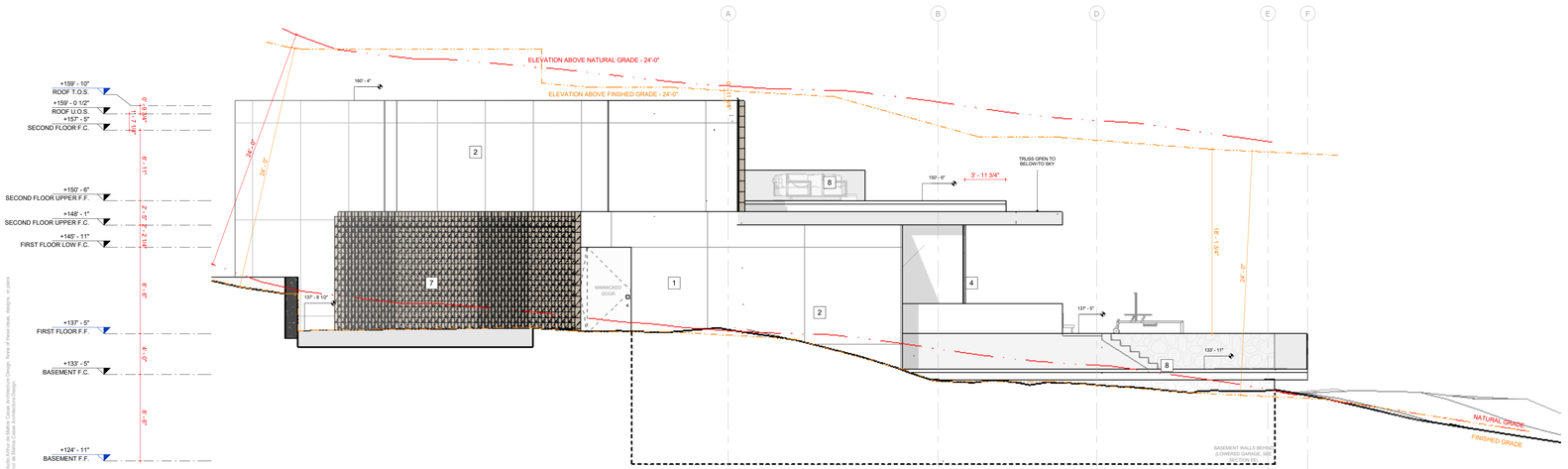
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00 EAST ELEVATION
3/16" = 1'-0"



01 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

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

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

C AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE, SEC R703.6.2.1, SEE DETAILS

D AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2

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

F ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED

G CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR ARCHITECT'S REVIEW AND OWNER'S APPROVAL PRIOR TO FABRICATION AND INSTALLATION

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

I THE FIRST NINE FEET, MEASURED FROM GRADE, OF EXTERIOR WALLS AND DOORS SHALL BE BUILT AND MAINTAINED WITH GRAFFITI-RESISTANT FINISH. EXCEPTION: A BUILDING WHERE THE BUILDING OWNER FILES A "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)' WITH THE DEPARTMENT. AGREEING TO REMOVE THE GRAFFITI WITHING SEVEN DAYS OF THE GRAFFITI BEING APPLIED OR WITHIN 72 HOURS OF BEING NOTIFIED BY THE DEPARTMENT TO REMOVE THE GRAFITI (SEC.91.6306)

J LIGHTING TO COMPLY WITH THE FOLLOWING DARK SKY REQUIREMENTS:

1. ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A
2. PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H
3. 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
4. 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
5. 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
6. SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

STUCCO
3-COAT CEMENT PLASTER (STUCCO), SEE SPECIFICATIONS

METAL CLADDING, PANELS AND TRIM
A. VM ZINC FINISH, SEE SPEC FOR GAUGE, SAMPLE TO BE APPROVED BY OWNER

STONE SLAB
STONE SLAB (MECHANICALLY ATTACHED)
A. MATERIAL TBD, SAMPLE TO BE APPROVED BY OWNER
B. HONED

KEY NOTES

MATERIALS, GENERAL **BUILDING ELEMENTS**

1 CEMENT PLASTER (STUCCO)
2 FASCIA BOARD IN CONCRETE PANEL (T.B.D)
3 STONE - VENEER
4 TEMPERED GLASS
5 METAL GUARDRAIL
6 OPERABLE WOODEN BRISE-SOLEIL
7 LATTICEWORK
8 TEMPERED GLASS GUARDRAIL
9 VENTILLATION FOR A/C AND POOL EQUIP.

STUDIO ARTHUR CASAS
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DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

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A.2201

DD R02

DRAWN BY Author
BUILDING ELEVATIONS
MANAGER Checker
DATE
SCALE INDICATED

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CITY OF MALIBU CUT AND FILL SLOPES NOTES:

46. NO DETRIMENTAL AMOUNT OF ORGANIC MATERIAL OR ROCK GREATER THAN 12" OR AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER SHALL BE BURIED OR PLACED IN FILLS. [3313.3]

48. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.3]

50. WHERE FILL IS TO BE PLACED ABOVE THE TOP OF AN EXISTING SLOPE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL, THE TOE OF THE FILL SHALL BE SET BACK FROM THE TOP EDGE OF THE SLOPE A MINIMUM DISTANCE OF 6' MEASURED HORIZONTALLY. [3313.6]

CITY OF MALIBU GRADING INSPECTION NOTES:

90. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).

91.
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
B. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
D. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT TOPS OF SLOPES; THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADE.
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILD GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
F. SUB-DRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUB-DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB-DRAIN INSTALLATIONS.

CITY OF MALIBU COMPACTION TESTING REQUIREMENTS:

92. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D15557 – LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:

A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40' BELOW FINISHED GRADE, AND
B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40' BELOW FINISHED GRADE.

93. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 – LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937 – LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]

94. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:

A. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
B. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
C. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST EACH 1,000 SQUARE FEET FOR SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

CITY OF MALIBU GENERAL NOTES:

97. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.

98. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.

100. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.

102. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

103. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.

104. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]

105. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 70 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.

106. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)

107. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.

108. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.

109. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.

110. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.

111. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.

112. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

113. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIALS PRIOR TO EXCAVATION.

CITY OF MALIBU GENERAL NOTES (CONTINUED):

115. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.

116. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OR SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.

117. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.

118. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.

119. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.

120. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.

121. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATED THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.

122. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.

123. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.

124. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.

125. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER AREA APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

126. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.

127. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.

CITY OF MALIBU REQUIRED GEOTECHNICAL NOTES:

1. UNUSUAL OR UN-ANTICIPATED GEOTECHNICAL CONDITIONS ENCOUNTERED DURING GRADING AND CONSTRUCTION OF THE PROJECT SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL CONSULTANT. ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED TO CITY GEOTECHNICAL STAFF FOR REVIEW, AND REVISIONS TO PLANS OR NEW PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW. WORK SHALL BE STOPPED UNTIL THE CONDITIONS ARE EVALUATED AND MITIGATED, AS NECESSARY.
2. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PREPARE AN AS-BUILT REPORT DOCUMETNING THE INSTALLATION OF THE PILE FOUNDATION ELEMENTS FOR THE RETAINING WALLS FOR REVIEW BY CITY GEOTECHNICAL STAFF. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF THE PILES, DEPTH INTO THE RECOMMENDED BEARING MATERIAL, DEPTH TO GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.
3. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE CIVIL OR STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.

GENERAL NOTES

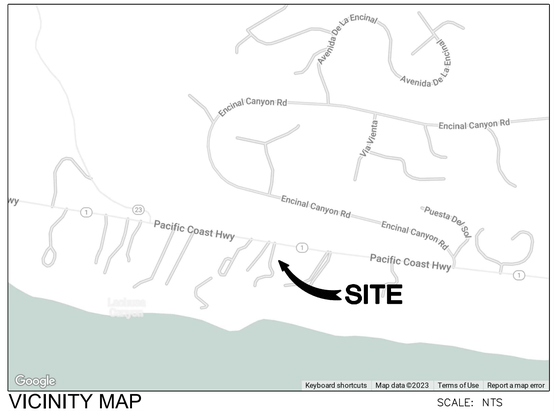
1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2023 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE CITY OF MALIBU.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH..
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.

CITY OF MALIBU DEPT. OF PUBLIC WORKS REQUIRED NOTES:

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK".
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. ~~NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.~~
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING SURVEYOR AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING SURVEYOR SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN , PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENT SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: SEE ATTACHED GRADING YARDAGE CERTIFICATE.
20. TOTAL DISTURBED AREA: 6,402± SQ. FT.
    TOTAL EXISTING IMPERVIOUS SURFACE AREA: 3,320± SQ. FT. (BASED ON REMAINING IMPERVIOUS SURFACE SHOWN IN AUGUST 2019 SURVEY, PLUS PREVIOUS BUILDING FOOTPRINT.)
    TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 4,100± SQ. FT.
    FLOOD ZONE ON FIRM: AE BASE FLOOD ELEVATION: 42 FEET
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.
23. CONTRACTOR SHALL INSTALL 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).' SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.
24. PRIOR TO ISSUANCE OF ANY PERMITS, THE APPLICANT SHALL INDICATE THE METHOD OF DISINFECTION AND THE METHOD OF DISCHARGING.
25. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY AND BOUNDARY SHOWN WAS PREPARED BY CHRIS NELSON AND ASSOCIATES, DATED OCTOBER, 2020.
2. CONTRACTOR TO VERIFY ACCURACY OF SURVEY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY WITH WHAT IS SHOWN ON THESE PLANS.
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION.
4. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.



VICINITY MAP SCALE: NTS

PROPERTY OWNER

GEOTECHNICAL ENGINEER
GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93012
(805) 484-5070

CIVIL ENGINEER
WHITSON ENGINEERS
4859 WEST SLAUSON, UNIT 625
LOS ANGELES, CA 90056
(310) 645-3205

STRUCTURAL ENGINEER
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVENUE
LOS ANGELES, CA 90026
(310) 645-3205

ARCHITECT & RESPONSIBLE OWNER'S AGENT
STUDIO ARTHUR CASAS
RUA ITAPOLIS 818
SAO PAULO, BRAZIL

SURVEYOR
CHRIS NELSON AND ASSOCIATES
31238 VIA COLINAS SUITE H
WESTLAKE VILLAGE, CA 91362

LINETYPE LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- 1000 — ORIGINAL GROUND CONTOUR
- (1000) — PROPOSED FINISH GROUND CONTOUR
- RAIN WATER LEADER
- 6" SD — STORM DRAIN PIPE

SHEET INDEX:

C0.1 COVER SHEET
C0.2 DETAIL SHEET
C1.1 GRADING AND DRAINAGE PLAN
C1.2 DRIVEWAY PROFILE AND TYPICAL SECTION
C2.1 LSWPPP
C2.2 LSWPPP DETAILS

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
BOW	BOTTOM OF WALL
BVCE	BEGIN VERTICAL CURVE ELEAVATION
BVCS	BEGIN VERTICAL CURVE STATION
CONC.	CONCRETE
ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FL	FLOW LINE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
K	ALGEBRAIC DIFFERENCE
L	LENGTH
LACFD	LOS ANGELES COUNTY FIRE DEPT
LF	LINEAR FEET
LP	LOW POINT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECP	SUPER ELEVATION CRITICAL POINT
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
TYP.	TYPICAL
U	UPPER
VC	VERTICAL CURVE

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____

PROJECT ADDRESS: 32832 PACIFIC COAST HIGHWAY

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form**. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	950	1150	60	425	0	2585
Fill	950	0	5	15	0	970
Total	1900	1150	65	440	0	3555
Import	0	0	0	0	0	0
Export	0	1150	55	410	0	1615

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Richard P. Weber
PRINT NAME
SIGN NAME
DATE: 2/6/2026

Note: Import and export values have been modified based on a 20% shrinkage factor per Goldcoast Geoservices, Inc.

Page 1 of 1
P:\Forms\COUNTER FORMS\Planning\PLN Grading Verification Certificate_130701.doc

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Land Surveying
3200 West Century Blvd.
Suite 430
Los Angeles, California
310.643.3205
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION		
PLANNING REVIEW SUBMITTAL	2/6/2026	MB

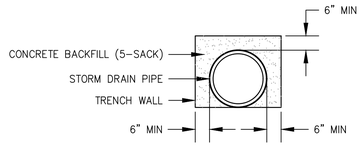
32832 PACIFIC COAST HIGHWAY
MALIBU, CA.
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
APN 4469-003-024
COVER SHEET

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

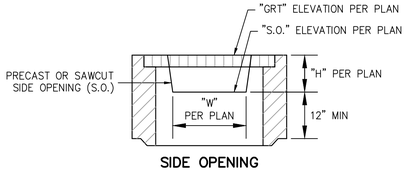
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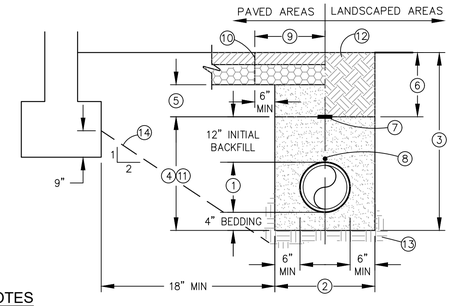
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CONCRETE TRENCH BACKFILL



SIDE OPENING

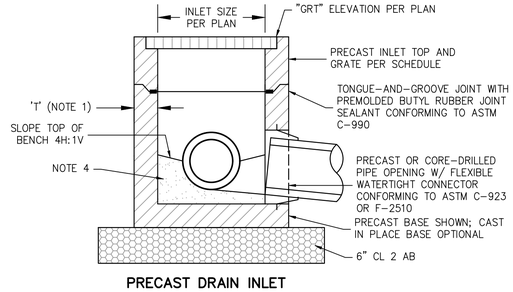


KEYNOTES

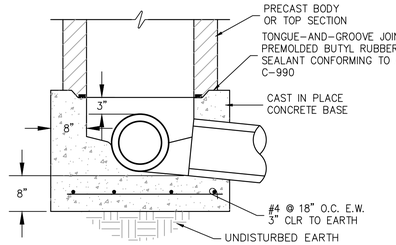
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487-17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

1 PRIVATE UTILITY TRENCHING

SCALE: NONE



PRECAST DRAIN INLET

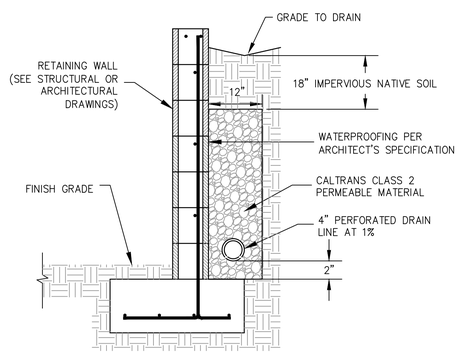


OPTIONAL CAST-IN-PLACE BASE

NOTES:
1. WALL 'T'=4" FOR 12" INLETS, T=5" FOR 15"-27" INLETS, AND T=6" FOR 30" AND LARGER INLET SIZES.
2. CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" OF THE STANDARD SPECIFICATIONS, AND THESE SPECIFICATIONS.
3. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
4. THE FLOW LINE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE WITH BENCH AT THE PIPE SPRING LINE. PRECAST INLET INVERT PAVING THICKNESS SHALL BE AT LEAST 3" BELOW THE BOTTOM OF THE LOWEST PIPE.
5. STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.
6. CAST-IN-PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST UNIT BASE.
7. CAST-IN-PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST BOX IF APPROVED BY THE ENGINEER. SUBMIT SHOP DRAWINGS.
8. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PEDESTRIAN PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT.

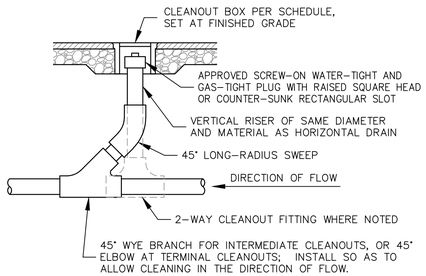
2 PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



4 WALL DRAIN

SCALE: NONE



3 CLEANOUT

SCALE: NONE

CLEANOUT BOX SCHEDULE

PLANTER AREAS
CHRISTY F08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

LIGHT VEHICULAR AREAS (PARKING LOTS AND ASPHALT PAVED PEDESTRIAN AREAS)
CHRISTY G03 OR G05 TRAFFIC-RATED BOX (OR APPROVED EQUAL) WITH CAST IRON LID. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

CONCRETE PAVED PEDESTRIAN AREAS (NO VEHICULAR TRAFFIC)
CHRISTY "FIBERLYTE" FL08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

PEDESTRIAN AREAS WHERE A BRONZE COVER IS CALLED OUT
6"-DIA. BRONZE FRAME AND COVER WITH 4"-DIA RISER PIPE, ZURN CO2455, OR APPROVED EQUAL. LID TO BE MARKED "SEWER" OR "STORM", AS APPROPRIATE.

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C-923 OR ASTM C-1478 (FOR PVC PIPE), OR ASTM F-2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF-BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"-THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"-27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT- OR LOCK-DOWN

INLET SCHEDULE

12"CB:	12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FLAT GRATE.
12"CB-ADA:	SAME AS 12"DI, EXCEPT WITH ADA-COMPLIANT GALVANIZED STEEL FLAT GRATE
18"CB:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
36"CB:	36" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
6"AD:	6"-DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH BLACK HDPE GRATE. ADS OR NDS 6" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.
6"AD-DOME:	SAME AS 6"AD EXCEPT WITH DOMED HDPE GRATE. GRATE ELEVATION SHOWN ON PLANS IS MEASURED AT THE TOP OF FRAME, NOT AT THE TOP OF THE ELEVATED PORTION OF GRATE.
6"AD-BZ:	SAME AS 6"AD EXCEPT WITH 6"-DIA ROUND BRONZE DRAIN INLET WITH ADA COMPLIANT SQUARE HEEL-PROOF OPENINGS AND SCREW-DOWN GRATE. ZURN Z(ZB)400BZ-6BZ, OR APPROVED EQUAL. PIPE RISER SHALL BE 4 INCHES IN DIAMETER.
8"AD:	CHRISTY F08BOX (IN PLANTER AREAS) OR FL08TBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISTY V1-71C CAST IRON ADA-COMPLIANT GRATE, OR EQUIVALENT. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER. GROUT ANNULAR SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION
2/27/2025 INTERNAL TEAM SUBMITTAL ONLY
MB

32832 PACIFIC COAST HIGHWAY
MALIBU, CA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
COVER SHEET
APN 4469-003-024

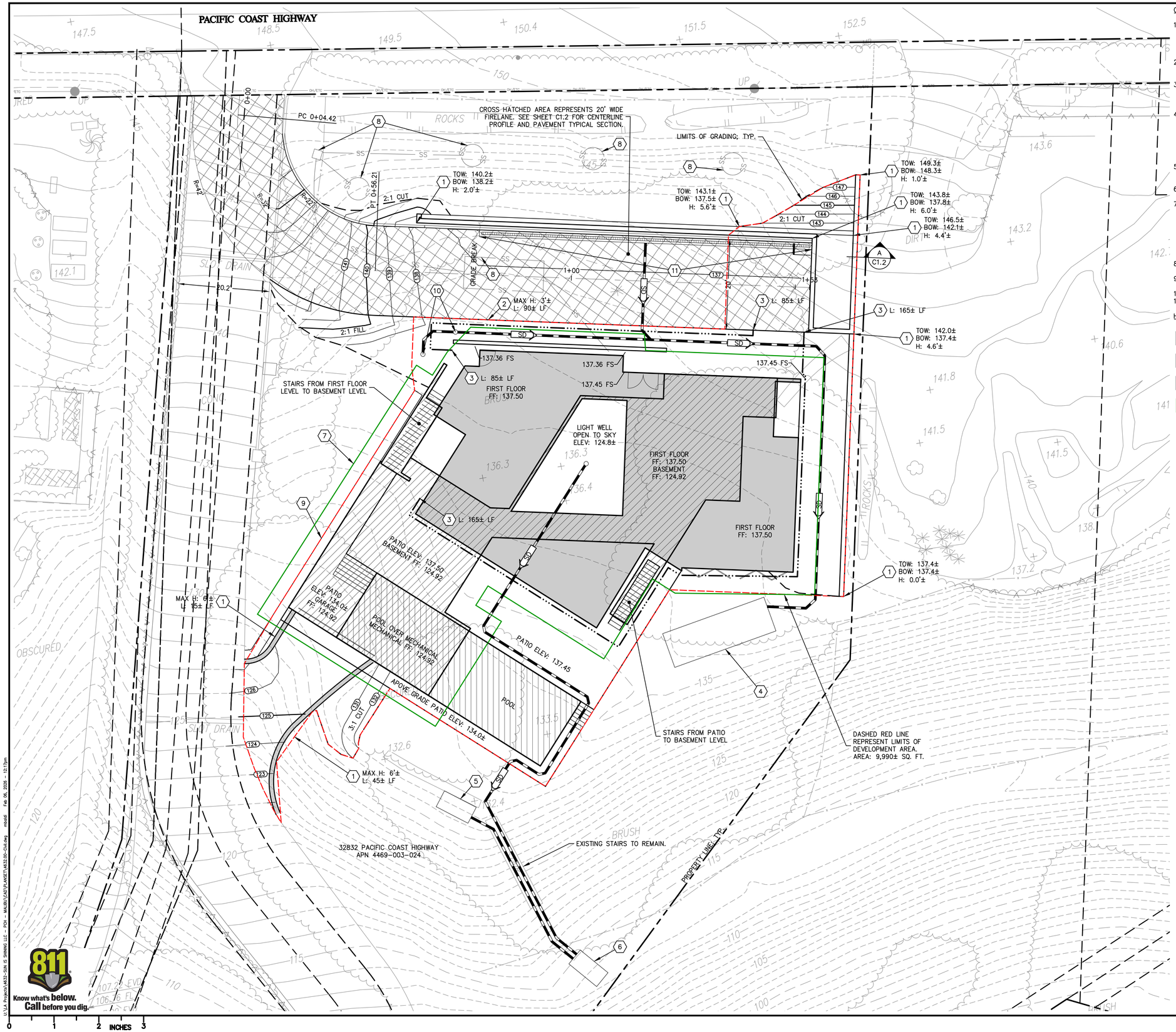
CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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DRAWN: MB
JOB No.: 4632.00

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CONSTRUCTION NOTES:

1. RETAINING WALL. DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. ELEVATIONS AND HEIGHTS INCLUDE EXPOSED PORTION OF WALL ONLY. CUT WALLS WITH ASCENDING SLOPES STEEPER THAN 3:1 ASSUME 1' FREE BOARD AND 1' PAVED SWALE BEHIND WALL.
2. GARDEN WALL. DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. ELEVATIONS AND HEIGHTS INCLUDE EXPOSED PORTION OF WALL ONLY.
3. BEGIN/END FIREFIGHTER WALKING PATH. L: AS NOTED, WIDTH: 5' (MIN, CLEAR TO SKY), MAX GRADE: 5%, MATERIAL: CONCRETE, PAVER, GRAVEL, DG, SOIL, OR OTHER NON-COMBUSTIBLE SURFACE.
4. 96"ø x 24' URBANGREEN SRPE UNDERGROUND CISTERN REQUIRED PER CITY OF MALIBU SWMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE. PROVIDED STORAGE: 8,500 GALLONS. SIZED BASED ON PRELIMINARY DISTURBED AREA QUANTITIES: PERMEABLE = 4,000± SQ. FT., IMPERMEABLE = 12,000± SQ. FT.
5. MODULAR WETLAND BIOFILTRATION BMP REQUIRED PER CITY OF MALIBU WQMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE.
6. CONSTRUCT ROCK RIP RAP ENERGY DISSIPATER AT STORM DRAIN OUTLET.
7. AREA DELINEATED BY HEAVY GREEN LINE REPRESENTS RECOMMENDED REMOVAL AND RECOMPACTION PER GEOTECHNICAL REPORT PREPARED BY GOLDCOAST GEOSERVICES, INC., DATED JUNE 2, 2023. LIMITS OF REMOVAL AND RECOMPACTION SHALL EXTENDED A MINIMUM OF 3' BELOW THE PROPOSED BUILDING PAD GRADE AND 5' BEYOND THE BUILDING AREA. EXACT LIMITS TO BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
8. PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY.
9. CONSTRUCT PAVED SWALE ALONG BASEMENT TO CONVEY STORMWATER TO THE EXISTING DRIVEWAY.
10. AREA DRAIN
11. TRENCH DRAIN

HATCH LEGEND:

- BASEMENT FLOOR, ELEV: 124.92
- GROUND FLOOR, ELEV: 137.50
- POOL
- LIMITS OF R&R, SEE CONSTRUCTION NOTE 7

Know what's below. Call before you dig. 811

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10 0 10 20 30 Feet
SCALE: 1" = 10'

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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

2/6/2026	MB	PLANNING REVIEW SUBMITTAL

32832 PACIFIC COAST HIGHWAY

MALIBU, CA

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLAN

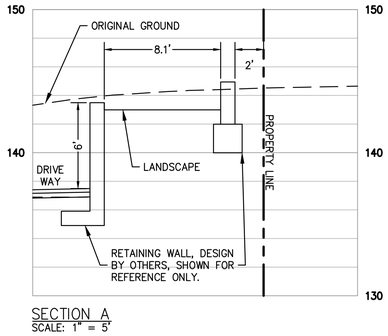
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JOB No.:	4632.00

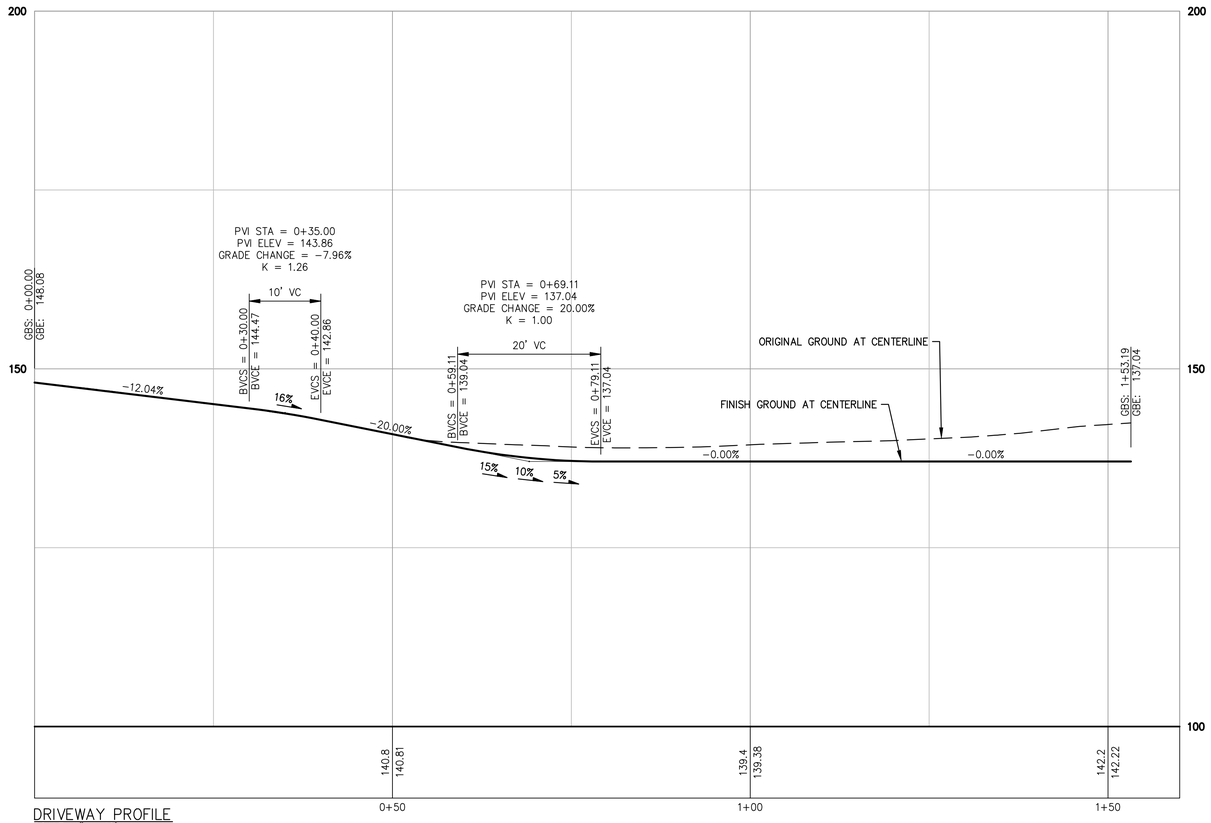
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CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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SECTION A
SCALE: 1" = 5'



DRIVEWAY PROFILE
SCALE: 1" = 10'

CONSTRUCTION NOTES:

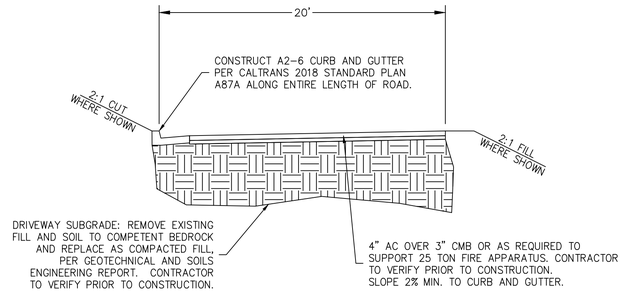
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4. 96"ø x 24' URBANGREEN SRPE UNDERGROUND CISTERN REQUIRED PER CITY OF MALIBU SWMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE. PROVIDED STORAGE: 8,500 GALLONS. SIZED BASED ON PRELIMINARY DISTURBED AREA QUANTITIES: PERMEABLE = 4,000± SQ. FT., IMPERMEABLE = 12,000± SQ. FT.
5. MODULAR WETLAND BIOFILTRATION BMP REQUIRED PER CITY OF MALIBU WQMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE.
6. CONSTRUCT ROCK RIP RAP ENERGY DISSIPATER AT STORM DRAIN OUTLET.
7. AREA SHADED GRAY REPRESENTS RECOMMENDED REMOVAL AND RECOMPACTION PER GEOTECHNICAL REPORT PREPARED BY GOLDCOAST GEOSERVICES, INC., DATED JUNE 2, 2023. LIMITS OF REMOVAL AND RECOMPACTION SHALL EXTENDED A MINIMUM OF 3' BELOW THE PROPOSED BUILDING PAD GRADE AND 5' BEYOND THE BUILDING AREA. EXACT LIMITS TO BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
8. PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY.
9. CONSTRUCT PAVED SWALE ALONG BASEMENT TO CONVEY STORMWATER TO THE EXISTING DRIVEWAY.
10. AREA DRAIN
11. TRENCH DRAIN

HATCH LEGEND:

- BASEMENT FLOOR, ELEV: 124.92
- GROUND FLOOR, ELEV: 137.50
- POOL
- LIMITS OF R&R, SEE CONSTRUCTION NOTE 7

LOS ANGELES COUNTY FIRE DEPARTMENT REQUIRED NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AN 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 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 OF SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20'. 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 REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIAL THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
4. 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.
5. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
6. PARCELS THAT ARE LOCATED OUTSIDE THE SERVICE BOUNDARY, ABOVE THE EXISTING PRESSURE ZONE, OR MORE THAN 2,000 LINEAR FEET FROM A EXITING WATER MAIN OF A WATER PURVEYOR MAY PROVIDE AN ON-SITE WATER SUPPLY, WHEN APPROVED BY THE FIRE CODE OFFICIAL IN ACCORDANCE WITH TANK SIZES IN TABLE B103.3. FIRE CODE B103.3.



TYP. FIRE APPARATUS ACCESS ROAD SECTION
SCALE: NONE

10 0 10 20 30 Feet
SCALE: 1" = 10'

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RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

2/27/2025	INTERNAL TEAM SUBMITTAL ONLY
MB	

32832 PACIFIC COAST HIGHWAY

MALIBU, CA.

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
DRIVEWAY PROFILE AND TYPICAL SECTION

APN 4469-003-024

SCALE:	AS NOTED
DRAWN:	MB
JOB No.:	4632.00

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OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)\WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES:

1. In case of emergency, call Thilo Kuther at _____

2. Total Disturbed Area 0.7± (Acres) WDID # n/a
   i. Risk Level:

3. A stand–by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on–site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.

4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.

5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off–site property shall be stabilized or removed from the site on a daily basis.

6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.

7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.

8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.

9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.

10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.

11. Every effort should be made to eliminate the discharge of nonstorm water from the project sites at all times.

12. Eroded sediments and other pollutants must be retained on–site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.

13. Stockpiles of earth and other construction–related materials must be protected from being transported from the site by the forces of wind or water.

14. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on–site until they can be disposed of as solid waste.

16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 40% chance of 0.25 inches or greater of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self–inspection check list and inspection logs are available upon request).

17. Trash and construction–related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by win.

18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

20. As the QSD/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity."

_____
Civil Engineers/Architects Signature Date

21. As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or person s who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the Local SWPPP to reflect current conditions, or failing to properly and/or adequately implement the Local SWPPP may result in revocation of grading and/or other permits or other sections provided by law."

_____
Owner or Authorized Representative (Permitee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

The following BMP as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

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

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

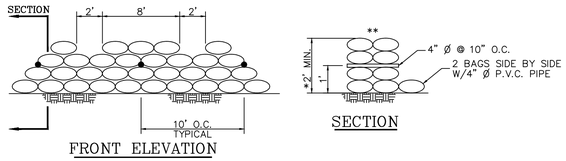
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

EROSION CONTROL DEVICE MAINTENANCE MEASURES		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Hydroseeding	After Rain Events and Weekly	Install new hydroseed if necessary
Earth Dikes and Drainage Swales	After Rain Events and Weekly	Rebuild if necessary
Silt Fencing	After Rain Events and Weekly	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence Consider New Locations
Check Dam	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the dam
Gravel Bag Berm	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/4 the height of the berm
Sand Bag Barrier	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the bag
Storm Drain Inlet Protection	After Rain Events and Weekly	Remove sediment as necessary depending on type used. Reinstall if necessary.
Sediment Trap	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment as necessary
Stabilized Construction Entrance	After Rain Events and Weekly	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.

** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH.

1 CHECK DAM

N.T.S.

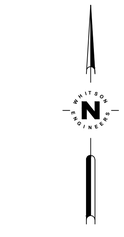
EROSION CONTROL LEGEND

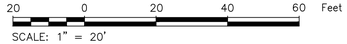
- LANDSCAPING PER LANDSCAPE PLAN OR HYDROSEEDING PER CASQA BMP EC–4 OR DETAIL 1 ON SHEET C4.2
- SILT FENCE PER CASQA BMP SE–1
- STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC–1 OR DETAIL 7 ON SHEET C4.2
- STORM DRAIN INLET PROTECTION PER CASQA BMP SE–10 OR DETAIL 3 ON SHEET C4.2
- TCW TEMPORARY CONCRETE WASHOUT AREA PER CASQA BMP WM–8 OR DETAIL 5 ON SHEET C4.2
- CHECK DAM PER CASQA BMP SE–4 OR DETAIL 1 ON SHEET C4.2
- V VEHICLE EQUIPMENT AREA FOR CLEANING FUELING, AND MAINTENANCE PER DETAILS 5 AND 6 ON SHEET C4.2
- M MATERIAL DELIVERY AND STORAGE AREA PER CASQA BMP WM–1 OR DETAIL 4 ON SHEET C4.2
- W WASTE COLLECTION AREA AND SOLID WASTE MANAGEMENT PER CASQA BMP WM–5

REQUIRED NOTES:

1. SPILL PREVENTION AND CONTROL SHALL BE ACCOMPLISHED THROUGH IMPLEMENTATION OF CASQA BMP WM–4
2. TEMPORARY CONCRETE WASHOUT MUST BE AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.







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SUBMITTAL / REVISION

2/27/2025	INTERNAL TEAM SUBMITTAL ONLY
MB	

32832 PACIFIC COAST HIGHWAY
MALIBU, CA

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
LSWPPP
APN 4469-003-024

SCALE:	NTS
DRAWN:	MB
JOB No.:	4632.00

SHEET C2.1 OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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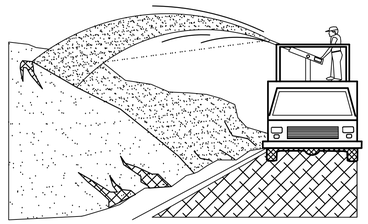
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General Notes

1. *Best Management Practices (BMP's) contained herein reflect minimum requirements. For additional BMP's refer to CASQA BMP Handbooks.*
2. *All construction activity shall be performed in accordance with a Stormwater Pollution Prevention Plan (SWPPP) developed and implemented in compliance with requirements of the State Water Resources Control Board, National Pollution Discharge Elimination System (NPDES) Permit No. CAS063339.*
3. *The SWPPP 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 representative 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 SWPPP.*
7. *A standby crew for emergency work shall be available at all time 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.*

1

Erosion Control



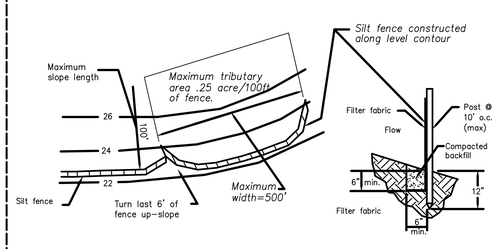
Notes:

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.*
8. *EARTHGUARD is permitted to be used on all graded pads and slopes.*
   a. *APPLY EARTHGUARD ON SLOPES AT MIN. RATE OF 8 GAL./AC AND MULCH RATE OF 2,000 LB/AC*
   b. *APPLY EARTHGUARD ON PADS AT A MIN. RATE OF 4GAL/AC*
   c. *SPRAY ALL MIXTURES AT A MIN. RATE OF 3,000 GAL OF WATER/AC. SEE MANUFACTURES RECOMMENDATIONS*

NOTE: JUTE NETTING COULD BE USED FOR SLOPES OVER 5' HIGH IN LIEU OF ABOVE RECOMMENDATIONS.

2

Silt Fence



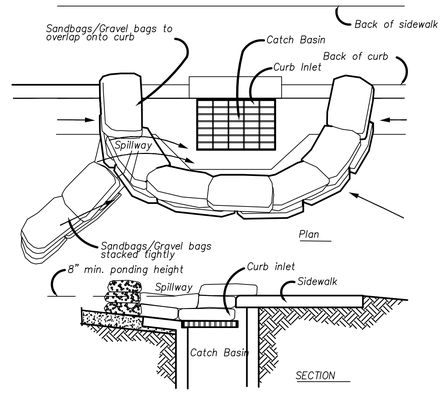
Notes:

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.*

NOTE: FIBER ROLL MAY BE USED IN LIEU OF SILT FENCE.

3

Catch Basin/Inlet Protection

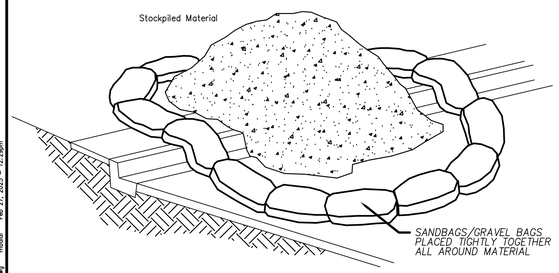


Notes:

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.*

4

Material Storage

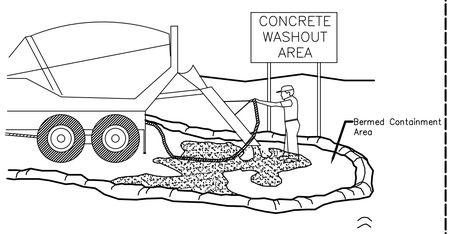


Notes:

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.*

5

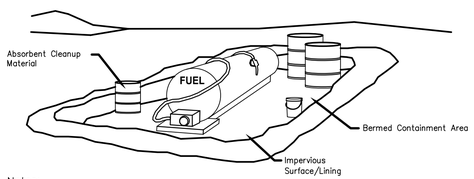
Concrete Waste Management



Notes:

1. *Excess and waste concrete shall not be washed into the street or into a drainage system. For washout of concrete and mortar products, a designated containment facility of*
2. *sufficient capacity to retain liquid and solid waste shall be provided on site. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried,*
3. *picked up and disposed of properly.*

Vehicle/Equipment Fueling

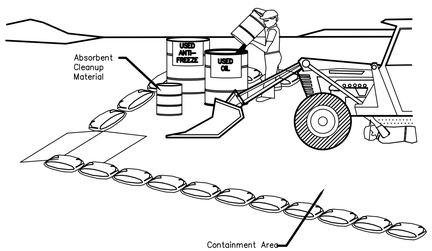


Notes:

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.*

6

Equipment Repair/Maintenance

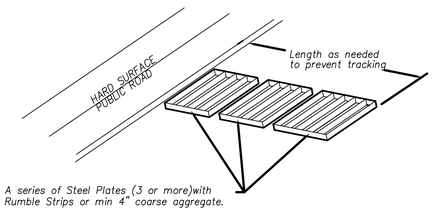


Notes:

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. Vehicles and equipment shall be maintained, and repaired on–site only in designated areas.*
2. *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.*

7

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 adequatly 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.*

Civil Engineering
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5200 West Century Blvd.
Suite 430
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310.643.3205
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

2/27/2025	INTERNAL TEAM SUBMITTAL ONLY
MB	

32832 PACIFIC COAST HIGHWAY
MALIBU, CA
APN 4469-003-024

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
LSWPPP DETAILS

SCALE:	NTS
DRAWN:	MB
JOB No.:	4632.00

SHEET C2.2 OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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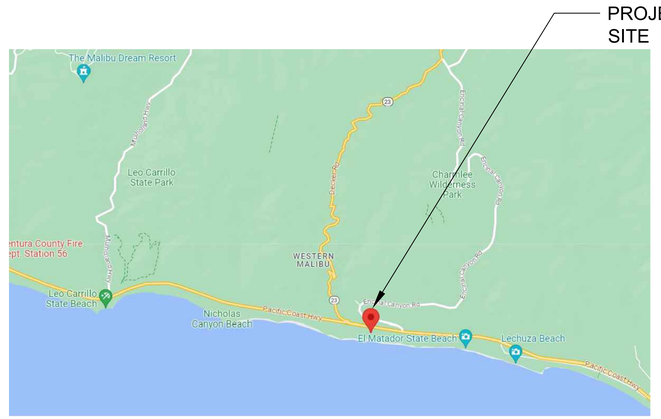
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RESIDENCE

32832 PACIFIC COAST HWY
MALIBU, CA 90265

LANDSCAPE AND FUEL MODIFICATION PLANS

VICINITY MAP



NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO ORDERING OF ANY MATERIAL.
2. CONTRACTOR RESPONSIBLE FOR ALL PERMITTING.
3. ALL WORK TO BE COMPLIANT WITH ALL CITY AND COUNTY CODES.

PROJECT DESCRIPTION

SCOPE OF WORK FOR LANDSCAPE CONSTRUCTION AND PLANTING:

Fuel modification and New infill planting and irrigation for New residential home.

SITE CALCULATIONS

SHEET INDEX

SHEET #	TITLE
FM-1	TITLE SHEET
FM-2	SITE PHOTOS & EXISTING MATERIALS
FM-3	FUEL MODIFICATION PLAN AND NOTES
FM-4	SOIL MANAGEMENT REPORT
LI-1	IRRIGATION PLAN
LI-2	HYDROZONE MAP AND CALCS
LI-3	IRRIGATION DETAILS
LI-4	IRRIGATION NOTES

DRAINAGE NOTES

1. MINIMUM SURFACE DRAINAGE SLOPE GRADE FOR LANDSCAPE AND A/C PAVEMENT OF 1.0% AND CONCRETE PAVEMENT 0.5%.
2. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
3. SEE CIVIL PLANS FOR ALL DRAINAGE.

CITY OF MALIBU

CITY OF MALIBU NOTES:

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.
2. ALL PLANT MATERIAL 50' FROM PRIMARY RESIDENCE IS TO BE NATIVE TO THE SANTA MONICA MOUNTAINS REGION.
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPE PLANTINGS AS REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROGRAM. PLANTS TO BE SELECTED SHALL HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15' BETWEEN LARGE WOODY SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT.
4. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM THE PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
5. SLOPE PLANTING MEASURES SUCH AS CONTOUR PLANTING AND TERRACING OR OTHER TECHNIQUES SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SURFACE SOIL EROSION.
6. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE NETTING OR SIMILAR MATERIAL THAT EFFECTIVELY REDUCES EROSION.
7. ALL IRRIGATION TO MEET MAWA AND CITY OF MALIBU STANDARDS. ANY APPROVED IRRIGATION BEYOND 100' FROM STRUCTURE IS TO BE ABOVE GROUND AND TEMPORARY (TO BE REMOVED AFTER 2-3 YEAR ESTABLISHMENT OF NATIVE PLANTS).
8. BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSCENATE ARE PROHIBITED.

IRRIGATION NOTES

STATEMENT OF COMPLIANCE:

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PREPARE NAME: ROBERT CRANDALL

PREPARE SIGNATURE: Robert Crandall

PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/24

STUDIO
LANDSCAPE ARCHITECTURE
Robert Crandall
Landscape Architect
CA Lic. No. 3360
10541 Moon View Way
Escondido, CA 92026
(805) 832-3568

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/24
STATE OF CALIFORNIA

APPROVALS

AGENCY

CITY OF MALIBU

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

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RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

TITLE SHEET

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet:
FM-1

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 grass, 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 Plan 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 Plan 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 ay 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

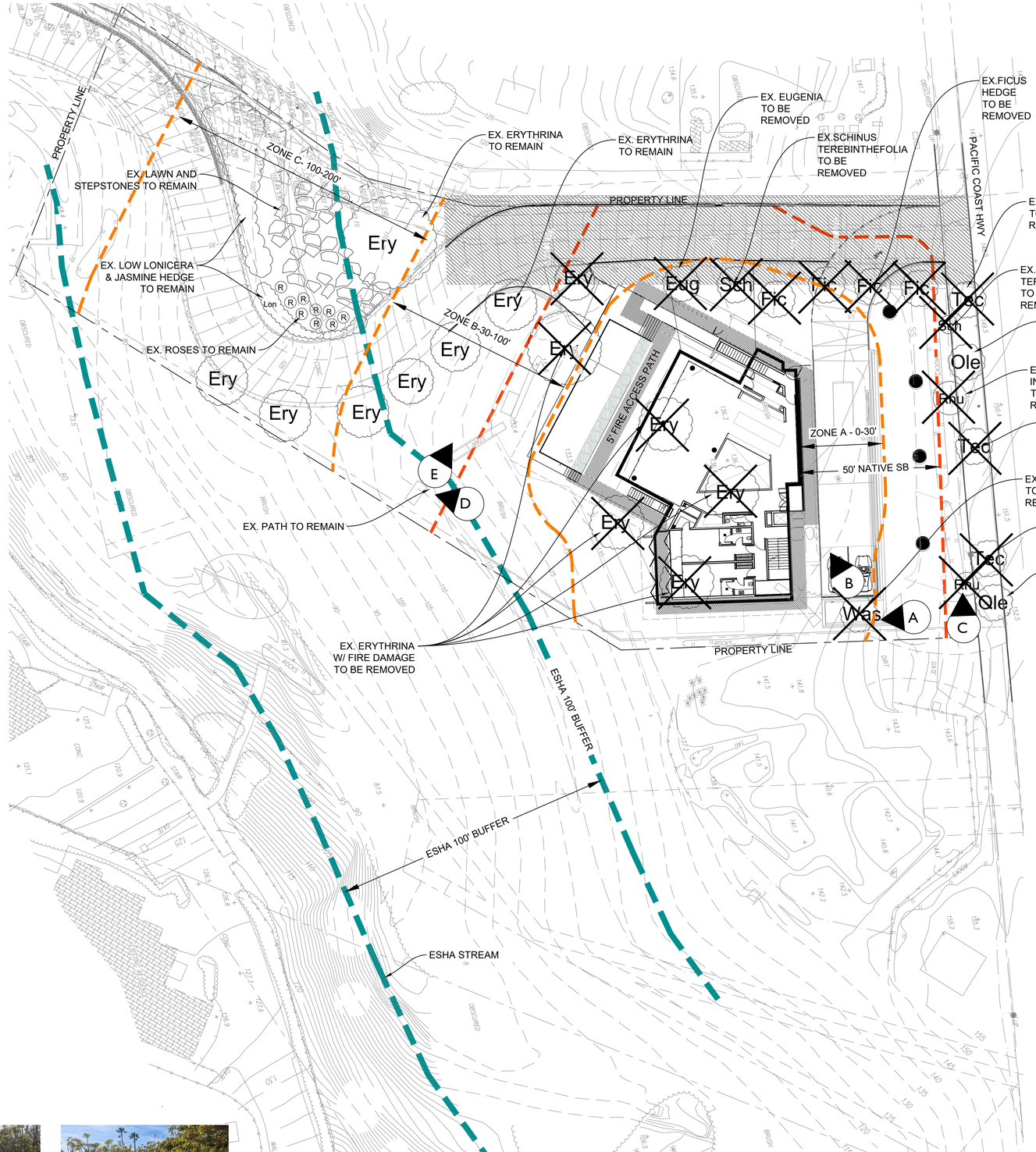
Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.

- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters, etc.
- Ensure 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.

Notes:

1. All trees to be kept trimmed off of driveway.
2. All plant material to be maintained per fuel modification requirements.
3. Contractor is responsible for final measurements and quantities.
4. Provide 5' pathway around all structures for fire access.



FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE A = 0-5' FIRE ACCESS PATH
ZONE A = 0-30'
ZONE B = 30-100'
ZONE C = 100-200'

CITY OF MALIBU
50' SANTA MONICA MOUNTAINS NATIVE SETBACK (SB)

0 10' 20' 40'
SCALE: 1" = 20'


Photo A


Photo B


Photo C


Photo D


Photo E

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/24
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SITE PHOTOS AND EXISTING MATERIALS

REVISIONS

DATE	NAME

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Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
FM-2

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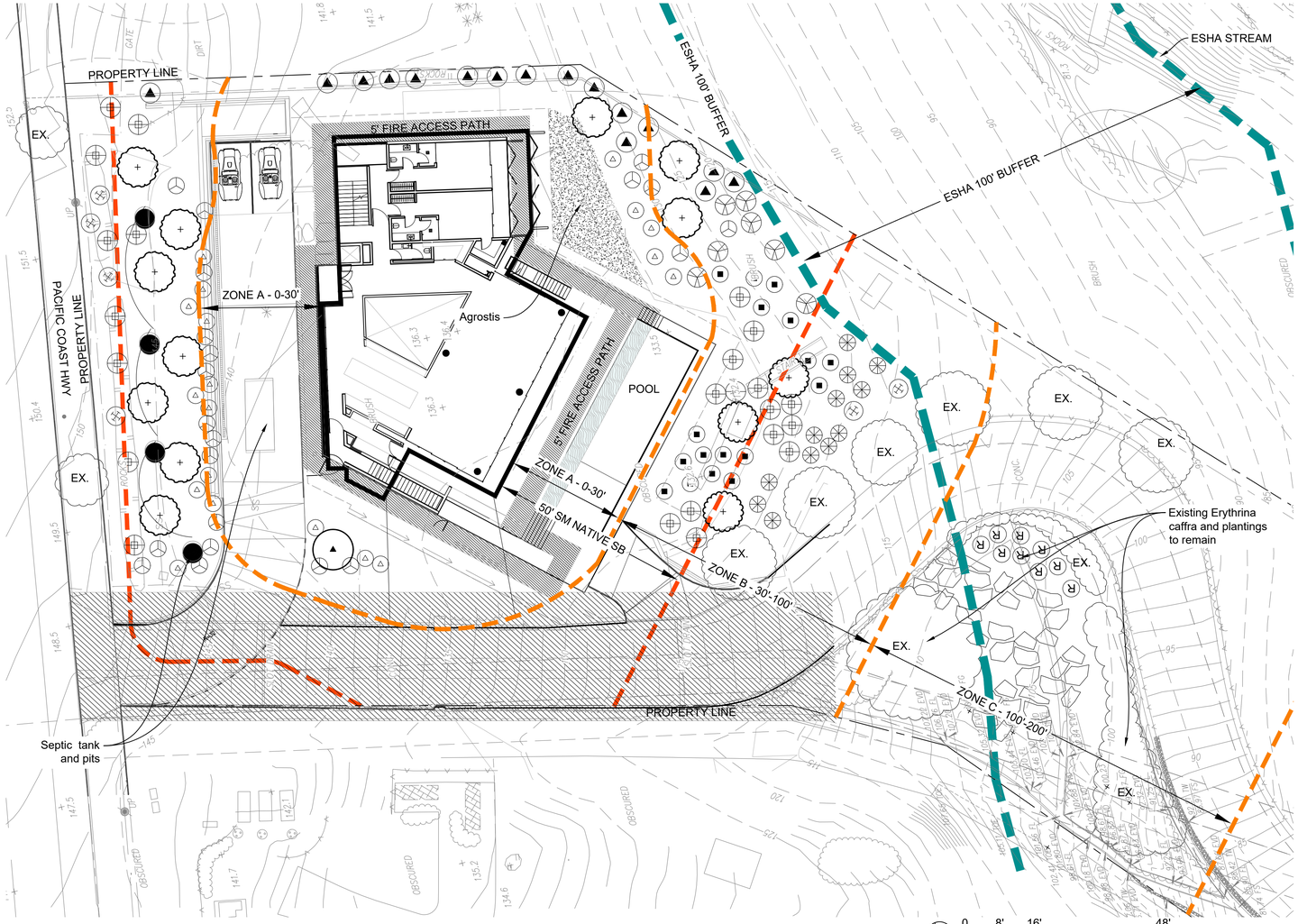
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2. All plant material to be maintained per fuel modification requirements.
3. Contractor is responsible for final measurements and quantities.
4. Provide 5' pathway around all structures for fire access.

Irrigation Note:

1. Zone A and B to have automatic irrigation with 100% coverage.

Planting Notes:

1. All plant material to be sourced from a reputable grower and to be healthy, disease & pest free and high end residential quality material.
2. Planting and soil preparation should use Agromin products.
3. In addition to landscape standard soil amendment and preparations the following items are to be applied:
   - All new planting to have rootballs dusted with Mycorrhizal innoculant applied at rate per manufacturers recommendations.
   - All new planting to have Organic solutions Premium Worm Casting applied at rate as directed by manufacturers recommendations.
4. Topdress all planting areas with 3" of Agromin organic compost.



FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE A = 0-30'
ZONE B = 30-100'
ZONE C = 100-200'

CITY OF MALIBU
50' SANTA MONICA MOUNTAINS NATIVE SETBACK (SB)

TREE LEGEND

Symbol	Botanical/Common Name	Qty	Size	Height	Spread	PF
	Olea Europaea "Swan Hill'/ Fruitless Olive	1	24" box	18-25'	25'	M,L
	Heteromeles arbutifolia / Toyon	11	15 gal	15-30'	15-30'	L,VL
	Garrya elliptica/Silk Tassel	3	36" box, standard	10-20'	10-20'	L,VL

SHRUB & GROUNDCOVER LEGEND

Symbol	Botanical/Common Name	Qty	Size	Height	Spread	PF
	Agave attenuata / Fox Tail Agave	14	5 gal	4-5'	4-5'	L,VL
	Salvia Mellifera/ Black Sage	24	5 gal	2-3'	8-10'	L,VL
	Ligustrum texanum / Wax Leaf Privet	17	24" box	10-12'	6'	M,L
	Lomandra l. 'Breeze' / Dwarf Mat Rush	14	5 gal	1-2'	2-4'	M,L
	Muhlenbergia rigens / Deer Grass	16	1 gal	1-2'	2'	L,VL
	Ribes speciosum	7	5 gal	4-8'	3-8'	L
	Agrostis pallens	320 sf	SOD	12"	spreading	L

REGISTERED LANDSCAPE ARCHITECT
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APN # 4473-017-023

LANDSCAPE PLAN AND FUEL MODIFICATION NOTES

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
FM-3

RESIDENCE

32832 PACIFIC COAST HWY
MALIBU, CA 90265

WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

November 17, 2023

Julie Friedrichsen, jzdesign@verizon.net
Julie Friedrichsen Design
1585 Old Topanga Canyon Road
Topanga, CA 90290

RE: Soil Management Report
32832 Pacific Coast Highway, Malibu, CA
Sample 1-2' received Nov. 15, 2023, Our ID No. 23-320-06

Dear Julie,

The soil is slightly alkaline with a pH of 7.24. Salinity is moderate at 1.20 millimho/cm.

Nitrogen, phosphorus, potassium, iron, manganese, zinc, copper, boron and magnesium are high. Sulfur is modest. Total available sodium is modest. SAR (sodium adsorption ratio) is 0.9. Aluminum is moderate.

Aluminum restricts growth by interfering with the metabolism of phosphorus and calcium. It causes stunting and discoloration. Foliage may turn a dull gray green. Aluminum is high in poorly aerated soil and in overly acidic soils. Soluble calcium helps to reduce the toxicity of aluminum.

Soil organic matter is high at 10.8% on a dry weight basis. The carbon:nitrogen ratio is good at 9.6.

The texture is loam. Based on the non-gravel fraction, it contains 46.7% sand, 31.0% silt and 22.4% clay. The gravel content is 19.0%.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderate at 1.03 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations

Apply agricultural gypsum at 10 pounds per 1,000 square feet or else incorporate at the rate of ½ pound per cubic yard.

Normally irrigate deeply but not frequently.

Soil Analyses Plant Analyses Water Analyses

For site maintenance, apply calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil and leaf tissue testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

WALLACE LABS	SOILS REPORT	Print Date	Nov. 16, 2023	Receive Date	11/15/23
365 Coral Circle	Location	32832 Pacific Coast Highway, Malibu, CA			
El Segundo, CA 90245	Requester	Julie Friedrichsen, Julie Friedrichsen Design LLC			
(310) 615-0116	graphic interpretation: * very low, ** low, *** moderate				
ammonium bicarbonate/DTPA	**** high, ***** very high				
extractable - mg/kg soil	**Sample ID Number**	23-320-06			
Interpretation of data	**Sample Description**	Site Soil 1-2'			
low medium high	**elements**		graphic		
0 - 7 8-15 over 15	**phosphorus**	54.24	*****		
0-60 60 -120 121-180	**potassium**	805.32	*****		
0 - 4 4 - 10 over 10	**iron**	11.43	****		
0- 0.5 0.6- 1 over 1	**manganese**	8.84	****		
0 - 1 1 - 1.5 over 1.5	**zinc**	16.77	*****		
0- 0.2 0.3- 0.5 over 0.5	**copper**	6.68	*****		
0- 0.2 0.2- 0.5 over 1	**boron**	0.55	****		
	calcium	453.76	****		
	magnesium	275.17	*****		
	sodium	64.74	**		
	sulfur	23.66	**		
	molybdenum	0.17	****		
	nickel	1.51	**		
The following trace	**aluminum**	0.56	***		
elements may be toxic	**arsenic**	0.12	*		
The degree of toxicity	**barium**	0.63	*		
depends upon the pH of	**cadmium**	1.79	**		
the soil, soil texture,	**chromium**	0.07	*		
organic matter, and the	**cobalt**	0.11	*		
concentrations of the	**lead**	1.52	**		
individual elements as	**lithium**	0.03	*		
well as to their interactions.	**mercury**	n d	*		
	selenium	n d	*		
The pH optimum depends	**silver**	n d	*		
upon soil organic	**strontium**	1.33	*		
matter and clay content-	**tin**	0.02	*		
for clay and loam soils:	**vanadium**	0.44	*		
under 5.2 is too acidic					
6.5 to 7 is ideal	**Saturation Extract**				
over 9 is too alkaline	**pH value**	7.24	***		
The ECe is a measure of	**ECe (milli-mho/cm)**	1.20	***		
the soil salinity:					millieq/l
1-2 affects a few plants	**calcium**	145.4			7.3
2-4 affects some plants,	**magnesium**	35.6			2.9
> 4 affects many plants.	**sodium**	45.3			2.0
	potassium	76.2			1.9
	cation sum				14.1
problems over 150 ppm	**chloride**	59			1.7
good 20 - 30 ppm	**nitrate as N**	68			4.8
	phosphorus as P	3.8			0.1
toxic over 800	**sulfate as S**	21.3			1.3
	anion sum				7.9
toxic over 1 for many plants	**boron as B**	0.34	**		
increasing problems start at 3	**SAR**	0.9	*		
est. gypsum requirement-lbs./1,000 square feet		19			
calculated percolation rate inches/hour		1.03			
soil texture		loam		gravel > 2 mm	
sand		46.7%		19.0%	
silt		31.0%		gravel > 1/4 inch	
clay		22.4%		8.8%	
lime (calclum carbonate)		slight		gravel > 1/2 inch	
Total nitrogen		0.567%		2.8%	
Total organic carbon		5.422%			
carbon:nitrogen ratio		9.6			
organic matter based on carbon		10.84%			
moisture content of soil		6.2%			
half saturation percentage		28.5%			

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.
pH and ECe are measured in a saturation paste extract. nd means not detected.
Analytical data determined on soil fraction passing a 2 mm sieve.

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jzdesign@verizon.net
www.juliefriedrichsen.com

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MALIBU, CA 90265
APN # 4473-017-023

SOIL MANAGEMENT REPORT

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
FM-4

IRRIGATION LEGEND:

SYMBOL:	MFR:	MODEL NUMBER:	DESCRIPTION:	RAD.:	P.S.I.:	G.P.M.:
(*)	RAINBIRD	1402	PRESSURE COMPENSATING BUBBLER	N/A	40	.5
	(*) = NUMBER OF BUBBLERS PER TREE					
	RAINBIRD	RD1804-R-VAN14	4" POP-UP PROSPRAY HEAD	8-14'	45	VARIES
	RAINBIRD	RD1804-R-VAN14-360	4" POP-UP PROSPRAY HEAD	8-14'	45	VARIES
SM	RAINBIRD	FM100B IRRIGATION SUB METER				
	PRESSURE REGULATOR-LANDSCAPE CONTRACTOR TO VERIFY IF NEEDED					
MV	SUPERIOR	3100100PRS** ELECTRIC MASTER VALVE ** UTILIZE PRS VALVE IF NEEDED				
F	HUNTER	HC-075-FLOW METER				
	HUNTER	ICZ-101-LF	DRIP CONTROL ZONE KIT			
	RAINBIRD	PEB-PRS-D SERIES	ELECTRIC CONTROL VALVE			
	CHAMPION	B-401	HOSE BIB			
	NIBCO	T-590-Y	ISOLATION BALL VALVE (LINE SIZE)			
W	EXISTING	WATER METER	CONTRACTOR TO VERIFY SIZE & LOCATION			
C	HUNTER	ICC2 IRRIGATION CONTROLLER. 12 STATION W/ RAIN-CLIK STATION. INSTALL WALL (LOCATION TO BE DETERMINED)				
	FEBCO	MODEL 825- 3/4"	REDUCE PRESSURE BACKFLOW PREVENTER			
	APPROVED	SCH 40	LATERAL LINE PIPE (SIZE AS NOTED)			
	APPROVED	PVC 315	POTABLE SOURCE PRESSURE SUPPLY LINE FOR 2" DIAMETER AND LARGER			
	APPROVED	PVC SCH 40	POTABLE SOURCE PRESSURE SUPPLY LINE FOR 1 1/2" DIAMETER AND SMALLER			

NOTE: ALL MAINLINE PIPE SIZE AS NOTED ON PLAN.

1 / 9 / 20.0

- CONTROL VALVE SIZE
- CONTROLLER STATION NUMBER
- GALLONS PER MINUTE

IRRIGATION SLEEVING NOTE

- ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
- ALL SLEEVES FOR PRESSURE SUPPLY LINE AND LATERAL LINE PIPE SHALL BE A MINIMUM TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.

SLEEVE MATERIAL:

- PVC SCH 40 FOR 1" THROUGH 2 1/2" PRESSURE SUPPLY LINE PIPE.

ALL IRRIGATION AREAS TO UTILIZE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE

GENERAL IRRIGATION NOTES:

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES ALIGNED WITH THE SIDEWALK OR CURB, IN SHRUB AREAS, OUT OF VIEW WHERE POSSIBLE, UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. SCREEN ALL IRRIGATION EQUIPMENT USING APPROPRIATE SIZED SHRUBS.

3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE (XX PSI) AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OT THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD PRESSURE COMPENSATING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. NO IRRIGATION HEAD IS TO BE PLACED WITHIN 24" OF ANY WALKWAY, DRIVEWAY OR OTHER HARDSCAPE SURFACE.

APPROXIMATE STATIC WATER PRESSURE WAS NOT AVAILABLE AT THE TIME OF DRAWING PREPARATION

7. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

8. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

9. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

10. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

11. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

12. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

13. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

14. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

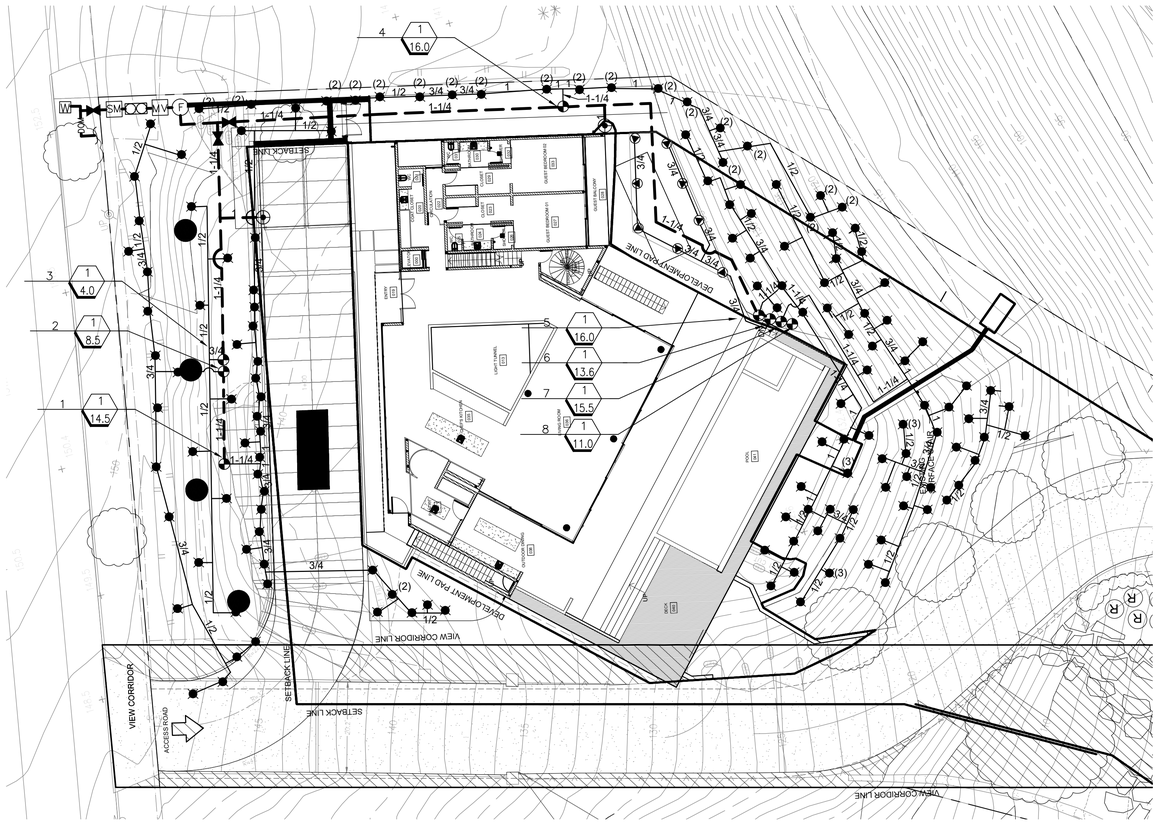
15. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS

16. THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE. HE SHALL EXTEND THE GROUPING OF WIRE 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

17. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

18. ADV. (ANTI DRAIN VALVE) UNITS AS SHOWN IN THE DETAIL DRAWINGS ARE FOR TYPICAL INSTALLATION ONLY, AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF 24" OF MORE BETWEEN THE HIGHEST HEAD AND LOWEST HEAD ON A SYSTEM, THE ADV. SHALL BE INSTALLED PER DETAIL DRAWING.

19. THE CONTRACTOR SHALL ALLOW FOR A ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.



0 8' 16' 48'

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

CITY OF MALIBU NOTES:

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.
2. ALL PLANT MATERIAL 50' FROM PRIMARY RESIDENCE IS TO BE NATIVE TO THE SANTA MONICA MOUNTAINS REGION.
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPE PLANTINGS AS REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROGRAM. PLANTS TO BE SELECTED SHALL HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15' BETWEEN LARGE WOODY SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT.
4. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM THE PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
5. SLOPE PLANTING MEASURES SUCH AS CONTOUR PLANTING AND TERRACING OR OTHER TECHNIQUES SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SURFACE SOIL EROSION.
6. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE NETTING OR SIMILAR MATERIAL THAT EFFECTIVELY REDUCES EROSION.
7. ALL IRRIGATION TO MEET MAWA AND CITY OF MALIBU STANDARDS. ANY APPROVED IRRIGATION BEYOND 100' FROM STRUCTURE IS TO BE ABOVE GROUND AND TEMPORARY (TO BE REMOVED AFTER 2-3 YEAR ESTABLISHMENT OF NATIVE PLANTS).
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1. ALL PLANTING AREAS IN ZONE A & ZONE B TO BE IRRIGATED WITH 100% COVERAGE .
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PLANTING NOTES

1. ALL TREES MUST BE A MINIMUM OF 10' OFF EDGE OF ACCESS ROAD, 15-20' FOR LARGER CANOPY SPECIES.

WATER MODEL EFFICIENT PLANS NOTE:

IRRIGATION PLANS AND PLANTING PLANS MUST BE INSTALLED PER DESIGN, INSTALLATION DETAILS AND SPECIFICATIONS IN ORDER TO RECEIVE CONSULTANT'S SIGNATURE POST CONSTRUCTION FOR CERTIFICATION OF COMPLETION REQUIRED BY CALIFORNIA STATE ORDINANCE MWELO AB-1881. ANY DEVIATION FROM APPROVED MWELO PLANS INCLUDING IRRIGATION PLANS DETAILS, PLANTING PLANS AND DETAILS, HYDROZONE PLANS, WATER BUDGET CALCULATIONS, ETC MAY RESULT IN NON-COMPLIANCE AND CONSULTANT'S SIGNATURE FOR CERTIFICATION OF COMPLETION WILL NOT BE PROVIDED.

STATEMENT OF COMPLIANCE:

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PREPARE NAME: ROBERT CRANDALL

PREPARE SIGNATURE: Robt Crandall

PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/26

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APN # 4473-017-023

IRRIGATION PLAN, NOTES & LEGEND

REVISIONS

DATE	NAME

For Conceptual Purposes Only. Not For Construction.

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
LI-1

TO CALCULATE MAWA - Maximum Applied Water Allowance	
	44.2
LA	7,763
SLA	0
MAWA (Gallons)	117,005
MAWA (Inches per sq.ft.)	24.2
MAWA (Inches per DAY)	0.07

DEFINITIONS	
Eto	Reference provided in Appendix A - CIMIS
LA	Landscaped area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor- WUCLOS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71.

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.55 x LA) + (0.3 x SLA)]

TO CALCULATE ETWU - Estimated Total Water Use	
ETo	44.2
PFxHA (see chart)	2429.3
HA (same as LA)	7,763
IE (see chart)	0.774153033621023
SLA	0
ETWU (Gallons)	85,994
ETWU (Inches per sq.ft.)	17.8
ETWU (Inches per DAY)	0.05

To Determine Plant Factor with Multiple Hydro Zones				
H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	Shrubs	0.3	599	179.7
2	Shrubs/Trees	0.2	4,735	947
3	Shrubs	0.4	489	195.6
4	Turfgrass	0.3	1,190	357
5	Pool/Spa	1	750	750
		Totals	7763	2429.3

Estimate Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA)/IE) +SLA]

To Determine Average System "IE" exceeds .71					
H.Z.	Type	Sprinkler	HA	"IE"	Weighted Area
1	0.3	Bubbler	599	0.75	449.25
2	0.2	Bubbler	4735	0.75	3551.25
3	0.4	Bubbler	489	0.75	366.75
4	0.7	Rotator	1,190	0.75	892.5
5	1	Pool/Spa	750	1	750
			7763	Totals	6009.75
					0.774153033621023

Average System IE (IE is a derivative of DU defined as IE = DU x IME. Where IME= Irrigation Management Efficiency

Does ETWU Qualify? **ETWU= 85,994< MAWA= 117,005**

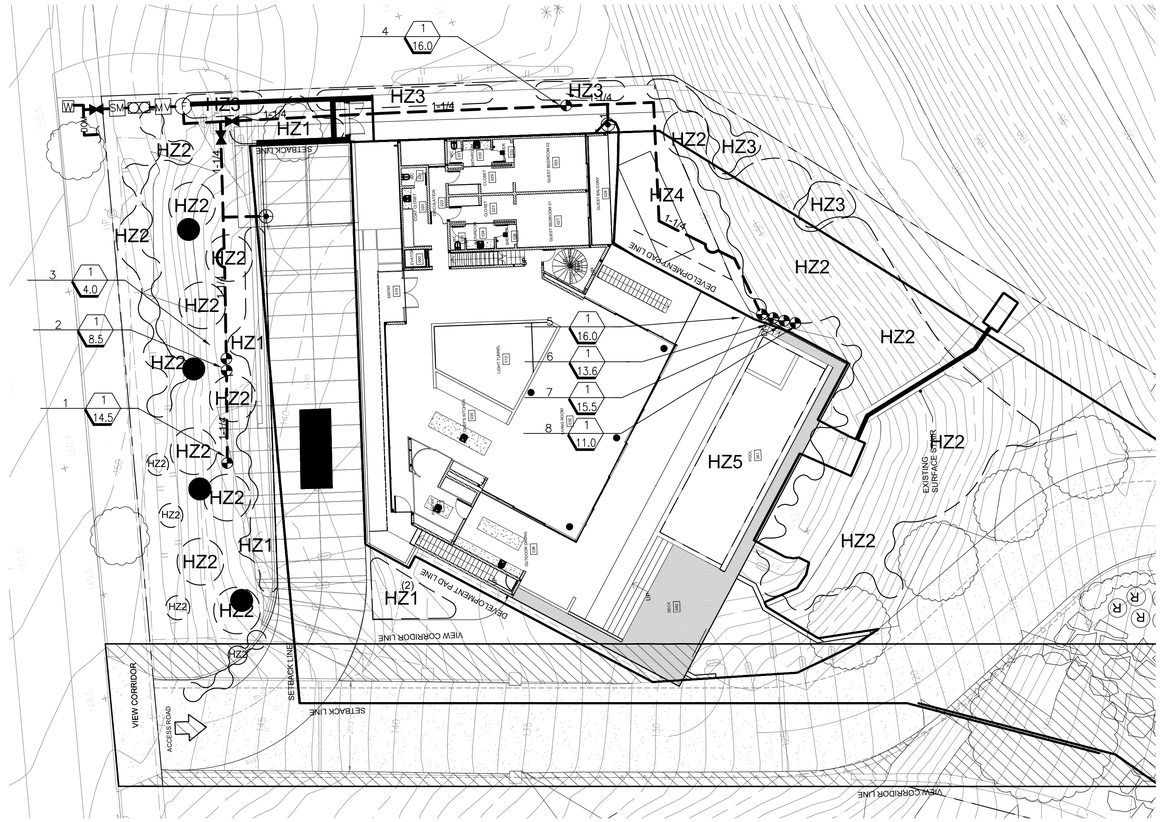
Yes - ETWU Does Not Exceed Maximum Allowed

HYDROZONE CHART

HYDROZONE	SQ FT	PLANT FACTOR	VALVE
HYDROZONE 1 =	599 SF	.3	1
HYDROZONE 2 =	4,735 SF	.2	2,3,5,7,8
HYDROZONE 3 =	489 SF	.4	4
HYDROZONE 4 =	1,190 SF	.3	6
HYDROZONE 5 =	750 SF	1.0	POOL/SPA

TOTAL = 7,763 SF

ETWU = 85,994 < MAWA = 117,005



0 8' 16' 48'

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PREPARE SIGNATURE:

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RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

HYDROZONE PLAN & MWELO WATER BUDGET CALCULATIONS

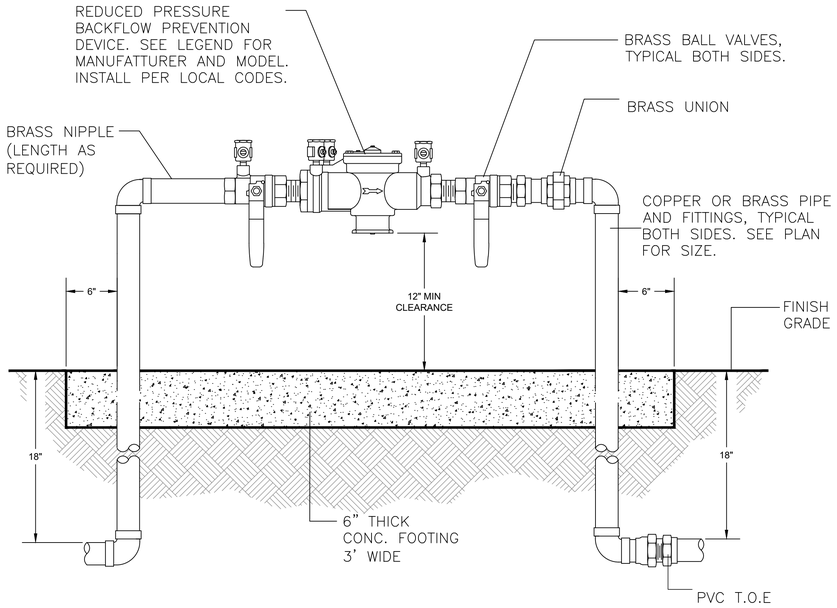
REVISIONS

DATE	NAME

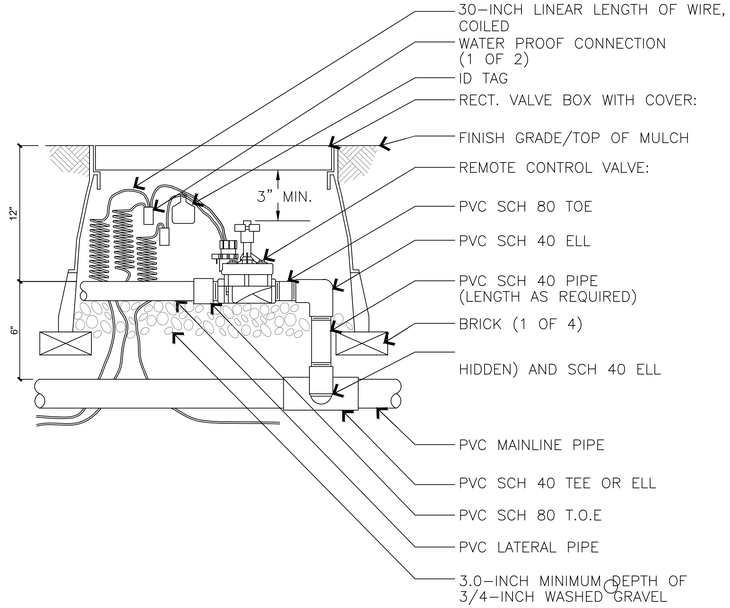
For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

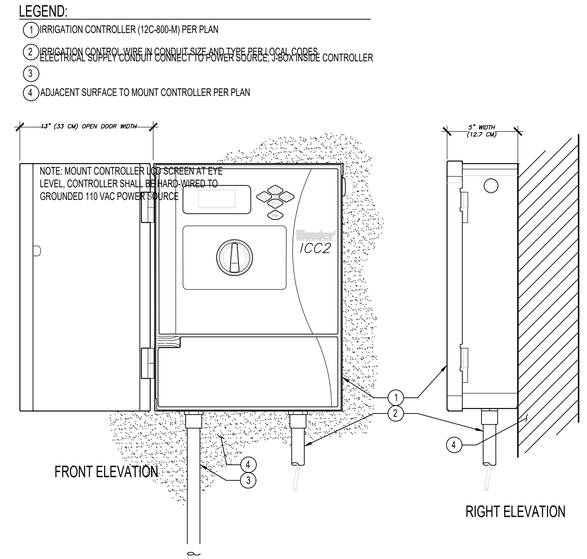
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LI-2



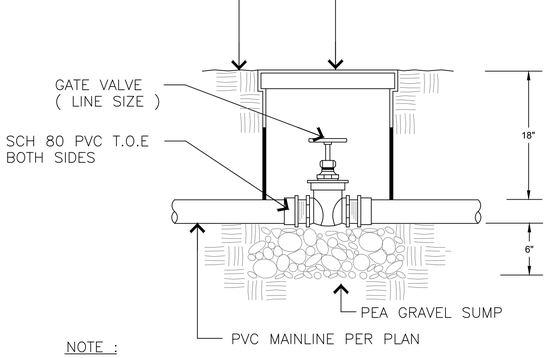
BACKFLOW PREVENTER



REMOTE CONTROL VALVE



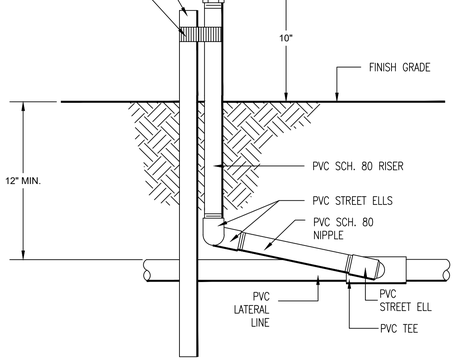
IRRIGATION CONTROLLER 12C-800-M



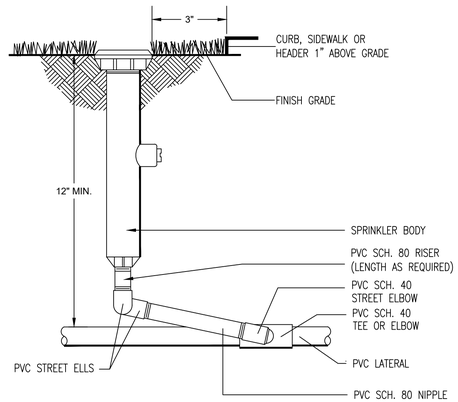
NOTE :

1. INSTALL IN SHRUB AREA WHEREVER POSSIBLE.

GATE VALVE



SHRUB HEAD ON FIXED RISER



POP-UP SPRINKLER

CITY OF MALIBU NOTES:

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.
2. ALL PLANT MATERIAL 50' FROM PRIMARY RESIDENCE IS TO BE NATIVE TO THE SANTA MONICA MOUNTAINS REGION.
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPE PLANTINGS AS REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROGRAM. PLANTS TO BE SELECTED SHALL HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15' BETWEEN LARGE WOODY SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT.
4. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM THE PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
5. SLOPE PLANTING MEASURES SUCH AS CONTOUR PLANTING AND TERRACING OR OTHER TECHNIQUES SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SURFACE SOIL EROSION.
6. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE NETTING OR SIMILAR MATERIAL THAT EFFECTIVELY REDUCES EROSION.
7. ALL IRRIGATION TO MEET MAWA AND CITY OF MALIBU STANDARDS. ANY APPROVED IRRIGATION BEYOND 100' FROM STRUCTURE IS TO BE ABOVE GROUND AND TEMPORARY (TO BE REMOVED AFTER 2-3 YEAR ESTABLISHMENT OF NATIVE PLANTS).
8. BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSCENATE ARE PROHIBITED.

WATER MODEL EFFICIENT PLANS NOTE:

IRRIGATION PLANS AND PLANTING PLANS MUST BE INSTALLED PER DESIGN, INSTALLATION DETAILS AND SPECIFICATIONS IN ORDER TO RECEIVE CONSULTANT'S SIGNATURE POST CONSTRUCTION FOR CERTIFICATION OF COMPLETION REQUIRED BY CALIFORNIA STATE ORDINANCE MWELO AB-1881. ANY DEVIATION FROM APPROVED MWELO PLANS INCLUDING IRRIGATION PLANS DETAILS, PLANTING PLANS AND DETAILS, HYDROZONE PLANS, WATER BUDGET CALCULATIONS, ETC MAY RESULT IN NON-COMPLIANCE AND CONSULTANT'S SIGNATURE FOR CERTIFICATION OF COMPLETION WILL NOT BE PROVIDED.

STATEMENT OF COMPLIANCE:

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PREPARE NAME: ROBERT CRANDALL

PREPARE SIGNATURE: Robt Crandall

PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/26

STUDIO
LANDSCAPE ARCHITECTURE
Robert Crandall
Landscape Architect
CA Lic. No. 3360
10541 Moon View Way
Escondido, CA 92026
(805) 832-3568

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/26
STATE OF CALIFORNIA

JULIE FRIEDRICHSEN DESIGN LLC.
Landscape Design
Box 1405 Topanga, CA 90290
tel 818 825 8580
jzdesign@verizon.net
www.juliefriedrichsen.com

RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

IRRIGATION DETAILS

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
LI-3

IRRIGATION CONTROLLER CHART*

ICC2

Malibu, CA · Prepared by Robert Crandall on November 13, 2023

Seasonal Adjustment for November: 44% (What's this?)

Print

		PROGRAM A	PROGRAM B	PROGRAM C	PROGRAM D
Days to Water		S M T W T F S S **M** T **W** T F S S M T **W** T F S S M T W T F S			
Program Start Times	1		4:00 am	5:30 am	
	2		4:45 am	6:00 am	
	3			6:30 am	
	4			7:00 am	
STATION	LOCATION	STATION RUN TIME	STATION RUN TIME	STATION RUN TIME	STATION RUN TIME
4	Valve 4		10:00		
6	Valve 6		27:00		
1	Valve 1			3:00	
2	Valve 2			3:00	
3	Valve 3			3:00	
5	Valve 5			5:00	
7	Valve 7			5:00	
8	Valve 8			5:00	
9	Valve 7			5:00	

Your Watering Schedule

Check with your local water provider to find out the watering days and times allowed in your area.

1. Use your watering schedule as a guide. Program your automatic timer according to the numbers below or your local watering restrictions.
2. Watch your plants for stress, increasing or decreasing watering times accordingly. Do not exceed the maximum allowed minutes per day, per your local water restrictions.
3. Skip watering days when it rains or when the soil is already wet.
4. Re-program your timer each month using your Sprinkler Schedule as a guide. Do not exceed the maximum allowed minutes per day, per your local water restrictions.
5. If your timer allows you to adjust watering times by a percentage, you can set your timer for the highest month and adjust the percentage by using the Sprinkler Index published on our website. This index is scientifically calculated to allow even more efficient watering schedules based on estimated water needs for the week. *Please note that this option may not be suitable if local watering restrictions are in force.*

WATER AUDIT NOTES:

The contractor will conduct an irrigation audit using a certified irrigation auditor, after the final field observation has been completed and all irrigation components are installed in accordance with the plans and specifications and the irrigation system is accepted by the project architect for maintenance.

The irrigation audit will be conducted in accordance with the following schedule.

1. Place flags at each head in the zone.
2. Measure spacing and mark mid points between heads.
3. Place water measuring receptacles.
4. Take readings of water level in receptacles and record results.
5. Measure head pressure in each zone and record results.
6. After completing zone advance to next zone and repeat procedure.
7. Submit the results of the audit to the project architect.

The irrigation maintenance schedule tasks listed below are intended as minimum standards and more frequent attention may be required depending on the particular site conditions.

Irrigation Maintenance Schedule

Controller cabinet - open cabinet and clean out debris and replace battery as necessary. Check wiring and repair as needed and check clock and reset if necessary. **Task to be performed quarterly.**

Irrigation Schedule - Adjust schedule for seasonal variations and other conditions which may affect the amount of water needed to maintain plant health adjust as necessary. **Task to be performed monthly.**

POC - Visually inspect components for leaks, pressure settings, settlement or other damage affecting the operation of a component repair as needed. **Task to be performed quarterly.**

Remote control valves, isolation valves andquick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed. **Task to be performed quarterly.**

Mainline & laterals visually inspect for leaks or settlement of trench. **Task to be performed quarterly.**

Sprinklers visually check for any broken missigned or clogged heads. Heads with incorrect arc inadequate coverage or overspray and low head drainage repair as needed. **Task to be performed weekly.**

Filters and strainers visually check for leaks, broken fittings, clean and flush screens. **Task to be performed monthly.**

Audit shall be in accordance with the latest state of California Landscape Water Management Program as described in the latest Landscape irrigation Auditor Handbook. The landscape irrigation audits to be conducted at least once every five years in accordance with the requirements of Title 2o, Division 1 of the Los Angeles County Code.

LANDSCAPE MAINTENANCE SCHEDULE

MAINTENANCE SCHEDULES BY OWNER
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 BY CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

WATER MODEL EFFICIENT PLANS NOTE:

IRRIGATION PLANS AND PLANTING PLANS MUST BE INSTALLED PER DESIGN, INSTALLATION DETAILS AND SPECIFICATIONS IN ORDER TO RECEIVE CONSULTANT'S SIGNATURE POST CONSTRUCTION FOR CERTIFICATION OF COMPLETION REQUIRED BY CALIFORNIA STATE ORDINANCE MWELO AB-1881. ANY DEVIATION FROM APPROVED MWELO PLANS INCLUDING IRRIGATION PLANS DETAILS, PLANTING PLANS AND DETAILS, HYDROZONE PLANS, WATER BUDGET CALCULATIONS, ETC MAY RESULT IN NON-COMPLIANCE AND CONSULTANT'S SIGNATURE FOR CERTIFICATION OF COMPLETION WILL NOT BE PROVIDED.

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PREPARE NAME: ROBERT CRANDALL

PREPARE SIGNATURE: Robert Crandall

PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/26

STUDIO
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT · ROBERT CRANDALL · NO. 3360 · EXP. 2/26 · STATE OF CALIFORNIA

Robert Crandall
Landscape Architect
CA Lic. No. 3360

10541 Moon View Way
Escondido, CA 92026
(805) 832-3568

JULIE FRIEDRICHSEN DESIGN LLC.
Landscape Design
Box 1405 Topanga, CA 90290
tel 818 825 8580
jzdesign@verizon.net
www.juliefriedrichsen.com

RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

CONTROLLER CHART, FORMS & CERTS.

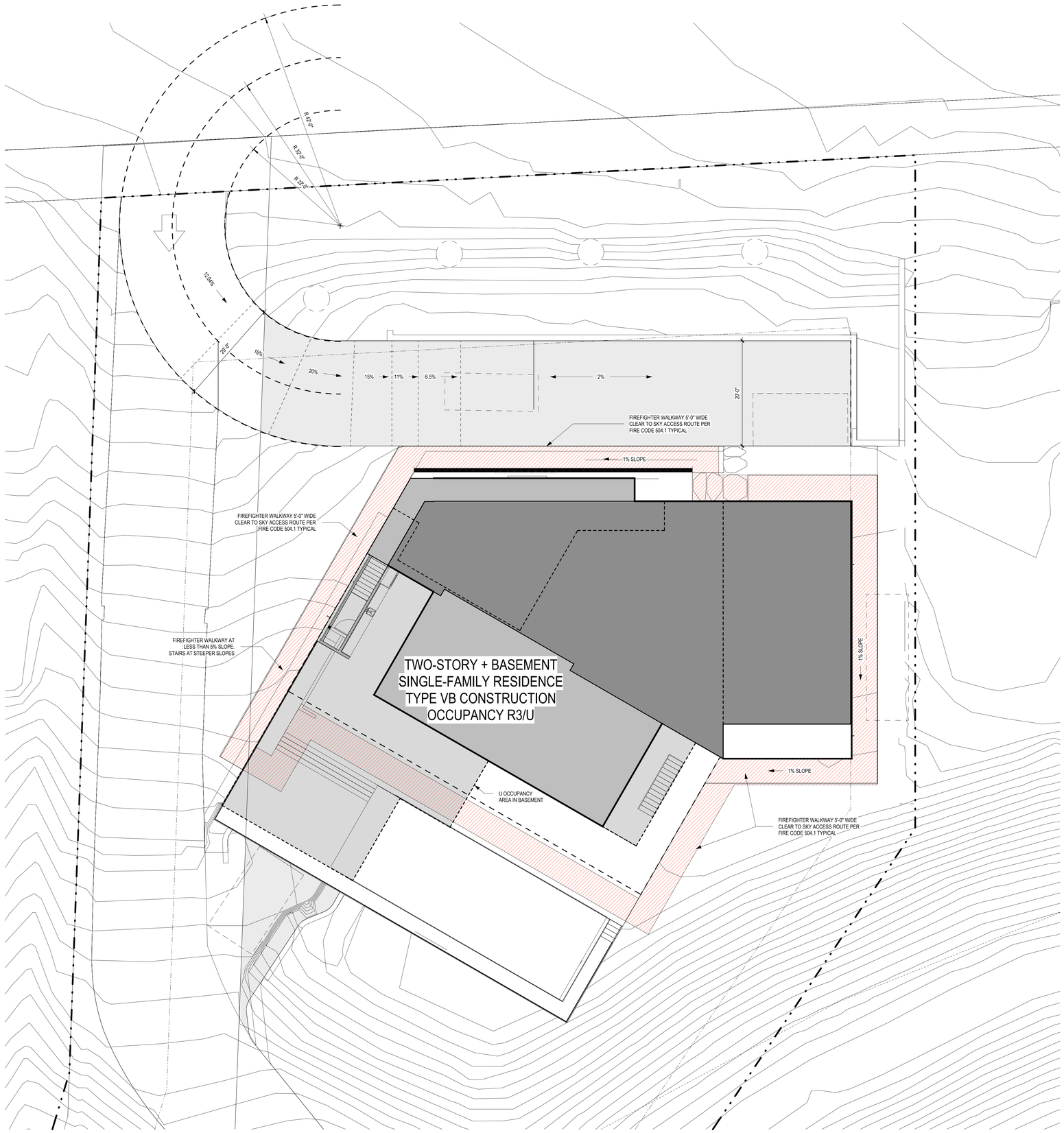
REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
LI-4



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

PLAN NORTH

SITE PLAN LEGEND

BASEMENT U-OCCUPANCY

1ST FLOOR R3 OCCUPANCY

2ND FLOOR R3 OCCUPANCY

FIRE DEPT NOTES

1) FIRE DEPT.VEHICLE ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN SERVICEABLE MANNER PRIOR TO AND DURING TIME OF CONSTRUCTION. FIRE CODE 901.3

2) BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4

3) A KEY BOX SHALL BE PROVIDED AT GATED ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.

3A) 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 BELISTED IN ACCORDANCE WITH UL325. GATE INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED,CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALLBE OF THE SLIDING OR SWINGING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON FIRE CODE 503.6

4) THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 1250 gpm AT 20 psi RESIDUAL PRESSURE, FOR A DURATION OF 1 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 508.3 AND FIRE DEPARTMENT REGULATION B*

4A) ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/2" 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

5) ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X 2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LODS ANGELES FIRE DEPT. REGULATION 8

6) ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION FIRE CODE 901.3

7) EGRESS DOORS SHALL BE READILY OPENABLEFROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1003.3.1.8

8) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TOPREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GITTER (FIRE CODE 4715.2.1)

9) THE WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL BE NOT LESS THAN 3 FEET IN NOMINAL WIDTH BY 6'-8" IN NOMINAL HEIGHT AND SHALL BE CAPABLE OF OPENING SUCH THAT THE CLEAR WIDTH IS NOT LESS THAN 32" BUILDING CODE 1003.3.1.3

10) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN SECTION 1504.1 WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 6403.2

11) ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREAS OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBULE WIRE MESH WITH 1/4 INCH OPENINGS (FIRE CODE 4715.2.1)

12) EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENT OPENINGS SHALL BE PORTECTED WITH CORROSION RESISTANT, NON COMBUSTIBLE WIRE MESH WITH MESH OPENINGS OF 1/4 INCH (FIRE CODE 4715.2.1)

13) ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (BUILDING CODE 2802.1)

14) UNDERFLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS BUILDING CODE 6403.6

15) ACCESSORY STRUCTURES SUCH AS CARPORTS, DECKS, OR PATIO COVERS WHICH ARE ATTACHED OR ARE WITHIN 20 FEET OF A RESIDENTIAL BUILDING MUST BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9

16) A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPORVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL OCCUPANCY. SUBMIT 3 COPIES OF COMPLETED FUEL MODIFICATION PLANTO THE FUEL MODIFICATION UNIT: FIRE STATION 32, 605 N. ANGELENO AVENUE, AZUSA CA 91702-2904. PHONE (626) 969-5205, FAX (626)969-4848 FIRE CODE 317.2.1

17) PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGITATION CLEARANCE REQUIREMENTS PERSCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51182 AND THIS CODE (FIRE CODE 4706.3)

18) CLEARANCE OF BRUSH AND VEGATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 317.2.2

19) COMPLY WITH TITLE 24, 310.4 REGARDING ACCESS

20) POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS FIRE CODE 901.4.2 SEE DETAIL

21)COMPLY WITH TITLE 24,310.9.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP

22) 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; RESIDENCE AND GARAGE

TYPE OF FIRE SPRINKLER SYSTEM; FIRE CODE 903.3.1.3-NFPA 13D

23) 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 BACK-UP. RESIDENTIAL CODE R314.4

24) CLEARANCE OF BRUSH AND VEGITATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

25) THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION VB

VHMHSZ YES

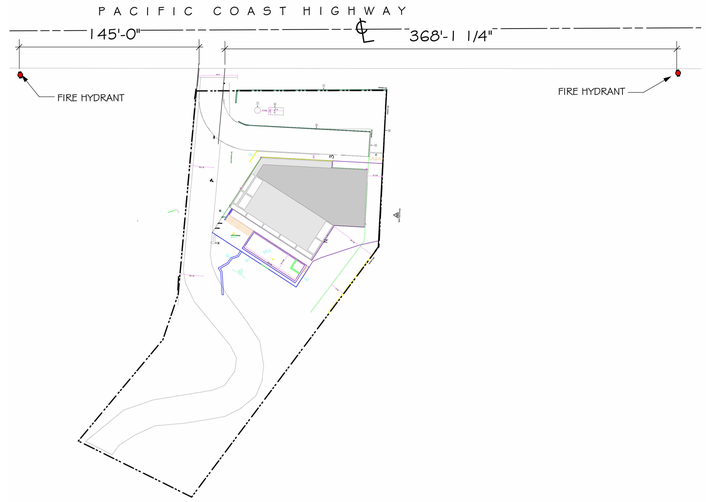
SIZE OF LOT 1 ACRE

FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1250 GPM

REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 0 GPM

TOTAL FIRE FLOW REQUIRED 1250 GPM

26) R3 OCCUPANCY 7571 SQ.FT.
U OCCUPANCY 1512 SQ. FT.



3 FIRE HYDRANT LOCATIONS
Scale: 1" = 50 ft

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/07/25
DRAWN BY	BK
CHECKED BY	AM
COPYRIGHT	© 2025 BFK

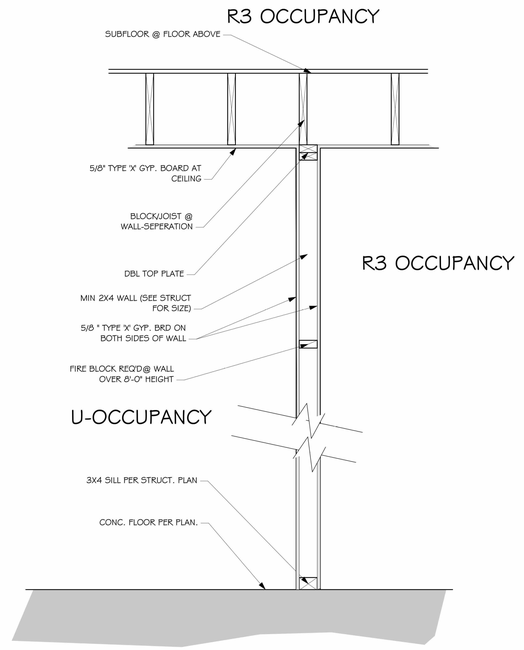
SHEET TITLE

FIRE DEPARTMENT PLAN

SHEET NUMBER

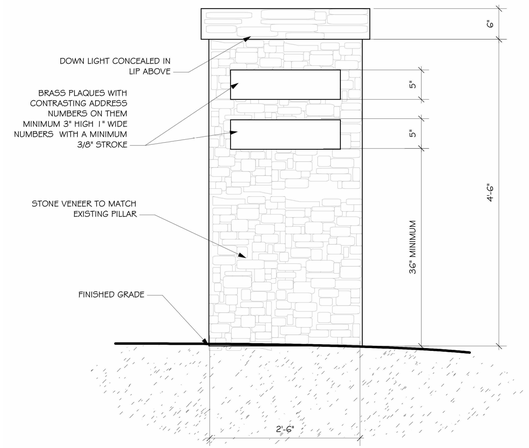
FD 1

C:\Users\BFK001\Desktop\Sun is Shining\2. Drawings\1. Executive Architect\1. Revit\SIS.rvt



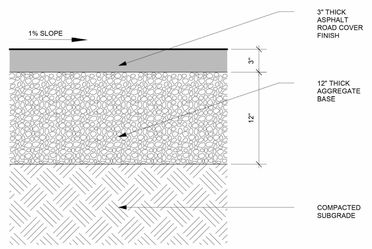
1 -- TYP. 1-HR ASSEMBLY @OCCUPANCY SEPERATION

Scale: 1" = 1'-0"



3 -- ADDRESS PILLAR

Scale: 1" = 1'-0"



2 -- ROADWAY SECTION DETAIL

Scale: 1 1/2"= 1'-0"

FORM 195
Rev. 02/22

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 32832 Pacific Coast Highway
City or Area: Malibu APN 4473-017-023
Nearest Cross Street: Encinal Cyn Rd
Distance of Nearest Cross Street: 200 feet
Property Owner: Sun is Shining LLC Telephone: ( ) (917) 361-2624
Address: 2945 Townsgate Rd
City: Westlake Village Zip Code 91361
Occupancy (Use of Building): Single-Family Res Sprinklered: Yes ■ No □
Type of Construction VB
Square Footage: 5872 SFR +3211 Basement Number of Stories: 2

Stephanie Hawner Digitally signed by Stephanie Hawner Date: 2024.03.29 14:51:13 -07'00' 03/29/2024
Applicant's Signature Date

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 145'
feet via vehicular access. The fire flow services will be rendered from a 14"
inch diameter water main. The hydrant is located on Pacific Coast Highway
1800' (Feet) West (Direction) of Encinal Canyon Road (Nearest Cross - Street)
Static PSI 95 Residual PSI 81 Orifice size 2.5", 4" Pitot N/A
Fire Flow at 20 PSI 1250 for one-hour duration □ Flow Test Date / Time N/A
■ Hydraulic model
Domestic Meter Size No meter

PART II (B)

LA County Waterworks District
Water Purveyor
(310) 317-0209 6/3/2024
Phone Number Date
Signature
William Johnson, Senior Civil Engineer
Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the **Building Department,** the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

APN: 4473-017-023 (32832 PCH)

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/07/25
DRAWN BY	BK
CHECKED BY	AM
COPYRIGHT	© 2025 BFK

SHEET TITLE

FIRE DEPARTMENT PLAN

SHEET NUMBER

FD 2

C:\Users\BFK01\Desktop\Sun is Shining\2. Drawings\1. Executive Architect\1. Revit\SIS.rvt

April 9, 2026

Revised Project Description-32832 PCH

During the owner's site visit with the Planning Commission prior to the March 16 hearing, the owner was able to fully understand the proximity of the proposed residence—based on the installed story poles—to the neighboring residence under construction to the east.

The March 16 hearing was continued to allow time for the owner to provide additional information and dimensions on the floor plans, cross sections, and elevations to clearly show conformance with the 6-foot covered area threshold. These updates clarify the proposed open truss/pergola design over exterior areas, the enclosed living area below, and clearly delineate the dimensions of covered areas versus areas open to the sky in response

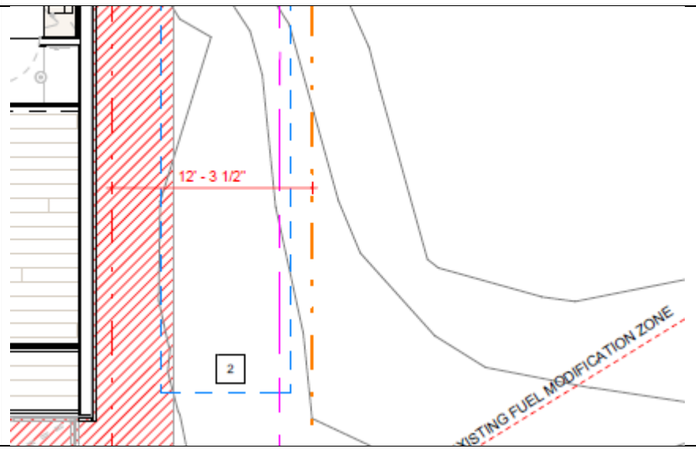
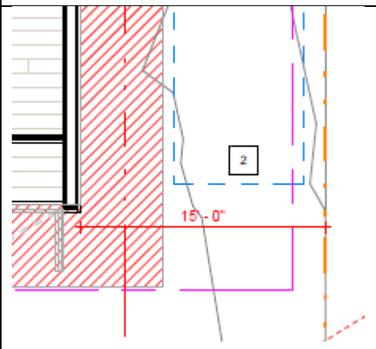
Taking advantage of this pause in the process, the owner elected to revise the project to increase the setback along the east property line, creating greater separation between the two residences. This was achieved through a modest reduction in overall building size. As revised, the project is smaller in scale than previously proposed, with a reduction in both total square footage and building footprint.

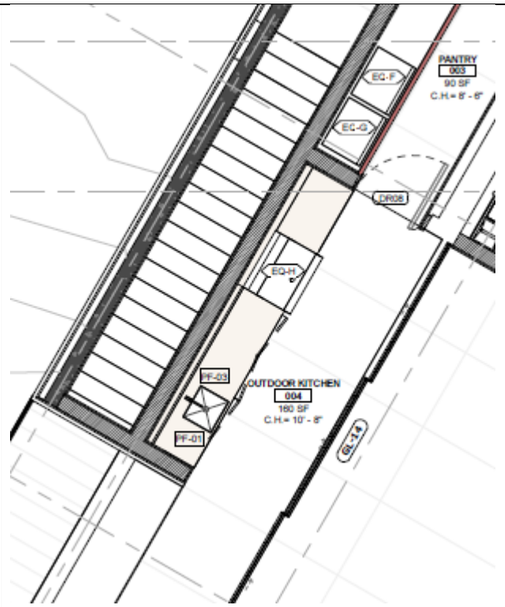
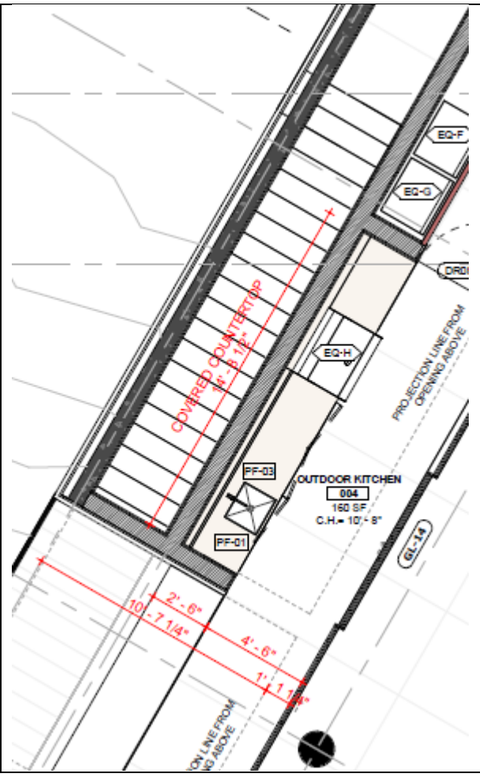
All plan sheets have been updated to reflect these revisions.

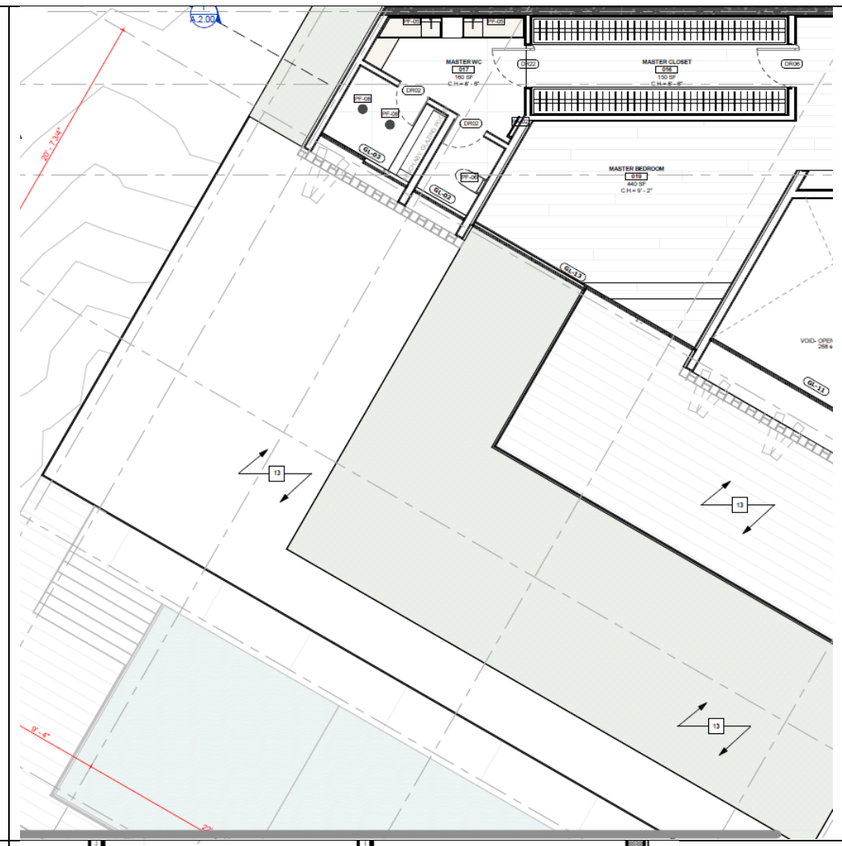
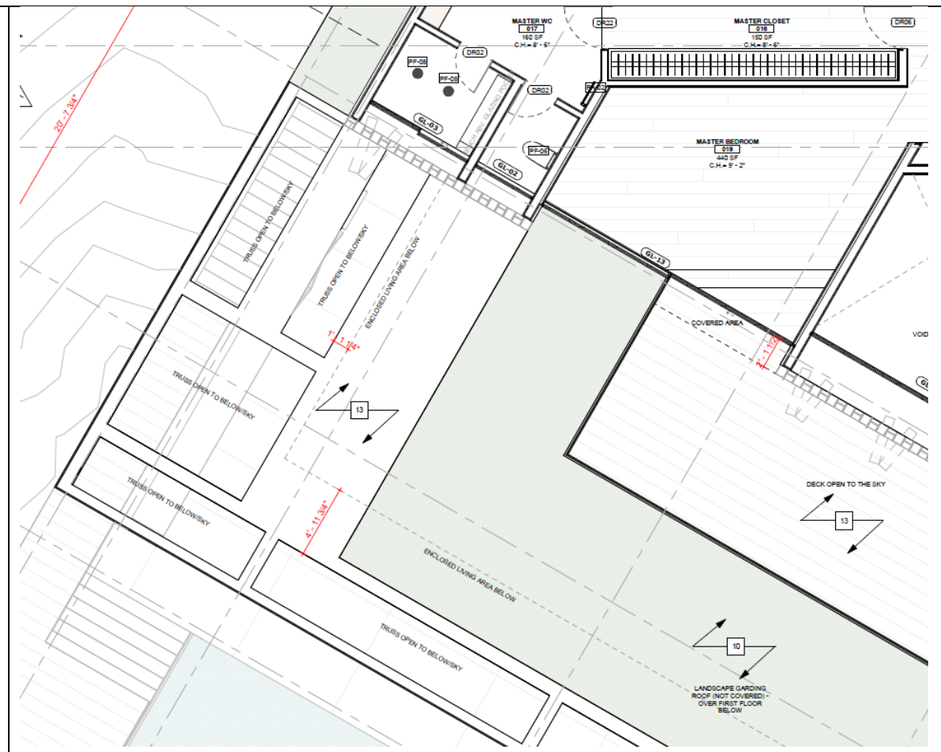
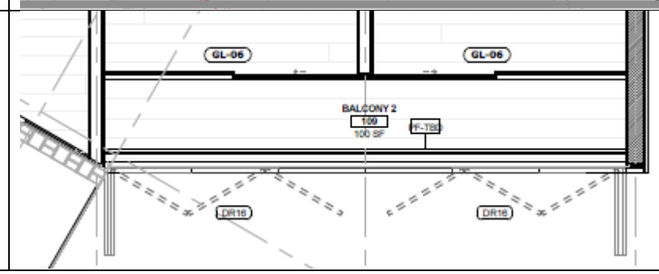
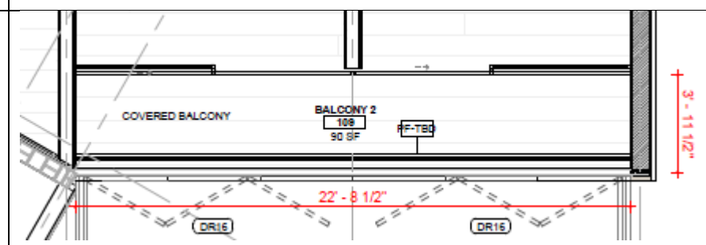
EXHIBIT C

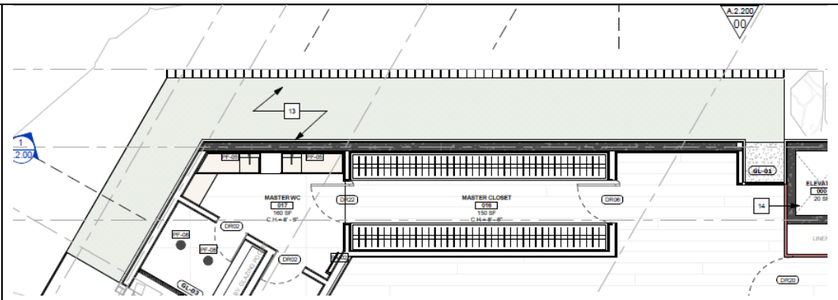
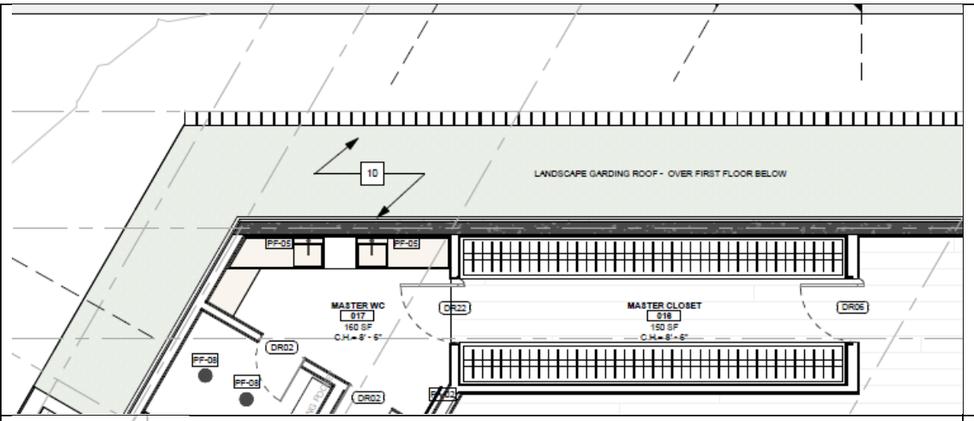
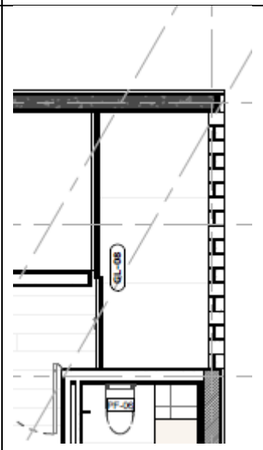
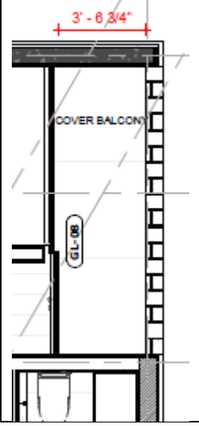
Sheet No	Planning Commission Set 03.16.26	Revised PC Set 04.08.26	Comments
G.0.00	**PROJECT DESCRIPTION:** TWO-STORY, SINGLE-FAMILY RESIDENCE, SEE ATTACHED GARAGE A NEW 6,242 SQ. FT. SQUARE FOOT, TWO STORY SINGLE-FAMILY RESIDENCE, WITH A SUBTERRANEAN GARAGE AND BASEMENT,	**PROJECT DESCRIPTION:** TWO-STORY, SINGLE-FAMILY RESIDENCE, SEE ATTACHED GARAGE A NEW 6,184 SQ. FT. SQUARE FOOT, TWO STORY SINGLE-FAMILY RESIDENCE, WITH A SUBTERRANEAN GARAGE AND BASEMENT,	Reduce sq.ft. of SFR from 6,242 to 6,184
G.0.00	**PROPOSED IMPERMEABLE SURFACES** BUILDING FOOT PRINT 6,033 SQ. FT.	**PROPOSED IMPERMEABLE SURFACES** BUILDING FOOT PRINT 5,962 SQ. FT.	Reduce sq.ft. building from 6,033 to 5,962
G.0.00	TOTAL PROPOSED IMPERMEABLE SURFACES 10,083 SQ. FT.	TOTAL PROPOSED IMPERMEABLE SURFACES 10,012 SQ. FT.	Reduce sq.ft. impermeable from 10,083 to 10,012
G.0.00	POOL 862 SQ. FT. IMPERMEABLE PLUS POOL 10,945 SQ. FT.	POOL 862 SQ. FT. IMPERMEABLE PLUS POOL 10,874 SQ. FT.	Reduce sq.ft. impermeable plus pool from 10,945 to 10,874
G.0.00	PROPOSED SIDE YARD SETBACKS = 12'-4" 42'-8 3/4" PROPOSED TOTAL SIDEYARD STBK = 55'-0 3/4"	PROPOSED SIDE YARD SETBACKS = 15'-0" 40'-3/4" PROPOSED TOTAL SIDEYARD STBK = 55'-0 3/4"	Adjust setbacks- Increase east side from 12—4" to 15-feet and reduce west side setback from 42'-8 ¾" to 40'-3/4"
G.0.00	HOUSE SQUARE FOOTAGE FIRST FLOOR 3212 sq. ft. SECOND FLOOR 1989.3 sq. ft.	LEVEL 1 3,195 SF LEVEL 2 1,973 SF	Reduce 1st floor sq.ft. of 3,212 to 3,195; and 2nd floor sq.ft. of 1,989 to 1,973
G.0.00	BASEMENT 3082 TOTAL 3082 -1000 2082 50%= 1041	LEVEL B1 3,032 SF (BASEMENT) -1,000 SF 2,032 SF 50% =1,016 SF	Reduce basement sq.ft of 1,041 to 1,016
G.0.00	TOTAL DEV SQ. FT. 6242 SQ. FT.	TOTAL DEV SQ. FT. 6,184 SF	Reduce sq.ft. of SFR from 6,242 to 6,184

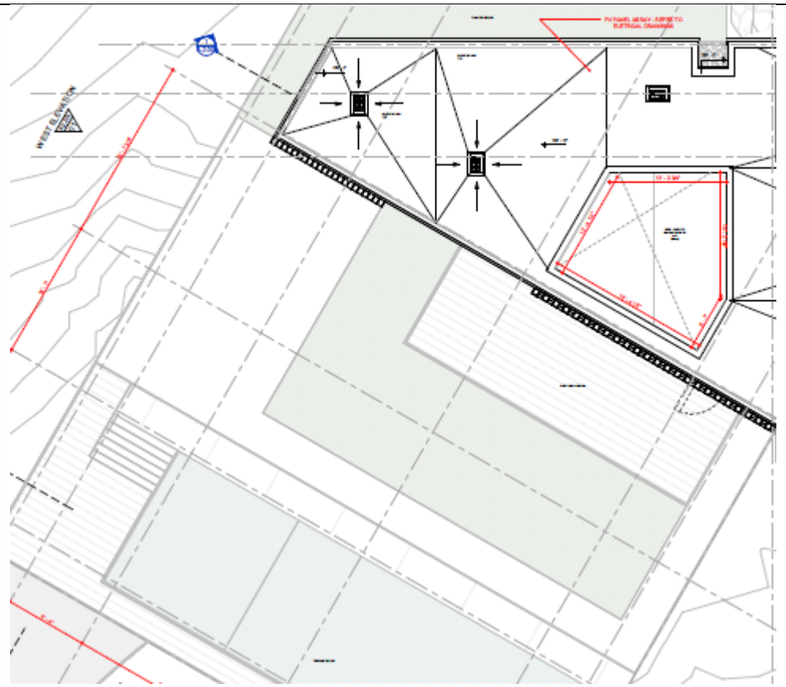
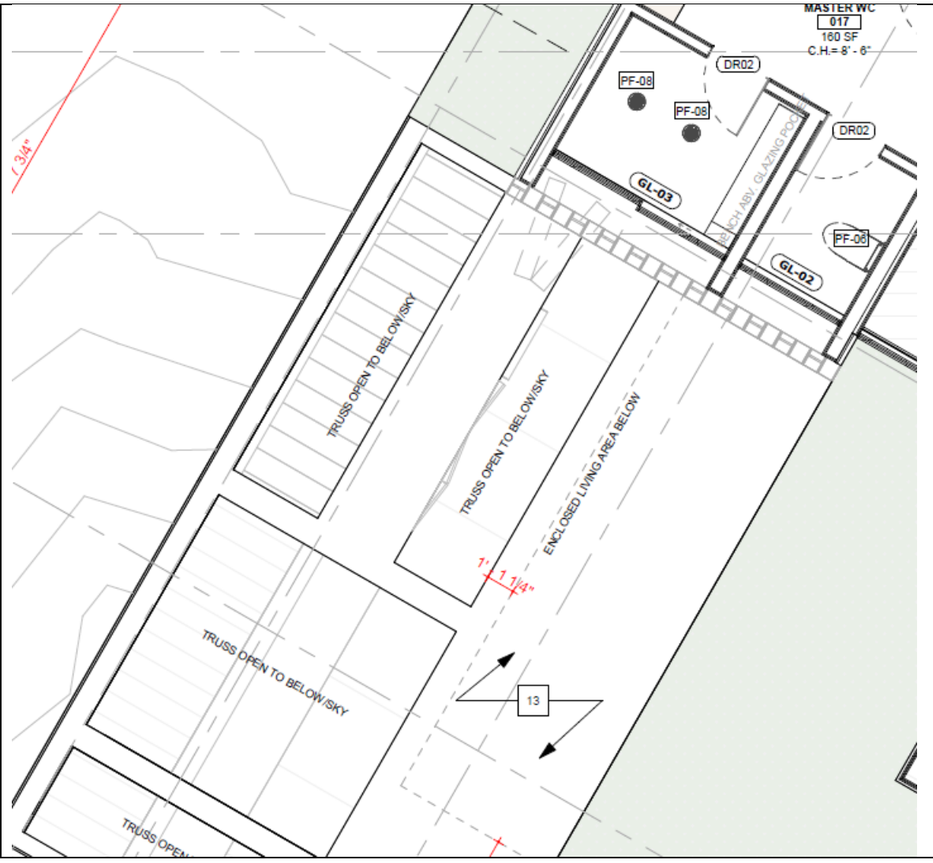
G.0.00	**TWO-THIRDS CALCULATION** FIRST FLOOR =3212 sq.ft. 2/3 1ST FLR= 2141 sq. ft. PROPOSED 2nd FLR= 1989 sq.ft.	**TWO-THIRDS CALCULATION** FIRST FLOOR = 3,195 SF 2/3 1ST FLR = 2,131 SF PROPOSED 2ND FLR = 1,973 SF	Update 2/3 calculation accordingly
G.0.00	**DEVELOPMENT AREA:** REQUIRED DEVELOPMENT AREA: 10000 SQ.FT PROPOSED DEVELOPMENT AREA: 9981 SQ.FT	**DEVELOPMENT AREA:** REQUIRED DEVELOPMENT AREA: 10000 SQ.FT PROPOSED DEVELOPMENT AREA: 9955 SQ. FT.	Reduce development area sq.ft. to 9,955 from 9,981
A.0.01b	**PROPOSED IMPERMEABLE SURFACES** BUILDING FOOTPRINT 6,033 SF DRIVEWAYS UPPER 2,499 SF LOWER 430 SF TOTAL DRIVEWAYS 2,929 SF PAVED AREAS ENTRY 100 SF REAR DECK 485 SF BDRM DECKS 104 SF POOL PERIMETER DECK 213 SF EXISTING STAIRS 93 SF LANDING 32 SF TRASH ENCLOSURE 94 SF TOTAL PAVED AREAS 1,121 SF **TOTAL PROPOSED IMPERMEABLE SURFACES 10,083 SF** POOL 862 SF **IMPERMEABLE PLUS POOL 10,945 SF**	**PROPOSED IMPERMEABLE SURFACES** BUILDING FOOTPRINT 5,962 SF DRIVEWAYS UPPER 2,499 SF LOWER 430 SF TOTAL DRIVEWAYS 2,929 SF PAVED AREAS ENTRY 100 SF REAR DECK 485 SF BDRM DECKS 104 SF POOL PERIMETER DECK 213 SF EXISTING STAIRS 93 SF LANDING 32 SF TRASH ENCLOSURE 94 SF TOTAL PAVED AREAS 1,121 SF **TOTAL PROPOSED IMPERMEABLE SURFACES 10,012 SF** POOL 862 SF **IMPERMEABLE PLUS POOL 10,874 SF**	Reduce sq.ft. impermeable from 10,083 to 10,012. Reduce sq.ft. impermeable plus pool from 10,945 to 10,874

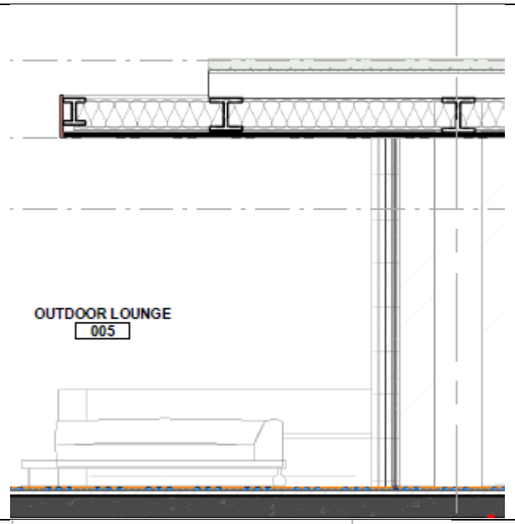
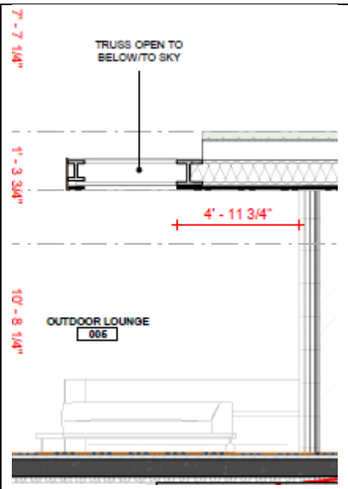
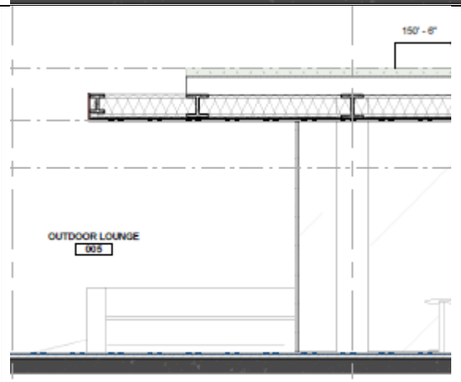
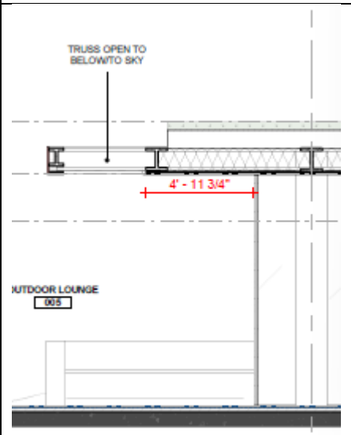
A-041	**TDSF GENERAL NOTES** AREA SCHEDULE (TDSF) LEVEL / AREA / COMMENTS LEVEL B1 3,082 SF LEVEL 1 3,212 SF LEVEL 2 1,989 SF TOTAL 8,284 SF LEVEL B1 3,082 SF -1,000 SF 2,082 SF 50% = 1,041 SF LEVEL 1 3,212 SF LEVEL 2 1,989 SF (2/3 LEVEL 1 = 2,141 SF) TDSF 6,242 SF	**TDSF GENERAL NOTES** AREA SCHEDULE (TDSF) LEVEL / AREA / COMMENTS LEVEL B1 3,032 SF LEVEL 1 3,195 SF LEVEL 2 1,973 SF TOTAL 8,200 SF LEVEL B1 3,032 SF -1,000 SF 2,032 SF 50% = 1,016 SF LEVEL 1 3,195 SF LEVEL 2 1,973 SF (2/3 LEVEL 1 = 2,131 SF) TDSF 6,184 SF COVERED AREAS 6' OR GREATER = 0 SF	Reduce sq.ft. of SFR from 6,242 to 6,184, and adjust 2/3 accordingly. Added that there are 0 sq.ft. of covered area greater than 6-feet.
A.1.000			Updated SYSB Dimension on East Side

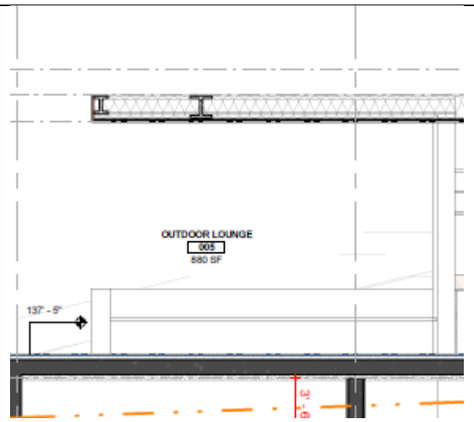
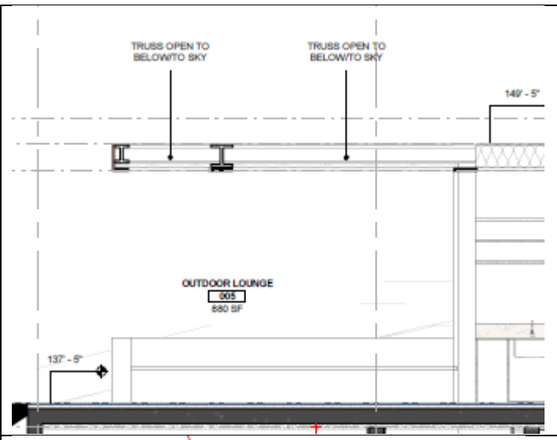
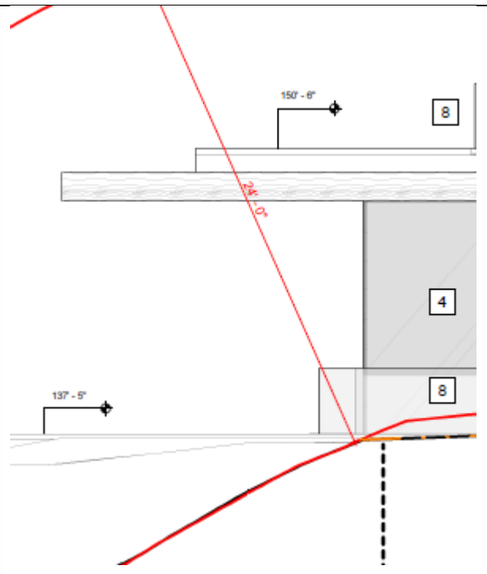
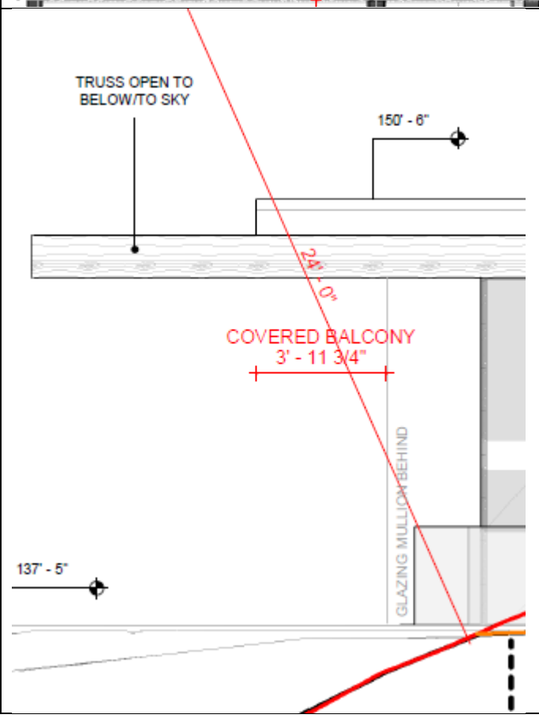
A.1.100			Dimensioned covered area over sink, which is required by EH, and over prep area at 2'-6". Area over the walkway is open truss/pergola- see roof plan.

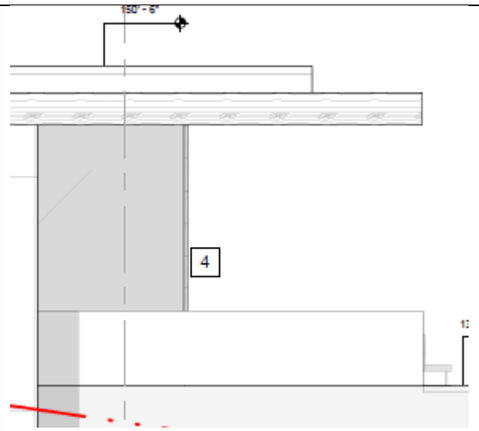
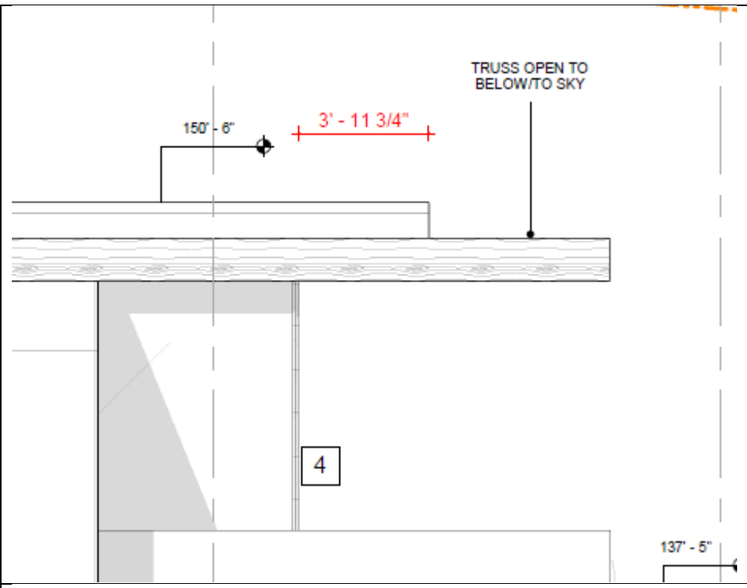
A.1.101			Floor plans have been updated to clarify the proposed open truss/pergola design over exterior areas, the enclosed living area below, and to clearly delineate dimensions of covered areas and areas open to the sky in response to questions regarding conformance with the 6-foot covered area threshold.
A.1.101			

A.1.101			
A.1.101			Reduced balcony reflects the reduction of the SFR on the east side. Covered balcony identified as such and dimensioned.

A.1.103			Roof plan has been updated to clarify the proposed open truss/pergola design over exterior areas,

A.2.000 Section BB-1			Cross Section and Elevations have been updated to clarify the proposed open truss/pergola design over exterior areas, the enclosed living area below, and to clearly delineate dimensions of covered areas and areas open to the sky in response to questions regarding conformance with the 6-foot covered area threshold.
A.2.001 Section DD			

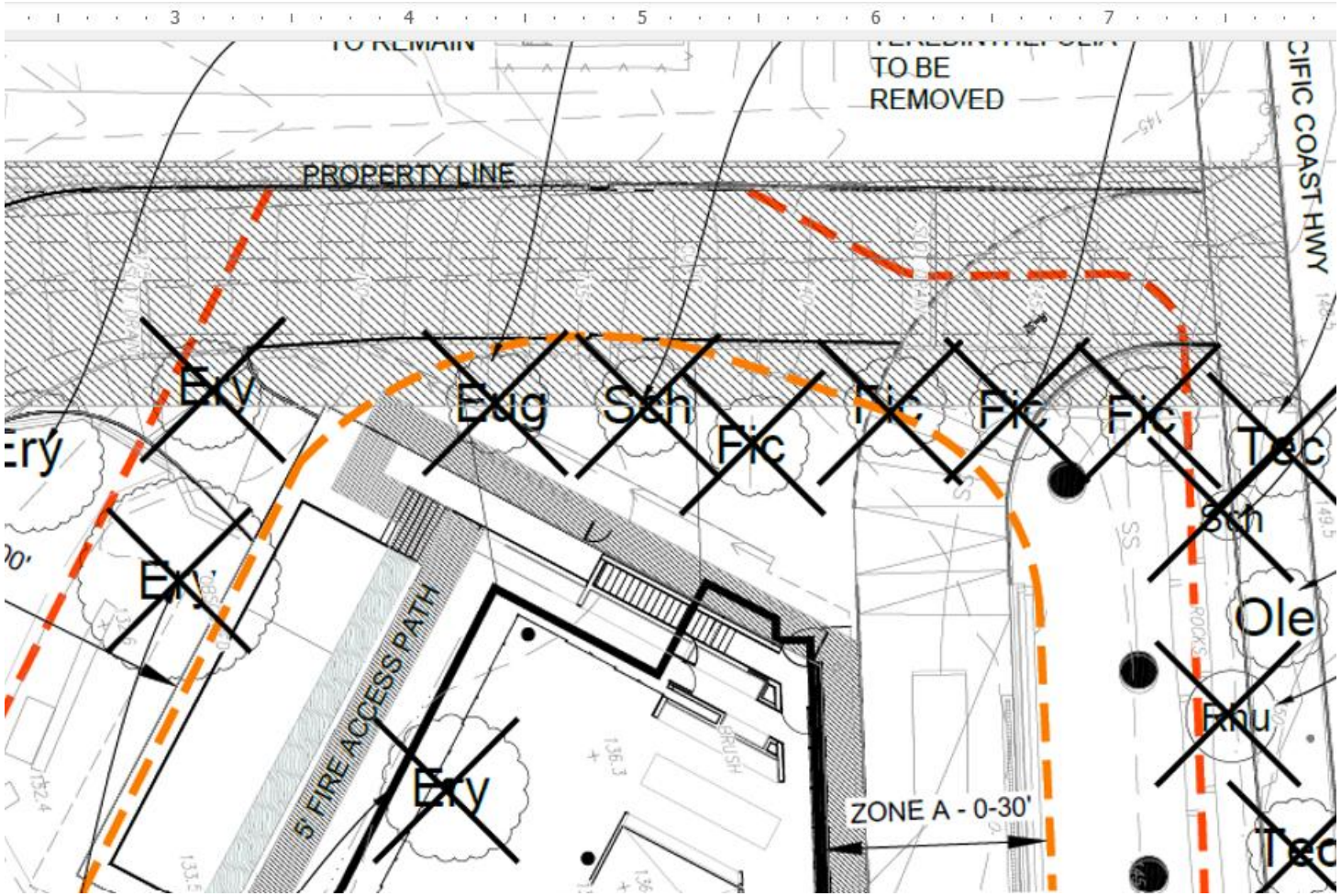
A.2.001 Section EE			
A2.201 East Elevation			

A2.201 West Elevation			
C0.1			The cy of grading has remained the same

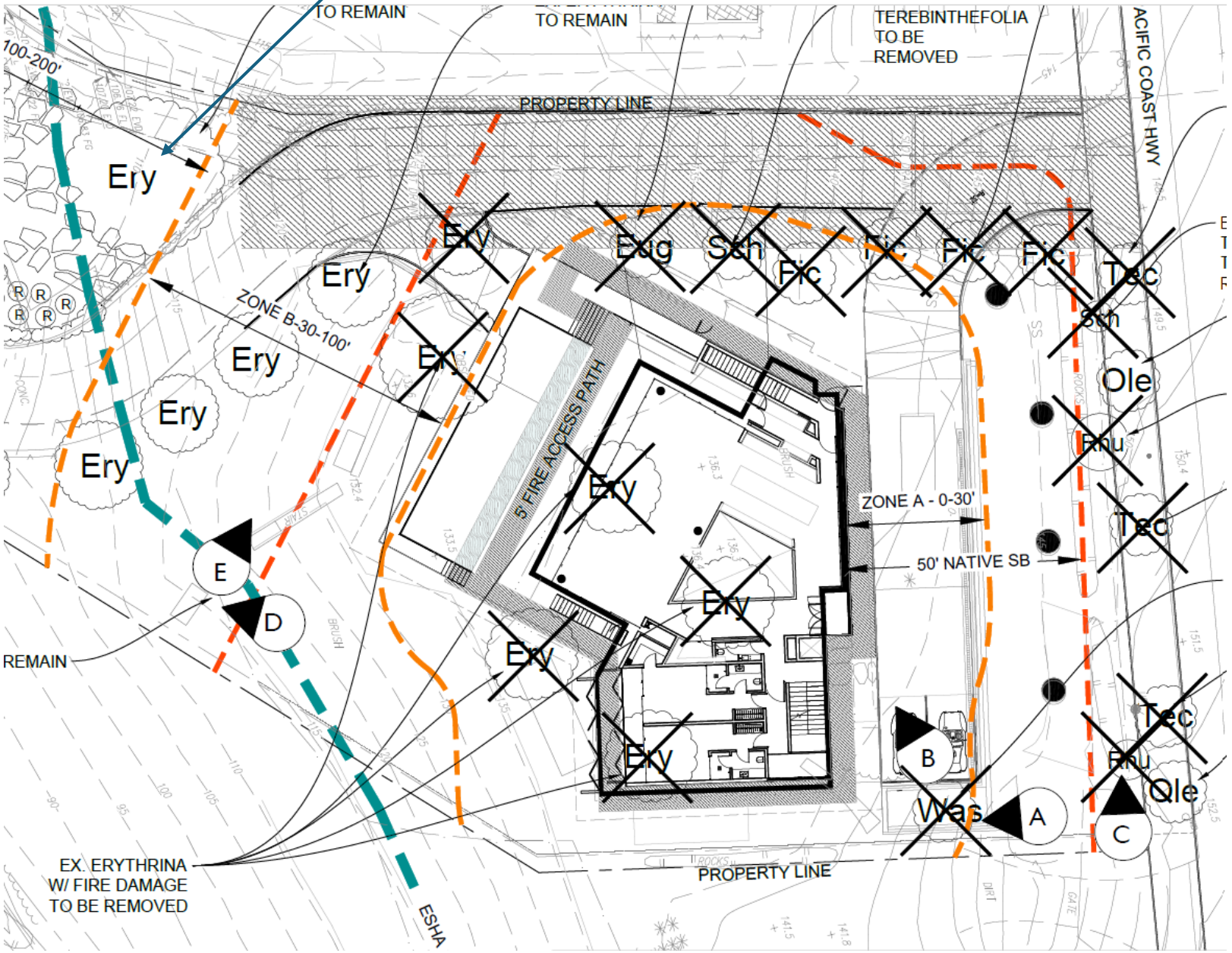
	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	950	1150	60	425	0	2585
Fill	950	0	5	15	0	970
Total	1900	1150	65	440	0	3555
Import	0	0	0	0	0	0
Export	0	1150	55	410	0	1615

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	950	1150	60	425	0	2585
Fill	950	0	5	15	0	970
Total	1900	1150	65	440	0	3555
Import	0	0	0	0	0	0
Export	0	1150	55	410	0	1615

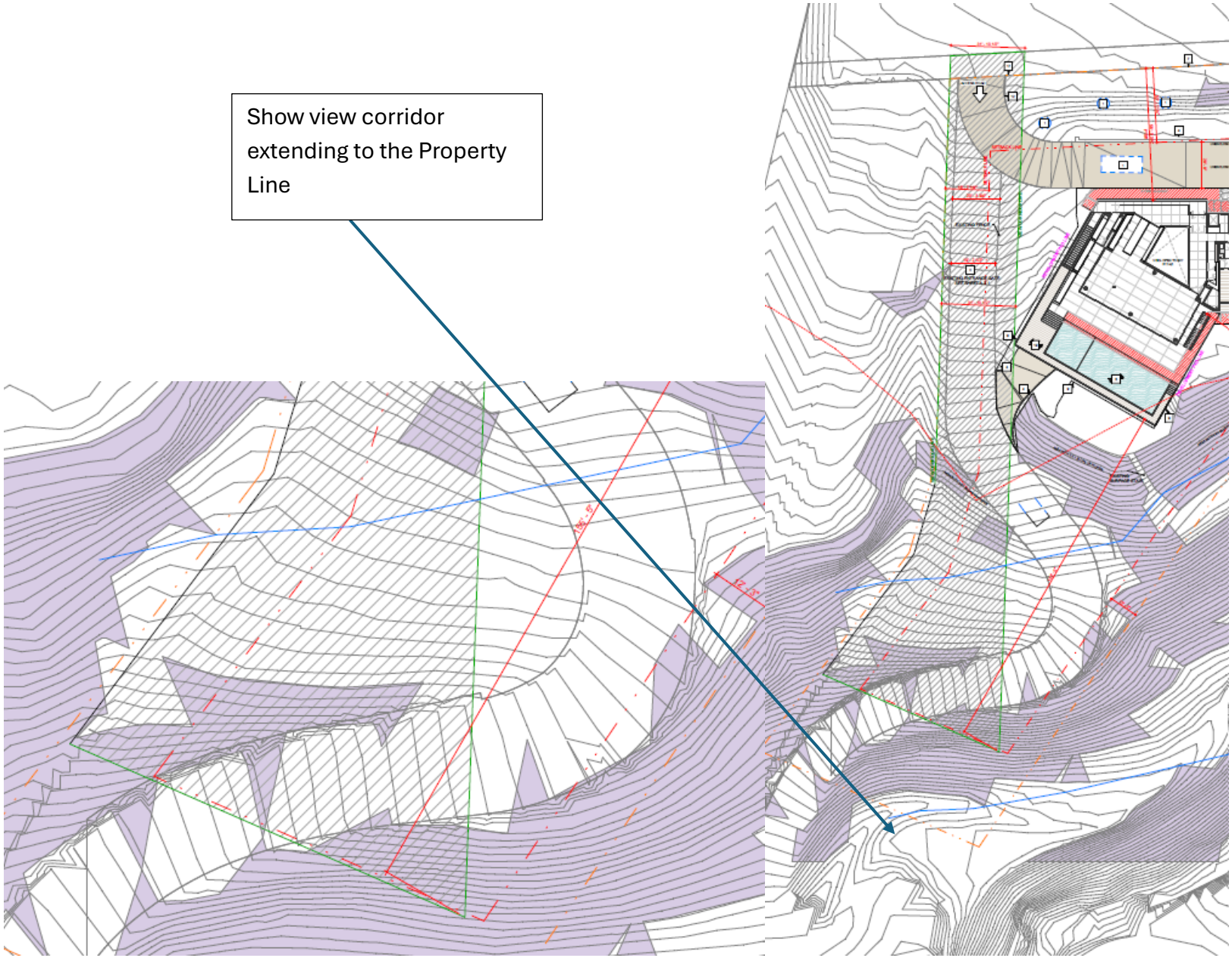
All trees within the proposed view corridor that extend above road grade are proposed to be removed in order to open and preserve ocean views. The site topography drops significantly from PCH, which inherently enhances view opportunities as the parcel descends.



The tree at the bottom of the driveway referenced by the Commission is located on the subject parcel; however, it was installed by the neighboring property owner as part of their entry landscaping. In an effort to maintain good neighbor relations, the owner has sought to retain this tree unless its removal is necessary to achieve compliance.Because the tree is located largely below road grade and is regularly maintained, it does not create a material obstruction to ocean views. To further address this, the owner has proposed a wider view corridor than otherwise required by Code, thereby offsetting the retention of this tree.



Additionally, the project proposes a more expansive view corridor along the ocean-facing portion of the parcel to meet the intent of the view corridor provisions, even though this approach exceeds the strict language of the Code. While the Code contemplates corridors running parallel to property lines, the proposed design extends the line of sight along the length of the parcel to maximize available views.

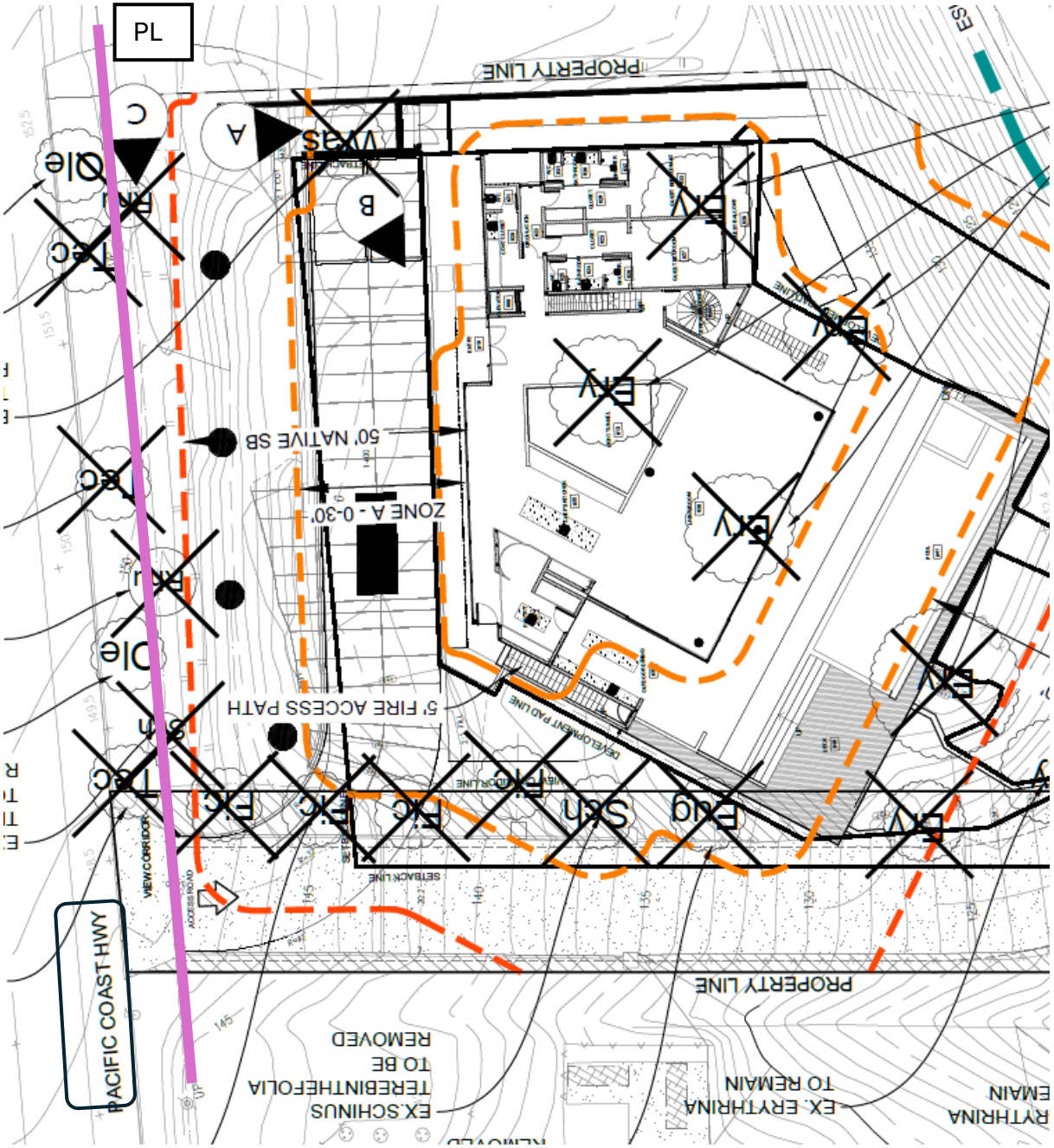


It is also important to note that the subject parcel does not front the ocean. There are multiple intervening properties between the site and the coastline, all of which are heavily landscaped and outside the owner's control. The proposed view corridor is therefore located along the western portion of the property—consistent with prior Coastal Commission approval—as this area provides the most meaningful and feasible view opportunities. The opposite side of the parcel is constrained by both the site geometry and intervening development, limiting its effectiveness as a view corridor.

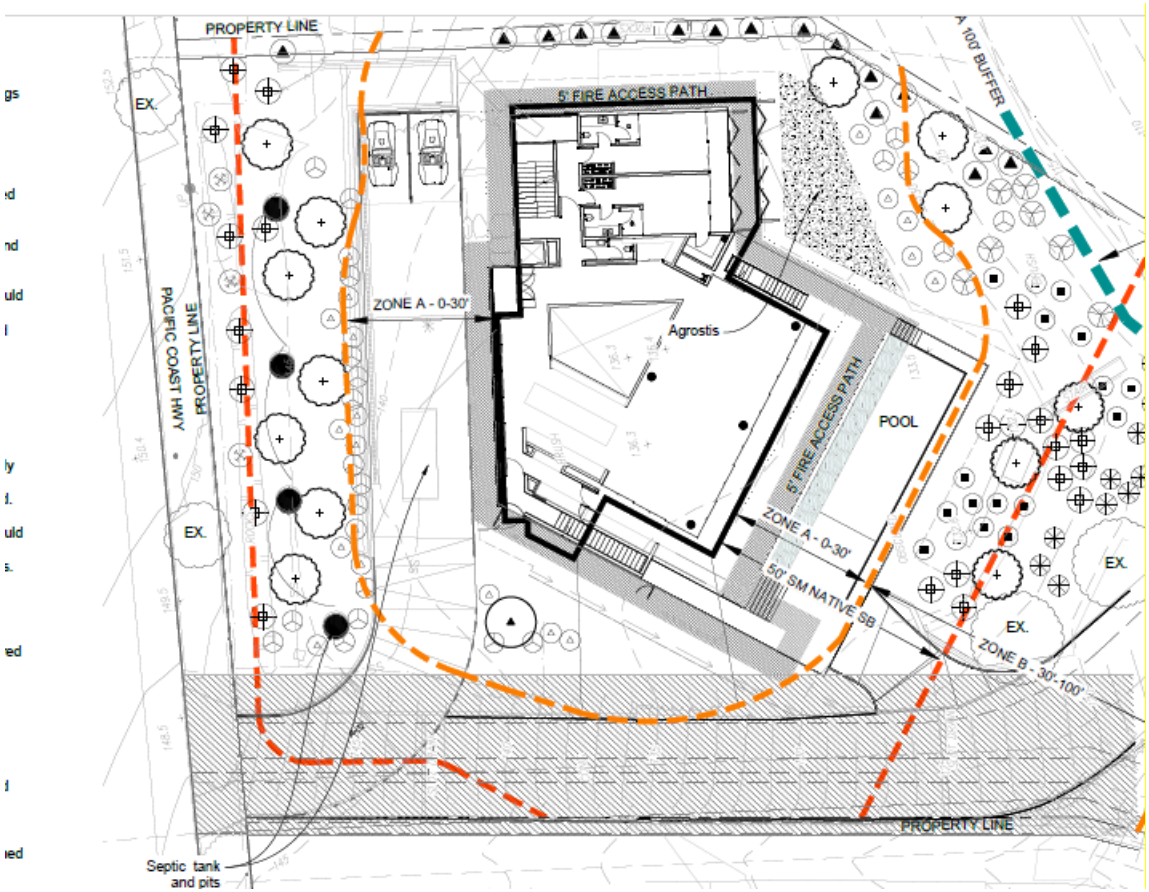


Alternative View Corridor

Proposed view Corridor



The vegetation on the left side of the purple line (PL) is off-site and within the Caltrans ROW and subject to Caltrans authorization. The owner is proposing to remove the Tecomaria shrubs, which is a fast growing screening shrub. Two fruitless olive trees on either side of the property are proposed to remain.



The proposed front yard landscaping is intentionally limited and spaced to comply with Code requirements and to avoid the creation of a hedge condition. The landscape plan has been reviewed and approved by the City Biologist and is consistent with applicable Code provisions, as well as the requirements of the LACO Fire Department Forestry Unit, including plant type, spacing, and density limitations. In addition, the Conditions of Approval issued by the City Biologist ensure ongoing compliance and prevent the establishment of any view-obstructing vegetation over time. Specifically:

Condition G requires that any vegetation forming a view-impermeable condition (i.e., hedge) be maintained below six feet in height within side and rear yard setbacks, and below 42 inches in the front yard setback. It further establishes that repeated violations will result in mandatory removal of the vegetation.

Condition H requires that all vegetation be maintained so as not to obstruct primary views from private property at any time, taking into account future growth.

Together, the approved landscape plan and these enforceable conditions ensure that the proposed landscaping will not create a hedge condition or obstruct views, both at installation and on a permanent, ongoing basis.

Commission Agenda Report

Planning Commission Meeting
03-16-26
Item 5.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Patrick Achis, AICP, 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: March 5, 2026 Meeting date: March 16, 2026

Subject: Coastal Development Permit No. 23-073, Variance No. 25-019, Site Plan Review No. 23-035, and Minor Modification No. 24-005 – An application for the construction of a single-family residence and associated development

Location: 32832 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-017-023
Owner: Sun is Shining, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-11 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 23-073 to construct a new 5,202-square-foot, two-story single-family residence with an 880 square-foot subterranean garage and 2,202 square-foot basement, advanced onsite wastewater treatment system (AOWTS), driveway, hardscaping, pool and associated decks, landscaping and associated development; including Variance (VAR) No. 25-019 for encroachment into an environmentally sensitive habitat area (ESHA) buffer and stream ESHA, Site Plan Review (SPR) No. 23-035 for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and Minor Modification (MM) No. 24-005 for up to a 13 percent reduction of the front yard setback, located in the Rural Residential, Two-Acre (RR-2) zoning district at 32832 Pacific Coast Highway (PCH) (Sun is Shining, LLC).

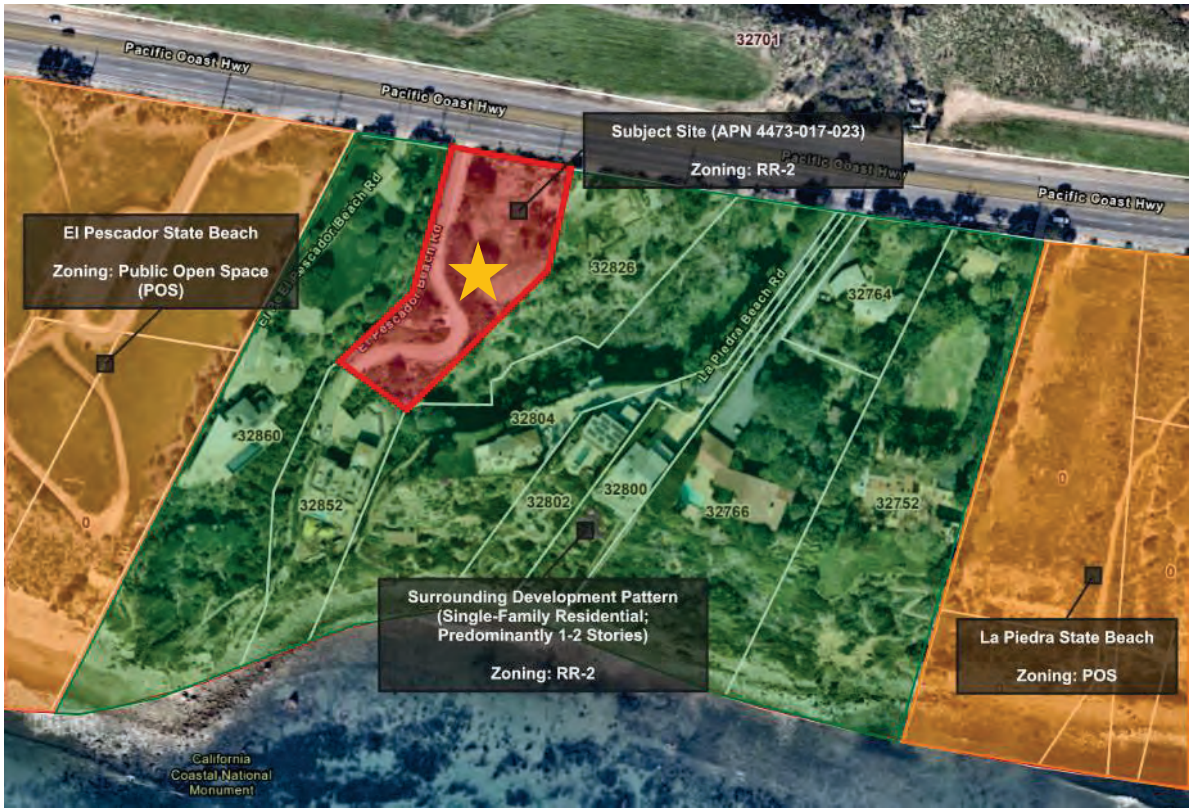
DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, an analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and

Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a previously disturbed, vacant property located on the south side of PCH in western Malibu, within a developed residential area between El Pescador State Beach to the west and La Piedra State Beach to the east. The parcel is approximately one-acre in size and is not located along a shoreline or coastal bluff. A mapped stream and canyon are located east and south of the subject parcel with a portion crossing the southernmost tip of the parcel, which is considered ESHA in the LCP Local Implementation Plan (LIP). The stream's presence was confirmed by the applicant's biological documents. The project site is visible from PCH, Encinal Canyon Road, and La Piedra State Beach, all of which are LCP designated scenic areas. The project site is accessed from an existing 20-foot-wide private driveway from PCH that also provides access to a developed blufftop property south of the subject parcel. Prior approvals for residential development were issued on the subject parcel but have since expired. New development is permitted subject to the non-beachfront residential development standards of the LCP and MMC.

Figure 1 – Aerial Map



Base Imagery: Malibu City GIS 2026

The project proposes a new 5,202 square-foot, two-story single-family residence with an 880 square-foot subterranean garage and 2,202 square-foot basement, located on a previously disturbed building pad area near PCH. Associated development includes a pool and decks, patios, walkways, driveway and parking area, hardscape, landscaping, and an AOWTS. The project includes a VAR for encroachment into ESHA buffer and stream ESHA from required fuel modification, an SPR for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and an MM for up to a 13 percent (8 feet, 3 inches) reduction of the required front yard setback. Project plans are included as Attachment 2.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Table 1 – Total Property Data	
Lot Depth	333 feet, 1 inch
Lot Width	123 feet, 5 inches
Gross Lot Area	43,522 square feet (0.99 acre)
Area of 1:1 Slopes	62 square feet
Area of Public Street Easements	0 square feet
Net Lot Area*	43,442 square feet (0.99 acre)

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

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. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map, and vertical access between PCH and the beach is available at El Pescador State Beach (approximately 200 feet to the west) and La Piedra State Beach (approximately 600 feet to the east).

The parcel's northern property line runs parallel to PCH at approximately the same elevation as the PCH road grade. The grade separation between PCH and the project site decreases by approximately 14 feet. The parcel is located upslope of and contiguous to a canyon located offsite but generally along the southeastern property line running south towards the ocean; however, the majority of the canyon is separated by neighboring parcels to the south at 32852 and 32804 PCH. The top of the canyon edge is approximately 271 feet from the existing building pad.

A mapped stream is located at the base of the canyon and traverses the southernmost tip of the subject parcel before entering a culvert under the driveway on the neighboring parcel to the south at 32852 PCH. The stream is designated as ESHA pursuant to LIP Chapter 4. According to the biological assessment submitted for the project by Forde

Biological Consultants (May 25, 2023; supplemental memorandum October 13, 2025), approximately 0.05 acre (2,000 square feet) of stream ESHA is present on the subject parcel with the remaining segments on neighboring parcels developed for residential use. The proposed residence has been designed to be over 100 feet away from the stream ESHA and the project site is in an area with overlapping fuel modification from existing residential development in the vicinity. However, required fuel modification for the proposed residence would extend into ESHA and ESHA buffer. No native trees are present on the subject parcel. On December 17, 2025, the Environmental Review Board (ERB) reviewed the project and provided eight design recommendations to avoid or minimize impacts on ESHA related to the project's required fuel modification (Attachment 5). The ERB's recommendations are included as conditions of approval in the resolution.

Past grading created access from PCH and a building pad on the subject parcel, with residential use utilizing a motor home and travel trailer, with fences and landscaping also developed.[1] [2] In July 2000, prior to certification of the City's LCP, the CCC approved CDP No. 4-00-106 on the subject parcel for the construction of a 4,361 square-foot, two-story single family residence with a height of 28 feet. The approval included an onsite wastewater treatment system (OWTS) but did not include any new grading. The CCC required a minimum of 20 percent of the lineal frontage of the parcel be maintained as a public view corridor from PCH to the Pacific Ocean. The project was never constructed, and the CDP has since expired. The proposed residence is sited in a similar location as the prior residence, is lower in height, and incorporates the 20 percent public view corridor through the subject parcel from PCH.

The subject parcel is zoned RR-2 as are the surrounding parcels to the west, south, and east of the subject parcel which are developed with one and two-story single-family residences. Including the subject parcel, 10 residential properties are located in the area between El Pescador State Beach and La Piedra State Beach. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject parcel.

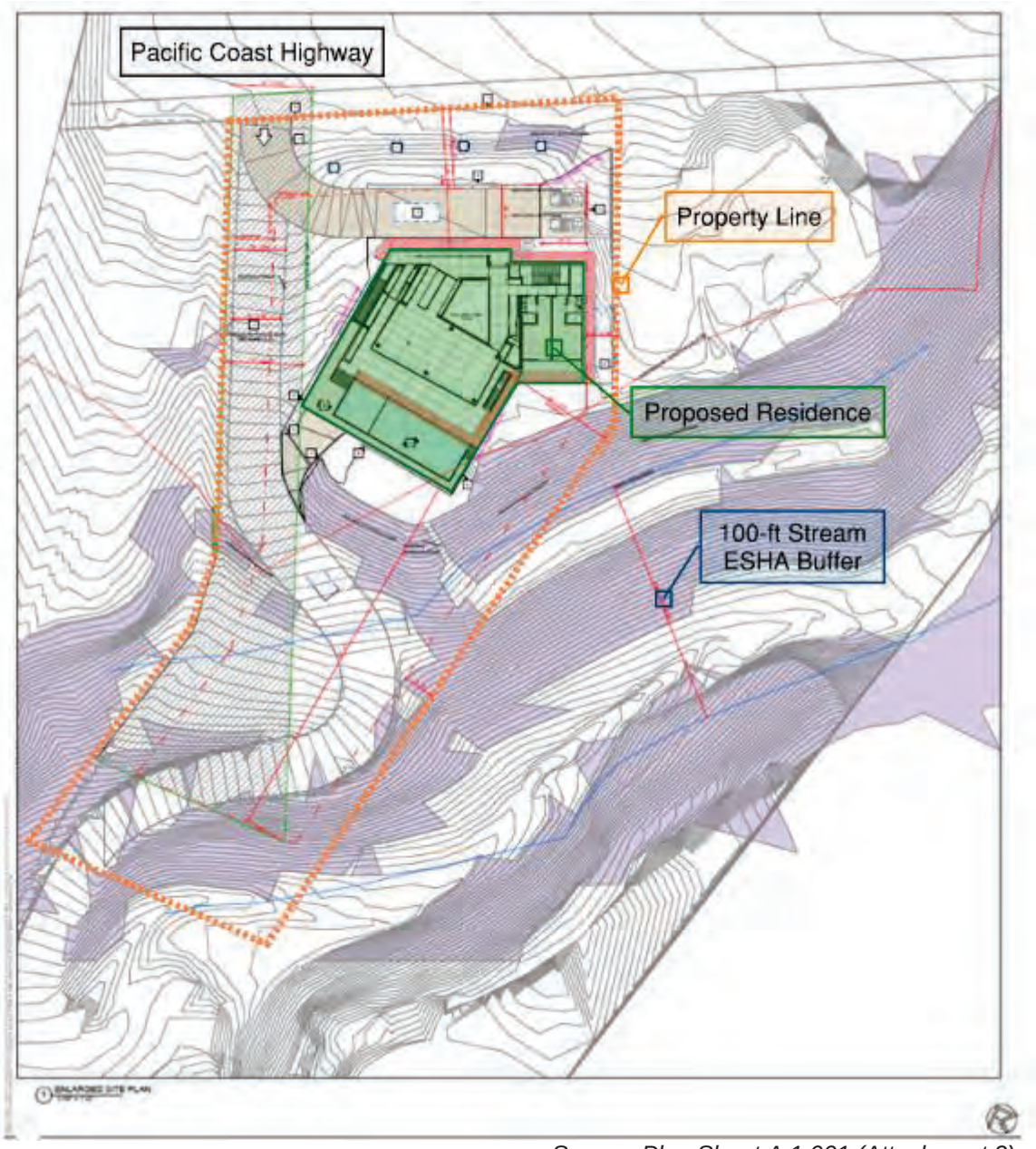
Table 2 – Surrounding Land Uses

Direction	Address	Lot Size	Zoning	Land Use
North	PCH	--	--	Public Right-of-Way
South	32852 PCH	0.81 acre	RR-2	Single-Family Residential

[1] CCC Staff Report dated June 22, 2000 is available here: https://documents.coastal.ca.gov/reports/2000/7/Th15g-7-2000.pdf.
[2] Coastal Development Permit No. A-80-6957 (approved August 4, 1980) authorized development on 32826 Pacific Coast Highway and addressed grading that had occurred on the adjoining parcels, including the subject property. The permit record indicates that prior grading had been reviewed by the County and incorporated into the 1980 Coastal Development Permit approval. Although the record does not identify the precise grading limits relative to current parcel boundaries, it documents that grading occurred on the subject parcel and was considered as part of the permit approval.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
East	32826 PCH	0.97 acre	RR-2	Single-Family Residential (under reconstruction)[3]
West	32860 PCH	2.62 acres	RR-2	Single-Family Residential

Figure 2 – Proposed Enlarged Site Plan



Source: Plan Sheet A.1.001 (Attachment 2)

[3] This single-family residence was destroyed in the Woolsey Fire and is currently being reconstructed under Planning Verification-Woolsey Fire (PVWF) No. 20-103.

SPR No. 23-035 is requested for height up to 23 feet, 1 inch for a flat roof. Story poles representing the location and height of the proposed buildings were installed in August 2025 (Attachment 3 – Story Pole Photographs). The Planning Division conducted an inspection of the story poles on October 22, 2025, and visually assessed whether the proposed residence would affect primary views from scenic viewing areas including the PCH corridor and Encinal Canyon Road, surrounding residences, and neighborhood character. As shown in Figure 3, a significant public view of the ocean from Encinal Canyon Road is represented with story poles installed to depict the maximum building envelope, height, and horizontal extent. The figure illustrates that the proposed residence would be visually contained within the developed foreground and that the existing grade change from the PCH road grade and established vegetation along the roadway corridor contribute to partial screening of the project site from public views. Based on the project plans, site visit, and conditions of approval including an onsite public view corridor from PCH, the Planning Division found that the proposed residence would not have an adverse visual impact from public scenic areas, is not anticipated to obstruct primary views of neighboring residences, and would not adversely affect neighborhood character due to existing development in the area.

Figure 3 – View Facing South on Encinal Canyon Road



Source: *Planning Division Story Pole Inspection, October 22, 2025*

Project Description

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

Removal

a. Fuel modification, including vegetation management consistent with the approved Fuel Modification Plan and ERB conditions.

Construction

b. 5,202 square foot, two-story, single-family residence with 880 square-foot subterranean two-car garage, and 2,202 square-foot basement;
c. AOWTS;
d. Non-exempt grading of approximately 440 cubic yards;
e. Driveway;
f. Hardscaping;
g. Pool and associated decks;
h. Up to 6 foot-high retaining walls for front driveway/fire lane and subterranean garage access;
i. Up to 6 foot-high perimeter fencing, with visual permeability above 42 inches; and
j. Landscaping and habitat restoration.

Discretionary Requests

k. VAR No. 25-019 for fuel modification encroachment into ESHA buffer and ESHA;
l. SPR No. 23-035 for construction above 18 feet up to 23 feet, 1 inch in height for a flat roof; and
m. MM No. 24-005 for a 13 percent reduction to the front yard setback (proposed 56 feet, 9 inches in lieu of the required 65 foot minimum).

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 in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters do 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, including the project site, the scope of work and substantial evidence in the record, only the findings in the following chapters are applicable to the proposed project: CDP including findings for the VAR, SPR, and MM; ESHA; Hazards; and Scenic, Visual and Hillside Resource Protection. These chapters are discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The project has been reviewed by the Planning Division, City Biologist, City geotechnical consultant reviewers, the City Environmental Health Division, and the City Public Works Department, as well as the Los Angeles County Fire Department (LACFD), Los Angeles County Waterworks District 29 (WD29), and the California Department of Fish and Wildlife (CDFW) (Attachment 4 – Department Review Sheets). WD29 provided a Will Serve Letter stating that WD29 can serve water to the property. CDFW has determined that a streambed alteration agreement is not required for the proposed fuel-modification. All conditions of approval from reviewers are included in the draft resolution (Attachment 1). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies with the inclusion of the requested VAR, SPR, and MM.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the requested VAR, SPR, and MM.

Table 3 – Zoning Conformance

Development Requirement	Allowed/Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard (20%)	*65'*	***56' 9"***	***MM 24-005***
Rear Yard	49' 11"	233' 5"	Complies
Side Yard (Minimum 10%)	12' 4"	12' 4"	Complies
Total Side Yard (Cumulative 25%)	18' 6"	42' 8"	Complies
PARKING			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
TDSF (sq. ft.)	6,265	6,242	Complies
Single Family Residence	No minimum	5,202	Complies

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
Subterranean Garage & Basement	First 1,000 exempt, then 50%	1,041	Complies
IMPERMEABLE COVERAGE (sq. ft.)	13,032	10,083	Complies
HEIGHT (ft. in.)	*18' up to 24' Flat w/SPR*	***23' 1" (Flat)***	***SPR 23-035***
2/3RD RULE: Area Above 18' (sq. ft.)	2,141	1,990	Complies
SITE OF CONSTRUCTION	Flatter than 3 to 1	Flatter than 3 to 1	Complies
NON-EXEMPT GRADING (cu. yd.)	1,000	440	Complies
CONSTRUCTION ON SLOPES	3 to 1 and flatter	3 to 1 and flatter	Complies
20% VIEW CORRIDOR (ft. in.)	31'	31' 10"	Complies
ESHA STREAM BUFFER (ft.)	100' minimum	0' (fuel modification)	***VAR 25-019***
ESHA DEVELOPMENT AREA (sq. ft.)	10,000	9,981	Complies
FENCES/WALLS/HEDGES/GATES			
Front Yard (ft. in.)	42" solid w/area up to 6' to remain view permeable	42" solid w/area up to 6' to remain view permeable	Complies
Side Yard (ft.)	Up to 6'	6'	Complies
Rear Yard (ft.)	Up to 6'	6'	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The total amount of grading is approximately 3,555 cubic yards as provided for on the Total Grading Yardage Certificate on the civil plan cover sheet. The total amount of proposed non-exempt grading is 440 cubic yards, which is less than the maximum allowable. The total remaining grading is 1,150 cubic yards of exempt understructure and 65 cubic yards of exempt safety grading. 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 Brandon S. Lewis, Ph.D. for the subject property in November 16, 2022. The report found no archaeological resources within the project area and concluded that the proposed development will have no adverse effect on known cultural resources in the area. Nevertheless, conditions of approval are included in the resolution stating 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 for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board (SWRCB) 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 SWRCB 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 management of 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 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 has an OWTS to serve proposed development, which includes a 3,634-gallon MicroSepTec ES12 tank with an ultraviolet disinfection unit, two primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS will be located in the northern portion of the property, within the front setback area. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC. Required conditions of approval are included in the resolution to ensure continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

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

Finding 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 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 Biologist, City Environmental Health Administrator, City Public Works Department, City 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 development standards, inclusive of the requested VAR, SPR, and MM.

Finding 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. However, the project will not adversely affect public access or recreation as the project site is not beachfront or on a coastal bluff, does not contain existing or mapped trails on or adjacent to it according to the LCP Park Lands Map, and vertical access between PCH and the beach is available at El Pescador State Beach (approximately 200 feet to the west) and La Piedra State Beach (approximately 600 feet to the east). Adequate access exists in the vicinity of the subject parcel. A condition of approval is included in the resolution requiring a construction management plan with the goal of avoiding adverse impacts to public parking along PCH during construction and maintaining street and emergency access in the area. The project conforms to the public access and recreation policies of the Coastal Act.

Finding 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. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east, south, and west are developed with similar single-family residences. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City geotechnical consultant reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development

standards of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The project could be reduced in size and potentially reduce or eliminate the need for the MM for a reduced front yard setback and/or the SPR for added height above 18 feet. However, strict compliance with the required 65-foot front yard setback would substantially constrain the feasible building envelope due to site-specific constraints including the existing driveway easement and paved access, emergency/fire access requirements, the required 20% public view corridor through the subject parcel from PCH, and steep slope conditions to the southeast of the proposed project site. By requiring adherence to the 65-foot front yard setback, the building footprint and associated grading would be oriented closer to the steep slope conditions and required fuel modification would extend further into the stream ESHA buffer. Even without the requested 13% reduction in the front yard setback, any structure placed on the site would still require fuel modification into the 100-foot stream ESHA buffer due to the proximity of the street to the subject parcel.

As designed, public bluewater views are maintained over the proposed structure from public viewpoints on Encinal Canyon Road and El Pescador State Beach. Due to orientation of the project site, existing development, landscaping, and topography, the project site is not visible from public viewpoints at La Piedra State Beach. Even at 18 feet in height, in compliance with the LIP's height allowance, a redesigned structure would still be visible from PCH and impede public views through the subject parcel. Given the existing grade differential between PCH and the development area, a redesigned structure entirely below the PCH road grade would require substantial earthwork beyond the proposed amount, with the potential of exceeding the LIP's maximum non-exempt grading threshold. The addition of retaining walls would also be anticipated to create a revised building pad design given the surrounding slopes, thereby increasing site disturbance.

The proposed site layout includes measures intended to reduce landform alteration and visual prominence, including stepping the development into existing topography where feasible and providing a view corridor consistent with LIP. As designed and inclusive of the requested VAR, SPR, and MM, 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.

Finding 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 take the recommended action.

The subject parcel is within a stream ESHA buffer and includes a small portion of stream ESHA onsite at the southern tip of the parcel. The ERB reviewed the project on December

17, 2025, and provided eight recommendations designed to avoid or minimize impacts on ESHA. The recommendations address riparian protection, restoration opportunities, fuel modification specificity/coordination, monarch-supportive landscaping, canopy enhancement, and native slope stabilization. Conditions of approval are included in the resolution requiring implementation of the ERB recommendations through final plan revisions and ongoing compliance measures as applicable to ESHA protection and required fuel modification within the ESHA buffer.

B. Variance No. 25-019 from LIP Section 4.6.1(A) for Development within ESHA and ESHA Buffer (LIP Section 13.26.5)

LIP Section 4.6.4(A) states that variances that modify buffers or ESHA protection standards shall not be granted except where there is no other feasible alternative for siting the development and where the project does not exceed the limits on allowable development pursuant to LIP Section 4.7.1. The project includes required fuel modification for fire safety that would extend into the 100-foot stream ESHA buffer and a small portion of the stream ESHA. All structural components of the project are otherwise sited outside ESHA and ESHA buffer on the disturbed pad adjacent to PCH. LIP Section 13.26.5 requires that the City make ten findings for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 25-019 are made as follows.

Finding 1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings, such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.

Special circumstances include the presence of onsite stream ESHA and a required 100-foot buffer located at the southern tip of the parcel, combined with the parcel's limited feasible buildable area concentrated on an existing, previously disturbed pad near PCH and the safety requirement for fire access and fuel-modification zones that extend beyond the disturbed pad area. These site-specific constraints mean that fuel-modification associated with any reasonable single-family residential development on the subject parcel will overlap portions of the ESHA buffer and stream ESHA, even when the residence and associated structures are otherwise sited outside ESHA and the buffer.

Strict application of ESHA buffer prohibitions, without any variance mechanism, would effectively preclude residential development privileges otherwise enjoyed by similarly zoned residential parcels in the vicinity. Unlike similarly zoned RR-2 parcels in the vicinity that do not contain mapped stream ESHA, the subject property contains an ESHA buffer and a small portion of stream ESHA at its southern terminus. As a result, the only feasible development envelope is confined to an existing disturbed building pad near PCH that is further constrained by a shared driveway easement and adjacent steep slopes. Even by locating all structural development outside of the ESHA buffer and stream ESHA, the

combination of site-specific constraints render required fuel-modification within the ESHA buffer and stream ESHA unavoidable.

Consequently, the proposed VAR allows the subject parcel to be developed consistent with the privileges already granted to the neighboring properties and allows a level of development compatible with the height, mass, and scale of the neighboring properties.

Finding 2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

As conditioned, the variance is narrowly limited to the minimum necessary fuel-modification/vegetation modification within the ESHA buffer and stream ESHA to meet fire-safety requirements. The project incorporates ERB recommendations and detailed ESHA protection measures (including delineation, monitoring, BMPs, and method limitations) and requires full mitigation for unavoidable ESHA/buffer effects consistent with LIP Section 4.8, including monitoring, performance standards, and reporting. With these conditions, ESHA functions and values will be protected to the maximum extent feasible and the variance will not result in detriment to the public welfare or nearby properties.

The project is designed to minimize grading and landform alteration by incorporating the structure into the topography and utilizing the flattest area of the subject parcel. The project also incorporates fuel modification that will provide additional fire protection zones to the area during a wildfire. Story poles were placed to represent the size, mass, height, and bulk of the proposed project demonstrating that the project is appropriately scaled in relation to the surrounding development in regard to height, setbacks, and mass and that it will not be detrimental or injurious to the properties in the same vicinity.

Finding 3. The granting of the variance will not constitute a special privilege to the applicant or property owners.

The requested relief addresses site-specific constraints resulting from required fuel modification and ESHA buffer and stream ESHA to be impacted as a result of the fuel modification. As a requirement by the LACFD, fuel modification is not an exception granted for convenience or increased development intensity. The project is for a single-family residence, a permitted use in the RR-2 zone, and the variance is limited to required fuel-modification rather than structural encroachment into ESHA/buffer areas. Therefore, approval would not confer a special privilege inconsistent with the RR-2 zone or the LCP.

Finding 4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The project implements the LCP's ESHA policy framework by: (i) avoiding structural development within ESHA and the buffer; (ii) minimizing ESHA-adjacent activity by limiting the variance to required fuel modification; (iii) requiring ERB-informed protection measures and enforceable conditions; and (iv) providing mitigation and monitoring for unavoidable impacts pursuant to applicable LIP provisions. The variance supports fire-safety objectives while maintaining ESHA protections to the maximum extent feasible and is not contrary to the purposes and intent of the LIP or the certified LCP.

Finding 5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The development has been sited on the previously disturbed building pad near PCH, outside of any onsite ESHA buffer and stream ESHA. However, required fuel modification associated with reasonable residential development cannot be fully confined outside the 100-foot stream ESHA buffer due to the stream's location and parcel constraints. As a result, the project implements and complies with the allowable development area limitation under LIP Section 4.7, with a development area of approximately 9,981 square feet (below the 10,000 square feet maximum). As discussed in Section A, Finding 3, there is no environmentally superior feasible alternative that would eliminate the need for variance relief for required fuel-modification while still allowing reasonable use consistent with the RR-2 zone and LCP development limits.

Finding 6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The subject variance is not related to stringline standards. Therefore, this finding is not applicable.

Finding 7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The subject site is zoned RR-2, which allows single-family residential development. The requested variance does not authorize a prohibited use; it provides limited relief to allow required fuel modification activities within constrained buffer areas under strict conditions and mitigation. The project remains consistent with the purpose and intent of the RR-2 district.

Finding 8. The subject site is physically suitable for the proposed variance.

With implementation of ESHA protection measures, ERB recommendations, and required mitigation/monitoring, the project site is physically suitable for the limited variance requested. The variance is constrained to fuel modification overlap and does not involve siting of new primary structures within any onsite ESHA buffer and stream ESHA. Any development on the lot would necessitate the need for a variance since the stream is present onsite and required fuel modification from any proposed habitable structure would encroach into the buffer.

Finding 9. The variance complies with all requirements of State and local law.

The variance complies with all requirements of State and local law. The project has received LCP conformance review from all applicable City departments, the LACFD, and WD29. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

Finding 10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The project does not propose removal or reduction of public parking serving beach access, trails, or parklands. Therefore, this finding does not apply.

C. Site Plan Review No. 23-035 from LIP Section 3.6(E)(1) for Construction in Excess of 18 Feet in Height (LIP Section 13.27)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR. Five additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. The project requests a SPR for structure height above the maximum allowance of 18 feet, up to 23 feet, 1 inch for a flat roof. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 23-035 are made as follows

Finding 1. The project is consistent with policies and provisions of the Malibu LCP.

As discussed in Section A, Finding 1, the project has been reviewed for consistency with applicable LCP policies and implementing standards, including scenic and visual resource protection, landform alteration, and resource protection requirements. As conditioned, the project is consistent with the applicable policies and provisions of the LCP and implementing MMC requirements.

Finding 2. The project does not adversely affect neighborhood character.

SPR No. 23-035 would authorize the proposed two-story single-family residence to reach a maximum height of 23 feet, 1 inch for a flat roof. The project site is located within an established coastal residential setting containing existing residences and post-Woolsey fire reconstruction. The Planning Division evaluated neighborhood context and the project's siting, massing, and architectural design to assess potential neighborhood character effects associated with the portion of the structure exceeding 18 feet.

The proposed structure would be visible from the public scenic areas, including designated scenic roadway viewpoints on PCH and Encinal Canyon Road. To verify visible massing and scale, story poles were installed on August 25, 2025, and the Planning Division conducted a site visit and story pole inspection from relevant public vantage points and reviewed surrounding residential development characteristics. The documentation indicates that the project would be viewed as residential infill within an existing developed area. Taller portions of the residence would remain below the ocean horizon line from viewpoints on Encinal Canyon Road, thereby avoiding skyline or ridgeline intrusion; however, the proposed residence would impede public views through the subject parcel from PCH. A minimum 20 percent public view corridor would be established on the subject parcel to provide bluewater views from PCH viewpoints.

The subject parcel is an infill lot within an established residentially developed area between El Pescador State Beach and La Piedra State Beach. Los Angeles County Assessor (LACA) data was used to reference the size of the nine residences within the vicinity of the project site. The LACA data only reflects the size of the residences and not garages. Based on this data, as shown in Table 4 below, the proposed residence is larger than some of the surrounding residences, but smaller than others. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with only two being one-story (32764 PCH and 32752 PCH).

Table 4 – Surrounding Development

Direction	Address	Home Size (sq. ft.)*	No. of Stories	Zoning
Subject Parcel	32832 PCH	5,202	2	RR-2
West	32860 PCH	3,272	2	RR-2
South	32852 PCH	5,353	2	RR-2
	32804 PCH	4,570	2	RR-2
East	32826 PCH	5,870	2	RR-2
	32802 PCH	3,492	2	RR-2
	32800 PCH	2,997	2	RR-2
	32764 PCH	1,325	1	RR-2
	32766 PCH	6,280	2	RR-2

Table 4 – Surrounding Development				
Direction	**Address**	**Home Size (sq. ft.)***	**No. of Stories**	**Zoning**
Subject Parcel	32832 PCH	5,202	2	RR-2
	32752 PCH	2,027	1	RR-2

*Source: Los Angeles County Assessor's Office

Neighborhood character compatibility is further supported by the project's restrained exterior material and color strategy (as shown on the approved façade palette on Sheet G.0.01, A.2.200, and A.2.201), including muted earth-toned finishes and façade articulation/screening elements that introduce depth and shadow to break up large wall planes and reduce contrast with the surrounding coastal landscape. Existing vegetation and landscaping along the PCH corridor and within the developed context contribute to partial screening of the proposed structure from certain public vantage points, and the project is conditioned to comply with approved landscape and vegetation measures.

For context, a previously approved CDP was issued by the CCC on the subject parcel for a taller residence at 28 feet, but that CDP has since expired. However, it demonstrates that the site has previously been evaluated for residential development potential in this general height range. The current proposal is independently evaluated under the City's certified LCP and current site conditions and is limited to 23 feet, 1 inch, which is lower than the previously approved maximum.

Accordingly, the project is not anticipated to adversely affect neighborhood character.

Finding 3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

LIP Chapter 6 requires maximum feasible protection of significant public views. Based on site visits and story pole verification, the project would not create a skyline or ridgeline intrusion from key public viewpoints because the maximum visible envelope remains below the ocean horizon line, is visually contained within the developed foreground, and provides an onsite public view corridor through the subject parcel. While portions of the structure may be visible from certain locations, the panoramic coastal vista and horizon remain visually dominant. Conditions of approval are included in the resolution requiring substantial conformance with approved materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. With intervening topography, existing development, existing vegetation screening, and compliance with conditions, the project provides maximum feasible protection to significant public views.

Finding 4. The proposed project complies with all applicable requirements of state and local law.

The project, as conditioned, is required to comply with all applicable State and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, such as the LACFD. Construction shall comply with applicable building and fire codes, approved plans, and all permit conditions, and shall incorporate required recommendations and mitigation measures identified through applicable City reviews and consultant reports.

Finding 5. The project is compatible with other development in the adjacent area in relation to size, bulk, and height.

As described in Finding 2 of this section, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar height and scale. The proposed residence is being constructed with 2 stories and a floor area of 5,202 square feet. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

Finding 6. Remedial grading (if applicable) exceeding 5,000 cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project is not proposing remedial grading. Therefore, this finding does not apply.

Finding 7. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

City records reflect that properties located along Encinal Canyon Road have established Primary View Determinations pursuant to MMC Section 17.40.040(A)(17), including, but not limited to, 32933 Calle De La Burrita (PVD 12-092), 32918 Calle De La Burrita (PVD 18-018), 4755 Avenida Del Mar (PVD 16-007), and 4711 Avenida Del Mar (PVD 12-032). These properties are located approximately 1,000 feet from the project site and are situated at a higher elevation relative to PCH. Although the proposed project is within the broader viewshed from these properties, story pole verification and elevation analysis demonstrate that the proposed structure remains below the protected ocean horizon line and does not project into or obstruct visually impressive scenes from the designated main viewing areas of the identified PVDs. Additionally, the Planning Division did not receive any notification from PVD recipients following story pole installation. Accordingly, the project complies with MMC Section 17.40.040(A)(17).

Based on the visual analysis, including site visits, story poles, and visual documentation, the Planning Division concluded that the portion of the residence exceeding 18 feet is not expected to obstruct visually impressive scenes of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence, as defined in MMC Section 17.40.040(A)(17). Accordingly, the project satisfies the supplemental view finding required for height in excess of 18 feet.

Finding 8. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As discussed in Section A, the proposed project is consistent with the LCP in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area. The proposed residence is consistent with the site's residential land use designation and the General Plan and LCP framework for coastal residential development, including implementation of development standards intended to maintain community character and protect coastal resources. The project is sited on an existing building pad, and the plan set reflects site-sensitive placement and setbacks that reduce landform alteration and visual prominence from the public corridor while avoiding constraints such as easements and minimizing impacts to sensitive resource areas (including ESHA where applicable). No protected trees are present on the project site. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

Finding 9. The project does not affect solar access, as defined by staff.

The project site is located within an established residential neighborhood characterized by similarly scaled single-family development with comparable setbacks and building massing. The proposed residence has a flat roof form with a maximum height of 23 feet, 1 inch. Based on the structure's placement on the lot and proposed side-yard setbacks, the project is not anticipated to result in a substantial reduction of solar access to adjacent residences or associated outdoor use areas.

The only potentially sensitive property is the east-adjacent parcel at 32826 Pacific Coast Highway (fire rebuild). The proposed residence is setback approximately 23 feet, 9 inches from the adjacent structure and is comparable in height. Given this separation and relative building scale, substantial solar access impacts are not anticipated.

No nearby property owners have submitted correspondence indicating the proposed residence would adversely affect solar access. Therefore, the project does not affect solar access.

Finding 10. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

SPR No. 23-035 is requested to allow a maximum structure height above 18 feet, up to 23 feet, 1 inch for a flat roof. The additional height above 18 feet is achieved through the building's vertical design within the approved building envelope and does not expand the development footprint, grading limits, or area of site disturbance compared to a structure designed to meet the 18-foot height limit.

The residence remains sited on the previously disturbed/graded building pad on the flatter portion of the parcel, and the siting relative to mapped biological resources remains unchanged. As proposed, the residence is designed to remain over 100 feet from the mapped stream ESHA and the height increase does not require relocation of the structure toward sensitive areas, nor does it require disturbance of wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the height increase does not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project.

Therefore, approval of the SPR request for increased height will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

Finding 11. A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.

The subject parcel is not located on the beach or top of a coastal bluff. As such, the project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding does not apply.

D. Minor Modification No. 24-005 from LIP Section 3.6(F)(1) for a Reduced Front Yard Setback (LIP Section 13.27)

LIP Section 13.27 requires that the City make three findings for approval of a MM. The project requests a 13 percent reduction in the required 65-foot minimum front yard setback. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for MM No. 24-005 are made as follows.

Finding 1. The project is consistent with the policies of the Malibu LCP.

As discussed under Section A, Finding 1, the project has been reviewed for conformance with the LCP and implementing MMC standards. The requested front yard setback reduction is intended to accommodate site constraints and to facilitate compliance with other applicable development standards, including avoidance and/or minimization relative to steep slopes and ESHA. With conditions, the project is consistent with the policies and provisions of the LCP and MMC.

Finding 2. The project does not adversely affect neighborhood character.

The proposed project, as designed and conditioned, does not adversely affect neighborhood character. All proposed development within the front yard are allowable projections within the front yard setbacks and in conformance with the LCP and MMC. The neighboring parcels to the west (32860 PCH) and south (32852 PCH) of the subject parcel are developed with single-family residences. The neighboring east parcel (32826 PCH) is currently in reconstruction following the Woolsey Fire and will be completed with a 10-foot front yard setback and a 24-foot height. This segment of PCH has an established pattern of variable setbacks and, as proposed, the subject residence would be setback 56 feet, 9 inches from the front property line, and well behind the nearer building lines that exist/are being reconstructed in the immediate vicinity. Mature vegetation and required landscaping would also provide visual screening of the proposed structure from public view on PCH. The reduced setback also supports reduced landform alteration and shifting development away from sensitive areas on the eastern portion of the subject parcel. Therefore, the proposed 13% reduction of 8 feet, 3 inches to the front yard setback is consistent with the established residential context and not anticipated to adversely affect neighborhood character.

Finding 3. The proposed project complies with all applicable requirements of State and local law.

As previously discussed in Section A, the proposed project complies with all applicable requirements of State and local law. The project has been reviewed by all applicable City and County departments for conformance local and state laws.

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

A Biological Assessment (BA) prepared by Forde Biological Consultants (May 25, 2023; supplemental memorandum October 13, 2025) evaluated the project site under the ESHA standards of the Malibu LCP. The BA identifies mapped stream ESHA at the southern portion of the parcel and the associated 100-foot ESHA buffer. All new structural development (residence, garage, pool, hardscape, and OWTS) is sited outside stream ESHA and outside the 100-foot ESHA buffer on the previously disturbed upper pad near PCH. However, required fuel modification pursuant to LIP Section 4.6.1(A), along with

continued use of existing access improvements, results in vegetation modification within the ESHA buffer and limited impacts to mapped stream ESHA as quantified in the BA. Because vegetation modification within ESHA and ESHA buffers is restricted, variance relief pursuant to LIP Section 13.26.5 and the supplemental ESHA findings required by LIP Section 4.7.6 are necessary. ERB review and incorporated recommendations are summarized in Section A, Finding 4. Therefore, the supplemental ESHA findings in LIP Section 4.7.6 are made as follows:

Finding 1. Application of the ESHA overlay ordinance would not allow construction of a residence on an undeveloped parcel.

As noted previously in this report, unique characteristics exist on the subject property that limit development. The subject parcel contains stream ESHA at the southern tip of the property and is subject to a required 100-foot ESHA buffer. While the project's structural development has been sited on the upper disturbed pad near PCH and outside the stream ESHA and buffer, fuel-modification associated with any residential development on this parcel necessarily extends into the required buffer due to the stream's location relative to the parcel's buildable area and the required fire-safety fuel-modification zones. In addition, required fuel-modification areas for the project overlap existing fuel-modification areas associated with surrounding residences. Therefore, absent discretionary relief for required fuel-modification within the buffer (and limited overlap within the stream channel), strict application of the ESHA overlay standards would preclude reasonable residential use of a parcel that is otherwise zoned for a single-family residence. There is no way for the subject parcel to be developed without the fuel modification, as described above. Therefore, strict adherence to the ordinance would not allow construction of a residence on the subject parcel.

Finding 2. The project is consistent with all provisions of the certified LCP with the exception of the ESHA overlay ordinance and it complies with the provisions of Section 4.7 of the Malibu LIP.

As previously stated in Section A, the proposed project is consistent with all applicable provisions of the LCP, including LIP Section 4.7. As analyzed in this staff report, the project conforms to all applicable LCP standards, except that required fuel modification extends into the stream ESHA buffer and includes limited overlap with the stream channel, requiring discretionary relief. The project is designed to avoid and minimize ESHA effects by clustering new structural development on an existing disturbed pad outside ESHA and its buffer, limiting ESHA-adjacent activities to the minimum necessary for fire safety and existing access, and incorporating ERB recommendations through conditions of approval. The proposed project also complies with LIP Section 4.7.1 development-area limitations applicable to ESHA-constrained parcels, with a development area of approximately 9,981 square feet (maximum 10,000 square feet). Additionally, the proposed development is subject to ESHA mitigation including habitat restoration, habitat conservation, or in lieu

fees for habitat conservation. Finally, the project is conditioned to provide full mitigation for unavoidable ESHA and ESHA-buffer impacts consistent with LIP Section 4.8, including monitoring, performance standards, and reporting. With these measures, the project complies with the intent and operative provisions of LIP Chapter 4. Per the recommendation of the ERB, the applicant is conditioned to submit a Native Vegetation Protection Plan to identify native vegetation to be protected near the stream/riparian area and specify protective measures to be implemented during construction. Therefore, the proposed project complies with the provision of LIP Section 4.7.

F. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is visible from designated scenic roadways including PCH and Encinal Canyon Road, and is also visible from portions of El Pescador State Beach. The Planning Division evaluated visual impacts through site visits, story pole installation and verification, and review of surrounding development patterns. Local Implementation Plan (LIP) Section 6.4 requires that the following five findings be made.

Finding 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.

Due to the project's location, intervening development, roadway orientation, and existing topography and vegetation, the proposed residence is not anticipated to be visible from nearby scenic roadways or public beach viewing areas in a manner that would result in a significant adverse scenic or visual impact. From PCH, the residence would be visible and would partially impede views through the subject parcel. Locating the structure entirely below the PCH road grade to eliminate visibility is not feasible due to site constraints, including the existing building pad elevation, steep slopes, and ESHA to the south. Therefore, consistent with LIP Chapter 6, the project maintains a minimum 20 percent public view corridor (31 feet, 10 inches) across the parcel to preserve a view window toward the ocean. The residence is set back on the parcel and designed with a flat roof form and articulated façades to reduce bulk and visual prominence within the developed foreground. While some view interruption occurs from this inland-facing lot, the required view corridor preserves bluewater views from the PCH corridor.

The proposed residence is visible from portions of El Pescador State Beach when viewed in the inland direction (away from the shoreline and primary ocean views). However, the structure does not obstruct or degrade the principal public coastal vista

from the beach toward the Pacific Ocean. The project includes a restrained exterior material and color strategy intended to blend with the coastal setting and reduce contrast, and exterior lighting is proposed to be low-glare and site-appropriate to minimize nighttime visibility.

Accordingly, based on the above analysis, the project as proposed is not expected to result in significant adverse scenic or visual impacts to areas visible from scenic roads or public viewing areas, consistent with LIP Section 6.5.

Finding 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 project will not have significant adverse scenic or visual impacts. Conditions of approval require the project to be constructed in substantial conformance with the approved plans and include measures that ensure ongoing protection of public views and avoidance of avoidable visual effects, including but not limited to: view corridor implementation and maintenance, landscaping limitations/maintenance, exterior materials and colors, and exterior lighting requirements to comply with LIP Chapter 6 standards. With these conditions, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

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

As previously discussed in Section A, Finding 3, the project is the least environmentally damaging feasible alternative.

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

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

Finding 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.

The subject property is visible from PCH, Encinal Canyon Road, and El Pescador State Beach; however, the proposed structure will not block prominent views that are visible from this scenic road, or other public viewing areas, per LIP Section 6.8. The proposed building design is also stepped in appearance, with the highest portion of the roof located away from PCH at the north end of the building pad area, complying with LIP Section 6.5.

The proposed project is both utilizing the flattest area of the site via the existing building pad, and also minimizing impacts to ESHA located to the south. As previously noted, the project is proposing a color that will harmonize with the surrounding environment and does not propose reflective materials. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

H. Transfer of Development Credits (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.

I. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) 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 has the potential to create adverse impacts upon site stability or structural integrity.

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

Finding 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.

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Gold Coast Geoservices, Inc., dated June 2, 2023, and addendum reports dated February 8, 2024, April 18, 2025, July 31, 2024, and November 19, 2024. The submitted geotechnical reports evaluate site constraints and identify engineering recommendations to address site-specific conditions. The hazard review considered seismic shaking and related secondary hazards (including liquefaction and earthquake-induced landsliding), groundwater considerations, and slope performance. Based on the submitted materials and review by the City's geotechnical consultant reviewers, the project site is not mapped within a liquefaction hazard zone or an earthquake-induced landslide hazard zone. The subject parcel is located upslope of and contiguous to a canyon located immediately south of the project site (approximately 271 feet from the southernmost edge of the existing building pad.). The subject parcel does not contain a coastal bluff. As addressed through applicable setback standards (LIP Section 3.6(F)) and geotechnical recommendations, the project is not anticipated to create adverse effects to slope stability

or structural integrity. The geotechnical record indicates that the principal mechanism with potential to affect surficial slope performance is drainage and surface water management. Accordingly, project design and conditions require drainage and grading measures consistent with City Public Works and geotechnical peer review requirements to avoid concentrating runoff, undermining slopes, or increasing erosion potential. With these measures incorporated, the project would not increase instability associated with stormwater or surface drainage. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction, including foundations and grading. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading 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 proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and 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 and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

Finding 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 Section H, Finding 1, the project, as designed, conditioned, and approved by the City geotechnical consultant reviewers and City Public Works Department, does not have any significant adverse impacts on site stability or structural integrity from geologic or fire hazards due to the project design.

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

As previously stated in Section A, Finding 3, the project, as proposed and conditioned, is the least environmentally damaging alternative.

Finding 4. There are no alternatives to development that would avoid or substantially lessen impacts on 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 geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Section A, Finding 3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading and land disturbance, construction on steep slopes, and a potential increase in encroachment into ESHA and ESHA buffer.

Finding 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 Section A, Finding 3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

J. Shoreline and Bluff Development (LIP Chapter 10)

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

K. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline and adequate vertical public access from PCH to the beach exists at El Pescador State Beach (200 feet west of the project site) and La Piedra State Beach (approximately 600 feet east).
B. Blufftop Access - The project site is not located on a coastal blufftop property nor connected to an existing or planned public blufftop public accessway. Adequate vertical public access from PCH to the beach, including blufftop access, exists at La Piedra State Beach (600 feet west of the project site) and El Pescador State Beach (approximately 200 feet east).

C. Trail Access - The project site does not include any existing or planned trails as indicated on the LCP Park Lands Map; therefore, no condition for trail access is required by the LCP.
D. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at El Pescador State Beach and La Piedra State Beach; therefore, no condition for recreational access is required by the LCP.

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 of 1976. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

L. Land Division (LIP Chapter 15)

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

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the 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 and 15304(b) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On February 19, 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 property owners and occupants within a 500-foot radius of the subject property (Attachment 6).

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, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-11. 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. 26-11
2. Project Plans
3. Story Pole Photographs
4. Department Review Sheets
5. ERB Recommendations
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-11

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. 23-073 TO CONSTRUCT A NEW 5,202 SQUARE-FOOT TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN 880 SQUARE-FOOT SUBTERRANEAN GARAGE AND 2,202 SQUARE-FOOT BASEMENT, ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM, DRIVEWAY, HARDSCAPING, POOL AND ASSOCIATED DECKS, LANDSCAPING AND ASSOCIATED DEVELOPMENT; INCLUDING VARIANCE NO. 25-019 FOR ENCROACHMENT INTO AN ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFER AND STREAM ESHA, SITE PLAN REVIEW NO. 23-035 FOR HEIGHT ABOVE 18 FEET, UP TO 23 FEET, 1 INCH FOR A FLAT ROOF, AND MINOR MODIFICATION NO. 24-005 FOR UP TO A 13 PERCENT REDUCTION OF THE FRONT YARD SETBACK, LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 32832 PACIFIC COAST HIGHWAY (SUN IS SHINING, LLC)

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

SECTION 1. Recitals.

A. On December 13, 2023, an application for Coastal Development Permit (CDP) No. 23-073, Variance (VAR) No. 25-019, Site Plan Review (SPR) No. 23-035, and Minor Modification (MM) No. 24-005 was submitted to the Planning Division by the applicant, Stephanie Hawner of SAH Planning, on behalf of the property owner, Sun is Shining, LLC. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), California Department of Fish and Wildlife (CDFW), and the Los Angeles County Fire Department (LACFD) for review.

B. On August 25, 2025, story poles representing the location and height of the proposed single-family residence were certified.

C. On September 2, 2025, the applicant posted a Notice of CDP Application on the subject property.

D. On October 22, 2025, the Planning Division conducted a site visit to document site conditions, the property and surrounding area and to determine potential visual impacts of the proposed project on any scenic area, scenic road, public viewing area, or documented primary views from residences.

E. On December 17, 2025, the City's Environmental Review Board (ERB) reviewed the proposed project and provided eight recommendations (included as conditions of approval), to avoid or minimize impacts on Environmentally Sensitive Habitat Area (ESHA) related to the project's required fuel modification.

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F. On January 6, 2026, staff deemed the CDP application complete for processing.

G. On February 19, 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 property.

H. On March 16, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (e) – New Construction and 15304(b) – Minor Alterations to Land. 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 evidence contained within the record 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. 23-073, VAR No. 25-019, SPR No. 23-035, and MM No. 24-005 to construct a new 5,202-square-foot, two-story single-family residence with an 880 square-foot subterranean garage and 2,202 square-foot basement, advanced onsite wastewater treatment system (AOWTS), driveway, hardscaping, pool and associated decks, landscaping and associated development; including VAR No. 25-019 for encroachment into an ESHA buffer and stream ESHA, SPR No. 23-035 for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and MM No. 24-005 for up to a 13 percent reduction of the front yard setback, located in the Rural Residential, Two-Acre (RR-2) zoning district at 32832 Pacific Coast Highway (PCH).

A. Coastal Development Permit (LIP Chapter 13)

1. 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 Biologist, City Environmental Health Administrator, City Public Works Department, City 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 development standards, inclusive of the requested VAR, SPR, and MM.

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2. The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation as the project site is not beachfront or on a coastal bluff, does not contain existing or mapped trails on or adjacent to it according to the LCP Park Lands Map, and vertical access between PCH and the beach is available at El Pescador State Beach (approximately 200 feet to the west) and La Piedra State Beach (approximately 600 feet to the east). Adequate access exists in the vicinity of the subject parcel. A condition of approval is included in the resolution requiring a construction management plan with the goal of avoiding adverse impacts to public parking along PCH during construction and maintaining street and emergency access in the area. The project conforms to the public access and recreation policies of the Coastal Act.

3. 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 consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east, south, and west are developed with similar single-family residences. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City geotechnical consultant reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The project could be reduced in size and potentially reduce or eliminate the need for the MM for a reduced front yard setback and/or the SPR for added height above 18 feet. However, strict compliance with the required 65-foot front yard setback would substantially constrain the feasible building envelope due to site-specific constraints including the existing driveway easement and paved access, emergency/fire access requirements, the required 20% public view corridor through the subject parcel from PCH, and steep slope conditions to the southeast of the proposed project site. By requiring adherence to the 65-foot front yard setback, the building footprint and associated grading would be oriented closer to the steep slope conditions and required fuel modification would extend further into the stream ESHA buffer. Even without the requested 13% reduction in the front yard setback, any structure placed on the site would still require fuel modification into the 100-foot stream ESHA buffer due to the proximity of the street to the subject parcel.

As designed, public bluewater views are maintained over the proposed structure from public viewpoints on Encinal Canyon Road and El Pescador State Beach. Due to orientation of the project site, existing development, landscaping, and topography, the project site is not visible from public viewpoints at La Piedra State Beach. Even at 18 feet in height, in compliance with the LIP's height allowance, a redesigned structure would still be visible from PCH and impede public views through the subject parcel. Given the existing grade differential between PCH and the development area, a redesigned structure entirely below the PCH road grade would require substantial earthwork beyond the proposed amount, with the potential of exceeding the LIP's maximum non-exempt grading threshold. The addition of retaining walls would also be anticipated to create a revised building pad design given the surrounding slopes, thereby increasing site disturbance.

The proposed site layout includes measures intended to reduce landform alteration and visual prominence, including stepping the development into existing topography where feasible and providing a view corridor consistent with the LIP. As designed and inclusive of the requested VAR, SPR, and MM, the project complies with the requirements of the LCP and represents the

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least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. The subject parcel is within a stream ESHA buffer and includes a small portion of stream ESHA onsite at the southern tip of the parcel. The ERB reviewed the project on December 17, 2025, and provided eight recommendations designed to avoid or minimize impacts on ESHA. The recommendations address riparian protection, restoration opportunities, fuel modification specificity/coordination, monarch-supportive landscaping, canopy enhancement, and native slope stabilization. Conditions of approval are included in the resolution requiring implementation of the ERB recommendations through final plan revisions and ongoing compliance measures as applicable to ESHA protection and required fuel modification within the ESHA buffer.

B. Variance No. 25-019 from LIP Section 4.6.1(A) for Development within ESHA and ESHA Buffer (LIP Section 13.26.5)

1. Special circumstances include the presence of onsite stream ESHA and a required 100-foot buffer located at the southern tip of the parcel, combined with the parcel's limited feasible buildable area concentrated on an existing, previously disturbed pad near PCH and the safety requirement for fire access and fuel-modification zones that extend beyond the disturbed pad area. These site-specific constraints mean that fuel-modification associated with any reasonable single-family residential development on the subject parcel will overlap portions of the ESHA buffer and stream ESHA, even when the residence and associated structures are otherwise sited outside ESHA and the buffer.

Strict application of ESHA buffer prohibitions, without any variance mechanism, would effectively preclude residential development privileges otherwise enjoyed by similarly zoned residential parcels in the vicinity. Unlike similarly zoned RR-2 parcels in the vicinity that do not contain mapped stream ESHA, the subject property contains an ESHA buffer and a small portion of stream ESHA at its southern terminus. As a result, the only feasible development envelope is confined to an existing disturbed building pad near PCH that is further constrained by a shared driveway easement and adjacent steep slopes. Even by locating all structural development outside of the ESHA buffer and stream ESHA, the combination of site-specific constraints render required fuel-modification overlap within the ESHA buffer and stream ESHA unavoidable.

Consequently, the proposed VAR allows the subject parcel to be developed consistent with the privileges already granted to the neighboring properties and allows a level of development compatible with the height, mass, and scale of the neighboring properties.

2. As conditioned, the variance is narrowly limited to the minimum necessary fuel-modification/vegetation modification within the ESHA buffer and stream ESHA to meet fire-safety requirements. The project incorporates ERB recommendations and detailed ESHA protection measures (including delineation, monitoring, Best Management Practices (BMPs), and method limitations) and requires full mitigation for unavoidable ESHA/buffer effects consistent with LIP Section 4.8, including monitoring, performance standards, and reporting. With these conditions, ESHA functions and values will be protected to the maximum extent feasible and the variance will not result in detriment to the public welfare or nearby properties.

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The project is designed to minimize grading and landform alteration by incorporating the structure into the topography and utilizing the flattest area of the subject parcel. The project also incorporates fuel modification that will provide additional fire protection zones to the area during a wildfire. Story poles were placed to represent the size, mass, height, and bulk of the proposed project demonstrating that the project is appropriately scaled in relation to the surrounding development in regard to height, setbacks, and mass and that it will not be detrimental or injurious to the properties in the same vicinity.

3. The requested relief addresses site-specific constraints resulting from required fuel modification and ESHA buffer and stream ESHA to be impacted as a result of the fuel modification. As a requirement by the LACFD, fuel modification is not an exception granted for convenience or increased development intensity. The project is for a single-family residence, a permitted use in the RR-2 zone, and the variance is limited to required fuel-modification rather than structural encroachment into ESHA/buffer areas. Therefore, approval would not confer a special privilege inconsistent with the RR-2 zone or the LCP.

4. The project implements the LCP's ESHA policy framework by: (i) avoiding structural development within ESHA and the buffer; (ii) minimizing ESHA-adjacent activity by limiting the variance to required fuel modification; (iii) requiring ERB-informed protection measures and enforceable conditions; and (iv) providing mitigation and monitoring for unavoidable impacts pursuant to applicable LIP provisions. The variance supports fire-safety objectives while maintaining ESHA protections to the maximum extent feasible and is not contrary to the purposes and intent of the LIP or the certified LCP.

5. The development has been sited on the previously disturbed building pad near PCH, outside of any onsite ESHA buffer and stream ESHA. However, required fuel modification associated with reasonable residential development cannot be fully confined outside the 100-foot stream ESHA buffer due to the stream's location and parcel constraints. As a result, the project implements and complies with the allowable development area limitation under LIP Section 4.7, with a development area of approximately 9,981 square feet (below the 10,000 square feet maximum). As discussed in Section A, Finding 3, there is no environmentally superior feasible alternative that would eliminate the need for variance relief for required fuel-modification while still allowing reasonable use consistent with the RR-2 zone and LCP development limits.

6. The subject variance is not related to stringline standards. Therefore, this finding is not applicable.

7. The subject site is zoned RR-2, which allows single-family residential development. The requested variance does not authorize a prohibited use; it provides limited relief to allow required fuel modification activities within constrained buffer areas under strict conditions and mitigation. The project remains consistent with the purpose and intent of the RR-2 district.

8. With implementation of ESHA protection measures, ERB recommendations, and required mitigation/monitoring, the project site is physically suitable for the limited variance requested. The variance is constrained to fuel modification overlap and does not involve siting of

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new primary structures within any onsite ESHA buffer and stream ESHA. Any development on the lot would necessitate the need for a variance since the stream is present onsite and required fuel modification from any proposed habitable structure would encroach into the buffer.

9. The variance complies with all requirements of State and local law. The project has received LCP conformance review from all applicable City departments, the LACFD, and WD29. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

10. The project does not propose removal or reduction of public parking serving beach access, trails, or parklands. Therefore, this finding does not apply.

C. Site Plan Review for Construction Over 18 Feet in Height (LIP Section 13.27)

1. As discussed in Section A, Finding 1, the project has been reviewed for consistency with applicable LCP policies and implementing standards, including scenic and visual resource protection, landform alteration, and resource protection requirements. As conditioned, the project is consistent with the applicable policies and provisions of the LCP and implementing MMC requirements.

2. SPR No. 23-035 would authorize the proposed two-story single-family residence to reach a maximum height of 23 feet, 1 inch for a flat roof. The project site is located within an established coastal residential setting containing existing residences and post-Woolsey fire reconstruction. The Planning Division evaluated neighborhood context and the project's siting, massing, and architectural design to assess potential neighborhood character effects associated with the portion of the structure exceeding 18 feet.

The proposed structure would be visible from public scenic areas, including designated scenic roadway viewpoints on PCH and Encinal Canyon Road. To verify visible massing and scale, story poles were installed on September 4, 2025, and the Planning Division conducted a site visit and story pole inspection from relevant public vantage points and reviewed surrounding residential development characteristics. The documentation indicates that the project would be viewed as residential infill within an existing developed area. Taller portions of the residence would remain below the ocean horizon line from viewpoints on Encinal Canyon Road, thereby avoiding skyline or ridgeline intrusion; however, the proposed residence would impede public views through the subject parcel from PCH. A minimum 20 percent public view corridor would be established on the subject parcel to provide bluewater views from PCH viewpoints.

The subject parcel is an infill lot within an established residentially developed area between El Pescador State Beach and La Piedra State Beach. Los Angeles County Assessor (LACA) data was used to reference the size of the nine residences within the vicinity of the project site. The LACA data only reflects the size of the residences and not garages. Based on this data, as shown in Table 4 of the staff report, the proposed residence is larger than some of the surrounding residences, but smaller than others. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with only two being one-story (32764 PCH and 32752 PCH).

Neighborhood character compatibility is further supported by the project's restrained exterior material and color strategy (as shown on the approved façade palette on Sheet G.0.01, A.2.200, and A.2.201), including muted earth-toned finishes and façade articulation/screening elements that

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introduce depth and shadow to break up large wall planes and reduce contrast with the surrounding coastal landscape. Existing vegetation and landscaping along the PCH corridor and within the developed context contribute to partial screening of the proposed structure from certain public vantage points, and the project is conditioned to comply with approved landscape and vegetation measures.

For context, a previously approved CDP was issued by the California Coastal Commission (CCC) on the subject parcel for a taller residence at 28 feet, but that CDP has since expired. However, it demonstrates that the site has previously been evaluated for residential development potential in this general height range. The current proposal is independently evaluated under the City's certified LCP and current site conditions and is limited to 23 feet, 1 inch, which is lower than the previously approved maximum.

Accordingly, for the reasons stated above, the project is not anticipated to adversely affect neighborhood character.

3. LIP Chapter 6 requires maximum feasible protection of significant public views. Based on site visits and story pole verification, the project would not create a skyline or ridgeline intrusion from key public viewpoints because the maximum visible envelope remains below the ocean horizon line, is visually contained within the developed foreground, and provides an onsite public view corridor through the subject parcel. While portions of the structure may be visible from certain locations, the panoramic coastal vista and horizon remain visually dominant. Conditions of approval are included in the resolution requiring substantial conformance with approved materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. With intervening topography, existing development, existing vegetation screening, and compliance with conditions, the project provides maximum feasible protection to significant public views.

4. The project, as conditioned, is required to comply with all applicable State and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, such as the LACFD. Construction shall comply with applicable building and fire codes, approved plans, and all permit conditions, and shall incorporate required recommendations and mitigation measures identified through applicable City reviews and consultant reports.

5. As described in Finding 2 of this section, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar height and scale. The proposed residence is being constructed with 2 stories and a floor area of 5,202 square feet. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. The project is not proposing remedial grading. Therefore, this finding does not apply.

7. City records reflect that properties located along Encinal Canyon Road have established Primary View Determinations pursuant to MMC Section 17.40.040(A)(17), including, but not limited to, 32933 Calle De La Burrita (PVD 12-092), 32918 Calle De La Burrita (PVD 18-018), 4755 Avenida Del Mar (PVD 16-007), and 4711 Avenida Del Mar (PVD 12-032). These properties are located approximately 1,000 feet from the project site and are situated at a higher

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elevation relative to PCH. Although the proposed project is within the broader viewshed from these properties, story pole verification and elevation analysis demonstrate that the proposed structure remains below the protected ocean horizon line and does not project into or obstruct visually impressive scenes from the designated main viewing areas of the identified PVDs. Additionally, the Planning Division did not receive any notification from PVD recipients following story pole installation. Accordingly, the project complies with MMC Section 17.40.040(A)(17).

Based on the visual analysis, including site visits, story poles, and visual documentation, the Planning Division concluded that the portion of the residence exceeding 18 feet is not expected to obstruct visually impressive scenes of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence, as defined in MMC Section 17.40.040(A)(17). Accordingly, the project satisfies the supplemental view finding required for height in excess of 18 feet.

8. As discussed in Section A, the proposed project is consistent with the LCP in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area. The proposed residence is consistent with the site's residential land use designation and the General Plan and LCP framework for coastal residential development, including implementation of development standards intended to maintain community character and protect coastal resources. The project is sited on an existing building pad, and the plan set reflects site-sensitive placement and setbacks that reduce landform alteration and visual prominence from the public corridor while avoiding constraints such as easements and minimizing impacts to sensitive resource areas (including ESHA where applicable). No protected trees are present on the project site. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

9. The project site is located within an established residential neighborhood characterized by similarly scaled single-family development with comparable setbacks and building massing. The proposed residence has a flat roof form with a maximum height of 23 feet, 1 inch. Based on the structure's placement on the lot and proposed side-yard setbacks, the project is not anticipated to result in a substantial reduction of solar access to adjacent residences or associated outdoor use areas.

The only potentially sensitive property is the east-adjacent parcel at 32826 Pacific Coast Highway (fire rebuild). The proposed residence is setback approximately 23 feet, 9 inches from the adjacent structure and is comparable in height. Given this separation and relative building scale, substantial solar access impacts are not anticipated.

No nearby property owners have submitted correspondence indicating the proposed residence would adversely affect solar access. Therefore, the project does not affect solar access.

10. SPR No. 23-035 is requested to allow a maximum structure height above 18 feet, up to 23 feet, 1 inch for a flat roof. The additional height above 18 feet is achieved through the building's vertical design within the approved building envelope and does not expand the development footprint, grading limits, or area of site disturbance compared to a structure designed to meet the 18-foot height limit.

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The residence remains sited on the previously disturbed/graded building pad on the flatter portion of the parcel, and the siting relative to mapped biological resources remains unchanged. As proposed, the residence is designed to remain over 100 feet from the mapped stream ESHA and the height increase does not require relocation of the structure toward sensitive areas, nor does it require disturbance of wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the height increase does not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project.

Therefore, approval of the SPR request for increased height will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

11. The subject parcel is not located on the beach or top of a coastal bluff. As such, the project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding does not apply.

D. Minor Modification for a Reduced Front Yard Setback (LIP Section 13.27)

1. As discussed under Section A, Finding 1, the project has been reviewed for conformance with the LCP and implementing MMC standards. The requested front yard setback reduction is intended to accommodate site constraints and to facilitate compliance with other applicable development standards, including avoidance and/or minimization relative to steep slopes and ESHA. With conditions, the project is consistent with the policies and provisions of the LCP and MMC.

2. The proposed project, as designed and conditioned, does not adversely affect neighborhood character. All proposed development within the front yard are allowable projections within the front yard setbacks and in conformance with the LCP and MMC. The neighboring parcels to the west (32860 PCH) and south (32852 PCH) of the subject parcel are developed with single-family residences. The neighboring east parcel (32826 PCH) is currently in reconstruction following the Woolsey Fire and will be completed with a 10-foot front yard setback and a 24-foot height. This segment of PCH has an established pattern of variable setbacks and, as proposed, the subject residence would be setback 56 feet, 9 inches from the front property line, and well behind the nearer building lines that exist/are being reconstructed in the immediate vicinity. Mature vegetation and required landscaping would also provide visual screening of the proposed structure from public view on PCH. The reduced setback also supports reduced landform alteration and shifting development away from sensitive areas on the eastern portion of the subject parcel. Therefore, the proposed 13% reduction of 8 feet, 3 inches to the front yard setback is consistent with the established residential context and not anticipated to adversely affect neighborhood character.

3. As previously discussed in Section A, the proposed project complies with all applicable requirements of State and local law. The project has been reviewed by all applicable City and County departments for conformance local and state laws.

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E. Environmentally Sensitive Habitat Area Overlay Findings (LIP Chapter 4)

1. As noted previously in this report, unique characteristics exist on the subject property that limit development. The subject parcel contains stream ESHA at the southern tip of the property and is subject to a required 100-foot ESHA buffer. While the project's structural development has been sited on the upper disturbed pad near PCH and outside the stream ESHA and buffer, fuel-modification associated with any residential development on this parcel necessarily extends into the required buffer due to the stream's location relative to the parcel's buildable area and the required fire-safety fuel-modification zones. In addition, required fuel-modification areas for the project overlap existing fuel-modification areas associated with surrounding residences. Therefore, absent discretionary relief for required fuel-modification within the buffer (and limited overlap within the stream channel), strict application of the ESHA overlay standards would preclude reasonable residential use of a parcel that is otherwise zoned for a single-family residence. There is no way for the subject parcel to be developed without the fuel modification, as described above. Therefore, strict adherence to the ordinance would not allow construction of a residence on the subject parcel.

2. As previously stated in Section A, the proposed project is consistent with all applicable provisions of the LCP, including LIP Section 4.7. As analyzed in this staff report, the project conforms to all applicable LCP standards, except that required fuel modification extends into the stream ESHA buffer and includes limited overlap with the stream channel, requiring discretionary relief. The project is designed to avoid and minimize ESHA effects by clustering new structural development on an existing disturbed pad outside ESHA and its buffer, limiting ESHA-adjacent activities to the minimum necessary for fire safety and existing access, and incorporating ERB recommendations through conditions of approval. The proposed project also complies with LIP Section 4.7.1 development-area limitations applicable to ESHA-constrained parcels, with a development area of approximately 9,981 square feet (maximum 10,000 square feet). Additionally, the proposed development is subject to ESHA mitigation including habitat restoration, habitat conservation, or in lieu fees for habitat conservation. Finally, the project is conditioned to provide full mitigation for unavoidable ESHA and ESHA-buffer impacts consistent with LIP Section 4.8, including monitoring, performance standards, and reporting. With these measures, the project complies with the intent and operative provisions of LIP Chapter 4. Per the recommendation of the ERB, the applicant is conditioned to submit a Native Vegetation Protection Plan to identify native vegetation to be protected near the stream/riparian area and specify protective measures to be implemented during construction. Therefore, the proposed project complies with the provision of LIP Section 4.7.

F. Native Tree Protection (LIP Chapter 5)

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

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

1. Due to the project's location, intervening development, roadway orientation, and existing topography and vegetation, the proposed residence is not anticipated to be visible from nearby scenic roadways or public beach viewing areas in a manner that would result in a significant adverse scenic or visual impact. From PCH, the residence would be visible and would partially impede views through the subject parcel. Locating the structure entirely below the PCH road grade

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to eliminate visibility is not feasible due to site constraints, including the existing building pad elevation, steep slopes, and ESHA to the south. Therefore, consistent with LIP Chapter 6, the project maintains a minimum 20 percent public view corridor (31 feet, 10 inches) across the parcel to preserve a view window toward the ocean. The residence is set back on the parcel and designed with a flat roof form and articulated façades to reduce bulk and visual prominence within the developed foreground. While some view interruption occurs from this inland-facing lot, the required view corridor preserves bluewater views from the PCH corridor.

The proposed residence is visible from portions of El Pescador State Beach when viewed in the inland direction (away from the shoreline and primary ocean views). However, the structure does not obstruct or degrade the principal public coastal vista from the beach toward the Pacific Ocean. The project includes a restrained exterior material and color strategy intended to blend with the coastal setting and reduce contrast, and exterior lighting is proposed to be low-glare and site-appropriate to minimize nighttime visibility.

Accordingly, based on the above analysis, the project as proposed is not expected to result in significant adverse scenic or visual impacts to areas visible from scenic roads or public viewing areas, consistent with LIP Section 6.5.

2. As conditioned, the project will not have significant adverse scenic or visual impacts. Conditions of approval require the project to be constructed in substantial conformance with the approved plans and include measures that ensure ongoing protection of public views and avoidance of avoidable visual effects, including but not limited to: view corridor implementation and maintenance, landscaping limitations/maintenance, exterior materials and colors, and exterior lighting requirements to comply with LIP Chapter 6 standards. With these conditions, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

3. As previously discussed in Section A, Finding 3, the project is the least environmentally damaging feasible alternative.

4. The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

5. The subject property is visible from PCH, Encinal Canyon Road, and El Pescador Beach; however, the proposed structure will not block prominent views that are visible from this scenic road, or other public viewing areas, per LIP Section 6.8. The proposed building design is also stepped in appearance, with the highest portion of the roof located away from PCH at the north end of the building pad area, complying with LIP Section 6.5. The proposed project is both utilizing the flattest area of the site via the existing building pad, and also minimizing impacts to ESHA located to the south. As previously noted, the project is proposing a color that will harmonize with the surrounding environment and does not propose reflective materials. Therefore,

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the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

H. Transfer of Development Credits (LIP Chapter 7)

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

I. Hazards (LIP Chapter 9)

1. Analysis for potential hazards included review of the submitted geotechnical reports prepared by Gold Coast Geoservices, Inc., dated June 2, 2023, and addendum reports dated February 8, 2024, April 18, 2025, July 31, 2024, and November 19, 2024. The submitted geotechnical reports evaluate site constraints and identify engineering recommendations to address site-specific conditions. The hazard review considered seismic shaking and related secondary hazards (including liquefaction and earthquake-induced landsliding), groundwater considerations, and slope performance. Based on the submitted materials and review by the City's geotechnical consultant reviewers, the project site is not mapped within a liquefaction hazard zone or an earthquake-induced landslide hazard zone. The subject parcel is located upslope of and contiguous to a canyon located immediately south of the project site (approximately 271 feet from the southernmost edge of the existing building pad.). The subject parcel does not contain a coastal bluff. As addressed through applicable setback standards (LIP Section 3.6(F)) and geotechnical recommendations, the project is not anticipated to create adverse effects to slope stability or structural integrity. The geotechnical record indicates that the principal mechanism with potential to affect surficial slope performance is drainage and surface water management. Accordingly, project design and conditions require drainage and grading measures consistent with City Public Works and geotechnical peer review requirements to avoid concentrating runoff, undermining slopes, or increasing erosion potential. With these measures incorporated, the project would not increase instability associated with stormwater or surface drainage. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction, including foundations and grading. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading 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 proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and 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 and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

2. As stated in Section H, Finding 1, the project, as designed, conditioned, and approved by the City geotechnical consultant reviewers and City Public Works Department, does not have any significant adverse impacts on site stability or structural integrity from geologic or fire hazards due to the project design.

3. As previously stated in Section A, Finding 3, the project, as proposed and conditioned, is the least environmentally damaging alternative.

4. 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 geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Section A, Finding 3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading and land disturbance, construction on steep slopes, and a potential increase in encroachment into ESHA and ESHA buffer.

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

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J. Shoreline and Bluff Development (LIP Chapter 10)

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

K. Public Access (LIP Chapter 12)

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

a. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline and adequate vertical public access from PCH to the beach exists at El Pescador State Beach (200 feet west of the project site) and La Piedra State Beach (approximately 600 feet east).
b. Blufftop Access - The project site is not located on a coastal blufftop property nor connected to an existing or planned public blufftop public accessway. Adequate vertical public access from PCH to the beach, including blufftop access, exists at El Pescador State Beach (200 feet west of the project site) and La Piedra State Beach (approximately 600 feet east).
c. Trail Access - The project site does not include any existing or planned trails as

indicated on the LCP Park Lands Map; therefore, no condition for trail access is required by the LCP.

d. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at El Pescador State Beach and La Piedra State Beach; therefore, no condition for recreational access is required by the LCP.

No potential project-related or cumulative impacts on public access and/or recreation is anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act of 1976. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

L. Land Division (LIP Chapter 15)

1. 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. 23-073, VAR 25-019, SPR No. 23-035, and MM No. 24-005, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

Removal

a. Fuel modification, including vegetation management consistent with the approved Fuel Modification Plan and ERB conditions.

Construction

b. 5,202 square foot, two-story, single-family residence with 880 square-foot subterranean two-car garage, and 2,202 square-foot basement;
c. AOWTS;

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d. Non-exempt grading of approximately 440 cubic yards;
e. Driveway;
f. Hardscaping;
g. Pool and associated decks;
h. Up to 6 foot-high retaining walls for front driveway/fire lane and subterranean garage access;
i. Up to 6 foot-high perimeter fencing, with visual permeability above 42 inches; and
j. Landscaping and habitat restoration.

Discretionary Requests

k. VAR No. 25-019 for fuel modification encroachment into an ESHA buffer and stream ESHA;
l. SPR No. 23-035 for construction above 18 feet up to 23 feet,1 inch in height for a flat roof; and
m. MM No. 24-005 for a 13 percent reduction to the front yard setback (proposed 56 feet, 9 inches in lieu of the required 65-foot minimum).

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 6, 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 requirements of the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works

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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 MMC and the LCP. 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, 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;

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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.

Fencing/Walls/Screening

22. 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).

23. 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.

24. 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.

25. 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.

    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.

26. Fencing or walls are prohibited within areas designated as ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit free passage of wildlife shall be prohibited in any wildlife corridor.

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27. 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.

View Corridor

28. Pursuant to LIP Section 6.5(E)(2)(e) and in order to ensure the protection of scenic and visual resources, the applicant is required to maintain:
    a. A view corridor between the northwest property line and 31 feet, 10 inches to the east, extending southerly for the length of the property.
    b. No portion of any structure shall extend into the view corridor above the elevation of the adjacent PCH road grade.
    c. Fences should be located away from the road edge and fences or walls shall be no higher than the adjacent road grade of PCH. 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 the view corridor shall include only low-growing species with native vegetation types that have a maximum growth height at maturity and will not obscure or block bluewater views from the PCH road grade.
    e. Existing vegetation shall be removed, or trimmed and maintained in perpetuity so as not to extend above the PCH road grade.
    f. If at any time the property owner allows the view corridor to become impaired or blocked, it would constitute a violation of this CDP and the Coastal Act and be subject to all civil and criminal remedies.

Demolition/Solid Waste

29. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Community Development Department. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

30. 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.

Construction / Framing

31. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, onsite and not within the PCH public right-of-way. 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.

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

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

34. 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.

35. 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 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.

36. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the highest roof member elevation, lowest finish floor elevation and elevation of centerline of PCH. 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.

37. 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.

Biology/Landscaping

38. 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.

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

40. Prior to or at the time of a final inspection by the Planning Division, 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.

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

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

43. All new and existing vegetation forming a view impermeable condition (hedge) serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below a height of six feet. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

44. 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).

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

46. Grading shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct grading activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

47. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of 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.

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

49. 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.

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50. Pursuant to LIP Section 4.7.1, the allowable Development Area, as defined in LIP Section 2.1, is limited to 10,000 square feet due to fuel modification encroachment into ESHA buffer and stream ESHA.

51. Pursuant to LIP Section 4.8.1, all new development shall include mitigation for unavoidable impacts to ESHA from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. The proposed project will result in 0.044 acres partial impacts (Fuel Modification Zone C). The project will also result in fuel modification impacts to the stream buffer: 0.30 acres of the buffer are in Zone B and 1.13 acres are in Zone C. One of the following three Habitat Impact Mitigation methods shall be required: (1) habitat restoration; (2) habitat conservation; or (3) in-lieu fee for habitat conservation. The CDP shall include conditions setting forth the requirements for habitat mitigation. Prior to final plan check the applicant shall provide either a detailed restoration plan, a habitat conservation plan, or evidence of payment of in lieu fees to the Santa Monica Mountains Conservancy.

52. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the ESHA, except as expressly authorized by this approval per VAR No. 25-019 and habitat restoration/enhancement required by associated conditions of approval.

53. If future LACFD requirements necessitate fuel modification beyond the property boundary, a minimum 20 foot no-disturbance buffer shall be maintained on either side of the stream.

Fire Department/Fuel Modification

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

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

Public Works

56. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4:1
    c. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

57. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

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58. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3. A note shall be placed on the project that addresses this condition.

59. 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 is 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.
    h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

60. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

61. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These

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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.
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

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62. 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.

63. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control BMP's that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

64. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate

Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

a. Site Design BMP's
b. Source Control BMP's
c. Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
d. Drainage Improvements
e. A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
f. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
g. The WQMP shall be submitted to Public Works 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.

65. The consulting engineer shall sign the final plans prior to the issuance of permits.

66. All final plans including but not limited to, the grading and drainage plan shall be reviewed and approved by the City Public Works Department.

Geology

67. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of permits.

68. 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

69. The final architectural, grading and landscape plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

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70. 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.

    a. The final architectural plans must show 5 bedrooms / 75 drainage fixture units (DFU), or otherwise indicated by the OWTS designer in the final design report.
    b. Show and label all drainage fixtures on the final floor plans.
    c. Sheet A1.01 of the architectural plans depicts an outdoor sink. Per the 2016 California Plumbing Code, stormwater shall not be drained into sewers intended for sanitary drainage (1101.3). All outdoor fixtures must be covered by a permanent cover to decrease uncontrolled flow into the OWTS. Revise the plans, accordingly, and submit for review.

71. 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.

    a. The OWTS Designer references water closets to be computed as 3 DFU. Project plans must show NEOREST AS Dual Flush Toilet, 1.0 GPF / 0.8 GPF.

72. A final 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 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.

73. 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 (when applicable), 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).

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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. 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.

74. 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."

75. All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

77. 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.

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78. 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 OWTS shall be submitted prior to Environmental Health approval. Please note only original "wet signature" documents are acceptable.

79. 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 City of Malibu Environmental Health Administrator.

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

81. City of Malibu geotechnical reviewer final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

83. City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

84. 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.

85. In accordance with the 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.

Swimming Pool / Spa / Water Feature

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

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

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

89. 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:

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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)

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

91. 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.

92. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Water Service

93. 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.

Prior to Occupancy

94. 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.

95. 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.

96. Prior to final Planning Division 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 the Landscape Water Conservation Ordinance (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.

97. Prior to 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.

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98. 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.

Colors and Materials

99. The project is visible from scenic roads or public viewing areas, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the 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.

100. 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.

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

Environmental Review Board Conditions

102. ERB Habitat, Restoration, and Landscaping: Prior to issuance of any grading or building permit, the applicant shall submit for approval by the City Biologist, an ERB Habitat/Restoration/Landscape Package implementing ERB Recommendations 1, 2, 6, 7, and 8 dated December 17, 2025 (including native vegetation protection near stream, restoration opportunity measures, monarch-supportive and winter nectar landscaping, canopy/shade enhancement, and native slope stabilization/County coordination as applicable). Approved measures shall be implemented and maintained.

103. Fuel Modification, Zone B Management, and Coordination: Prior to issuance of any permit authorizing vegetation clearance/fuel modification and prior to commencement of any fuel modification work, the applicant shall submit for approval by the City Biologist (and LACFD as applicable), a Fuel Modification and Vegetation Management Plan implementing ERB Recommendations 3, 4, and 5 dated December 17, 2025 (including plan specificity, neighbor coordination, vegetation inventory/management between parcel and stream, and Zone B management). No fuel modification shall occur until the plan is approved.

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Deed Restrictions

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

105. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to erosion, landslides, or other hazards associated with development upslope from a canyon, 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.

106. 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 of Approval Nos. 14 through 21. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

107. The property owner is required to execute and record a deed restriction stating that as part of the project, a view corridor of 20 percent (31 feet, 10 inches) of property width shall be established and maintained, as stipulated in Condition No. 28 shall be specifically identified in the deed restriction, including an exhibit that represents the area of the view corridor on the property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

Fixed Conditions

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

109. 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.

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

PASSED, APPROVED AND ADOPTED this 16th day of March 2026.

ELIZABETH RIDDICK, 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 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. 26-11 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 16th day of March 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

DRAFT

PACIFIC COAST HIGHWAY

32832 PACIFIC COAST HWY,
MALIBU, CA, 90265



Received

February 6, 2026

Planning Division

STUDIO ARTHUR CASAS
© Studio Arthur de Mattos Casas Arquitetura Design 2020
DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO BFK ARCHITECTS
3. CHECK MEASUREMENTS ON THE CONSTRUCTION SITE. CONTACT DESIGN ARCHITECT IF IN DOUBT.
4. MEASUREMENTS AND LEVELS INDICATED ARE FINISHED AND IN **FEET AND INCHES**, UNLESS INDICATED OTHERWISE. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE. DIMENSIONS TAKE PRECEDENCE. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
5. FOR MATERIAL SPECIFICATIONS, REFER TO THE SPEC SHEET AND FINISH SCH. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.
6. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

PROJECT INFORMATION

ADDRESS:

32832 PACIFIC COAST HWY
MALIBU, CA 90265

LEGAL DESCRIPTION:

ASSESSOR'S PARCEL #: 4473-017-023

ZONE: RR2

OCCUPANCY: GROUP R-3, U-1 GARAGE
TYPE OF CONSTRUCTION: TYPE V - NEW RESIDENCE

PROJECT DESCRIPTION:

TWO-STORY, SINGLE-FAMILY RESIDENCE, SEE ATTACHED GARAGE

A NEW 6.242 SQ. FT. SQUARE FOOT, TWO STORY SINGLE-FAMILY RESIDENCE, WITH A SUBTERRANEAN GARAGE AND BASEMENT, SWIMMING POOL, SPA DECK, HARDSCAPE, FENCING, GRADING, RETAINING WALLS, LANDSCAPE, ONSITE WASTEWATER TREATMENT SYSTEM. ALSO INCLUDED A 20%OF LINEAL FRONTAGE CONTINUOUS VIEW CORRIDOR; INCLUDING SITE PLAN REVIEW (spr) FOR HEIGHT OVER 18 FEET, BUT NOT TO EXCEED 24 FEET FOR A FLAT ROOF, A MINOR MODIFICATION FOR A 12.5% REDUCTION TO THE REQUIRED FRONT YARD SETBACK, AND A VARIANCE FOR ZONE C FUEL MOD INTO ESHA BUFFER

ARCHITECT OF RECORD

BFK ARCHITECTURE
BRIAN KNIGHT - PRINCIPAL
1337 LIDA ST
PASADENA, CA 91103
PHONE: 626.823.0150

DESIGN ARCHITECT

STUDIO ARTHUR CASAS
ARCHITECTURE & DESIGN
RUA ITAPOLIS, 818
01245-000
SÃO PAULO, SP, BRASIL
+ 55 11 2182-7524

SURVEYOR & CIVIL

Steve Opdahl Surveying
187 E. Wilbur Rd. Ste. 4
Thousand Oaks, CA 91360
805.495.6438 Fax: 805.435.811

STRUCTURAL ENGINEER

CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE LOS ANGELES, CA 90026
PHONE: 866.828.9608

LANDSCAPE ARCHITECT

JULIE FRIEDRICHSEN DESIGN
651 FAU BOULEVARD, BOCA RATON, FL 33431
PHONE: 818.991.1040
FAX: 818.991.0614

OWNER

Sun is Shining LLC
1401 McKinney St, #1700
Houston
TX 77010

GEOTECHNICAL ENGINEER

GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY
SUITE J
CAMARILLO, CA 93012
PHONE: 805.484.5070
FAX: 805.484.4295

MECHANICAL & PLUMBING ENGINEER & TITLE 24

ENERGYLOGICS ENGINEERS
225 E BROADWAY STE 101A,
GLENDALE, CA 91206
PHONE: 213.820.3683

ELECTRICAL ENGINEER

Energylogics
225 E Broadway Suite 101A, Glendale CA 91205

INTERIOR DESIGNER

STUDIO ARTHUR CASAS
RUA ITAPOLIS, 818 / 01245 - 000,
SAO PAULO, SP, BRASIL
PHONE: + 55 11 2182-7508

FIRE SPRINKLERS REQUIREMENTS:

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN SINGLE FAMILY DWELLINGS, INCLUDING ATTACHED GARAGES. (R309.6, R313.1, R313.2)

PROVIDE AND COMPLY WITH THE FOLLOWING APPLICABLE CODES:

THE DESIGN AND CONSTRUCTION OF THE BUILDING AND STRUCTURES SHALL CONFORM TO THE 2023 CALIFORNIA BUILDING STANDARDS CODE AS ADOPTED AND AMENDED BY THE CITY OF MALIBU. THE CALIFORNIA BUILDING STANDARDS CODE SHALL INCLUDE THE BUILDING CODE [BC]; PLUMBING CODE [PC]; MECHANICAL CODE [MC]; GREEN BUILDING CODE [GBC]; ELECTRICAL CODE [EC]; FIRE CODE [FC]; CALIFORNIA RESIDENTIAL CODE [CRC] AND ENERGY CODE [ENC]. THE DESIGN AND CONSTRUCTION SHALL ALSO INCLUDE ANY LOCAL, STATE, AND FEDERAL ORDINANCES, LAWS, RULES AND REGULATIONS THAT MAY BE APPLICABLE.

IMPERMEABLE SURFACES CALCULATIONS:

LOT AREA CALCULATED:

GROSS LOT	43,522 SQ. FT.
NET LOT (NET 1:1 SLOPES)	43,442 SQ. FT.
ALLOWABLE IMPERMEABLE SURFACE (30% NET)	13,032 SQ. FT.

PROPOSED IMPERMEABLE SURFACES

BUILDING FOOT PRINT	6.033 SQ. FT.
DRIVEWAYS	
UPPER	2499 SQ. FT.
LOWER	430 SQ. FT.
TOTAL DRIVEWAYS	2,929 SQ. FT.
PAVED AREAS	
ENTRY	100 SQ. FT.
REAR DECK	485 SQ. FT.
BDRM DECKS	104 SQ. FT.
POOL PERIMETER DECK	213 SQ. FT.
EXISTING STAIRS	93 SQ. FT.
LANDING	32 SQ. FT.
TRASH ENCLOSURE	94 SQ. FT.
TOTAL PAVED AREAS	1121 SQ. FT.
TOTAL PROPOSED IMPERMEABLE SURFACES	10,083 SQ. FT.
POOL	862 SQ. FT.
IMPERMEABLE PLUS POOL	10,945 SQ. FT.

PROJECT DATA:

LOT AREA CALCULATED:

LOT DEPTH; 333'-1 1/8"
REQ'D FRONT YARD SETBACK 20% = 66' (65' MAXIMUM)

REQUEST REDUCTION = 56'-9 3/4"
REQ'D REAR YARD SETBACK 15% = 49'-11"

LOT WIDTH; 123'-5 7/8"
TOTAL SIDE YARD SETBACKS 25% = 30'-10
REQ'D MINIMUM SIDEYARD SETBACK 10% = 12'-4"
REQ'D MAXIMUM SIDE YARD SETBACK 15%= 18'-6"

PROPOSED FRONT YARD SETBACK = 56'-9 3/4" (MM)
PROPOSED REAR YARD SETBACK = 233'-5 1/2"
PROPOSED SIDE YARD SETBACKS = 12'-4"
42'-8 3/4"
PROPOSED TOTAL SIDEYARD STBK = 55'-0 3/4"

SITE DATA;

GROSS SITE SQ. FTG;	43,522 SQ. FT.
EASEMENT	7,637 SQ.FT.
1:1 SLOPES	62 SQ. FT.
NET SITE;	35,823 SQ. FT.

ALLOWABLE TDSF
1st 1/2 ACRE
(21,780X17.7%) +1000 = 4855 sq. ft
2nd 1/2 ACRE
(35,823 -21,662) X 10% = 1414 sq. ft.

TDSF 6259 SQ. FT.

HOUSE SQUARE FOOTAGE

FIRST FLOOR	3212 sq. ft.
SECOND FLOOR	1989.3 sq. ft.
BASEMENT	3082

TOTAL 3082
-1000
2082
50%= 1041

TOTAL DEV SQ. FT. 6242 SQ. FT.

TWO-THIRDS CALCULATION

FIRST FLOOR =3212 sq.ft.
2/3 1ST FLR= 2141 sq. ft.
PROPOSED 2nd FLR= 1989 sq.ft.

PREMEABLE SURFACES ALLOWED

35,823 x30%=10,747 sq. ft. ALLOWED

DRIVEWAY 2929 SQ. FT.
MAIN HOUSE 6033 SQ. FT.
PAVED AREAS 1121 SQ.FT.
TOTAL 10,083 SQ. FT

POOL 862 SQ.FT.
TOTAL + POOL 10,945 SQ.FT.

DEVELOPMENT AREA:

REQUIRED DEVELOPMENT AREA: 10000 SQ.FT
PROPOSED DEVELOPMENT AREA: 9981 SQ.FT

FIRE FLOW - SINGLE FAMILY DWELLING
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION VB
VHFHSZ YES
SIZE OF LOT 1 ACRE
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 0 GPM
TOTAL FIRE FLOW REQUIRED 1250 GPM

R3 OCCUPANCY 6860 SQ.FT.
U OCCUPANCY 1323 SQ. FT.



VICINITY MAP

CONSULTANTS' FILES IN USE:

STRUCTURAL	
CIVIL	
LANDSCAPE	
PLUMBING / MECHANICAL	
ELECTRICAL	
MILLWORK	
LIGHTING DESIGN	
DESIGN ARCHITECT Studio Arthur Casas	LOCAL ARCHITECT BFK Architects

REVISION	DATE	ISSUE
01	02.06.2026	PLANNING SUBMITTAL
00	03.11.2025	ISSUED FOR DESIGN

DISCIPLINE
ARCHITECTURE

SEQUENCE
SE/ RA - PCH

G.0.00

DD R01

DRAWN BY
AC

CHECKED BY
MANAGER Checked

SCALE
INDICATED

BRASIL - SÃO PAULO
Rua Itapolis, 818 - 01245-000 - São Paulo
55.11.2182-7500 / info@arthurcasas.com

USA - NEW YORK
ny@arthurcasas.com

NOT RELEASED FOR CONSTRUCTION.

ATTACHMENT 2

All ideas, drawings, sketches, and plans indicated or represented by this drawing belong to and are the exclusive property of Studio Arthur de Mattos Casas Architecture Design - None of these ideas, designs, or plans should be used or disclosed in any person, firm, or corporation for any purpose without the written permission from Studio Arthur de Mattos Casas Architecture Design.

GENERAL NOTES

"DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.

"ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.

VERIFY DIMENSIONS ON-SITE.

FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.

DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.

ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.

DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.

DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.

ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT, ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.

IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

PROJECT INSTRUCTIONS

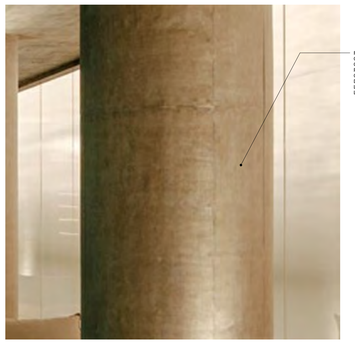
1. ALL DIMENSIONS SHOWN ON THE PLANS ARE BASED ON THE FINAL FINISH. VERIFY THE FINISH SPECIFICATIONS, AS DEFINED IN THE FINISHES PLAN, BEFORE EXECUTING THE WALLS AND SCREED. DIMENSION REFERENCES ARE PROVIDED IN THE CIVIL PLAN, WHILE THE SPECIFIC FINISH DETAILS TO BE CONSIDERED ARE OUTLINED IN THE FINISHES PLAN.
2. FOR ENLARGED PLAN SHEETS, ALWAYS CONSIDER TYPICAL DRAWINGS AS PART OF THE BROADER HOUSE CONTEXT. DOUBLE-CHECK ACCESS PANELS, LIGHTING, HVAC, AND ANY OTHER SPECIFICATIONS ON THE GENERAL SHEETS BEFORE EXECUTING.
3. ON THE CEILING PLAN, CONSULT THE DESIGN ARCHITECT, THE CONSULTANT'S DESIGN, LIGHTING DESIGN, HVAC, AND MEP FOR THE EXACT POSITIONING OF DIFFUSERS AND LUMINAIRES. IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT.
4. REGARDING ELECTRICAL, PLUMBING, AND HVAC SYSTEMS, ALWAYS CONSULT THE DESIGN ARCHITECT AND THE CONSULTANTS' PROJECT FOR THE EXACT POSITIONING OF ALL VISIBLE ELEMENTS (E.G., ELECTRICAL AND PLUMBING POINTS). IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT.
5. CONSULT ARCHITECTURAL DOCUMENTS AND THE APPROVED SHOP DRAWINGS FOR THE EXACT LOCATION OF ALL ELECTRICAL POINTS (VERTICAL AND HORIZONTAL) ON WALLS, FLOORS, AND CABINETRY. ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND THOSE OF SUPPLEMENTARY DISCIPLINES MUST BE COMMUNICATED TO THE DESIGN ARCHITECT BEFORE INSTALLATION.
6. ELECTRICAL AND PLUMBING POINTS IN AREAS WITH CUSTOM FURNITURE DESIGN, SUCH AS KITCHENS AND SERVICE AREAS, HAVE ESTIMATED POSITIONS. WAIT FOR THE FINAL OUTSOURCED CASEWORK PROJECT BEFORE PROCEEDING WITH INSTALLATION.
7. POSITION GENERAL SHUT-OFF VALVES ALWAYS BELOW THE COUNTERTOP, INSIDE CABINETS.
8. ALWAYS POSITION ELECTRICAL JUNCTION BOXES IN TECHNICAL AREAS OR CONCEALED WITHIN CABINETS.
9. ALWAYS CONSIDER THE THICKNESS OF WALL FINISHES TO ENSURE THE POSSIBILITY OF INSTALLING RECESSED BASEBOARDS. FOR DRYWALL WALLS, TWO SHEETS ARE REQUIRED. FINISH LAYERS SHOULD BE AT LEAST 1" THICK TO ALLOW FOR THE INSTALLATION OF THE 3/4" THICK RECESSED BASEBOARD.
10. FOR THE EXECUTION OF ACCESS PANELS, FOLLOW THE POSITIONING DEFINED IN THE CEILING PLAN. ANY CHANGES TO POSITIONING OR DIMENSIONS MUST BE VALIDATED WITH ARCHITECTURE. THE ACCESS PANEL MODEL MUST ALSO BE VALIDATED.
11. FOR THE HEIGHT OF MARKER LIGHTS AND WALL SCONCES, FOLLOW THE STANDARD MEASUREMENTS DEFINED BY THE DESIGN ARCHITECT. CONFIRM THE MODEL BEFORE INSTALLATION.
12. CONFIRM THE MODEL AND POSITION OF FLOOR OUTLETS WITH THE DESIGN ARCHITECT BEFORE EXECUTING THE SCREED. POSITIONS DEFINED IN THE PLAN MAY CHANGE DEPENDING ON THE FURNITURE SELECTION.
13. CHECK THE POSITIONING OF THE VENTILATION RISER TERMINALS FOR SEWAGE, AS THESE MUST NOT COINCIDE WITH HABITABLE AREAS.
14. PAY ATTENTION TO THE EXISTENCE AND MODEL OF HIDDEN DRAINS, ENSURING THAT NECESSARY RECESSES ARE ACCOUNTED FOR BEFORE WATERPROOFING.
15. A SAMPLE OF THE SPECIFIED PAINT MUST BE PROVIDED ON-SITE FOR THE DESIGN ARCHITECT'S TEAM TO VALIDATE BEFORE THE GENERAL PAINTING BEGINS.
16. AS A RULE, GROUT COLOR SHOULD BE AS CLOSE AS POSSIBLE TO THE COLOR OF THE RESPECTIVE COVERING. GROUTING SHOULD ONLY BEGIN AFTER THE GROUT SAMPLE IS APPROVED BY THE DESIGN ARCHITECT.
17. BEFORE INSTALLING FINISHES, VALIDATE THE LAYOUT DEFINED IN THE PROJECT WITH THE DESIGN ARCHITECT TEAM. THERE MAY BE DISCREPANCIES BETWEEN THE PURCHASED PRODUCT AND THE DESIGN. FOR AREAS WITHOUT A DEFINED LAYOUT, REQUEST GUIDANCE FROM THE TEAM.
18. BEFORE PURCHASING SANITARY FIXTURES AND FITTINGS, VALIDATE THE SPECIFICATIONS WITH THE DESIGN ARCHITECT.
19. CHECK THE SPECIFIED MODEL FOR ELECTRICAL FINISHES AS OUTLINED BY THE DESIGN ARCHITECT, AS THESE MAY DIFFER FROM THE STANDARD OF BUILT-IN BOXES.
20. CHECK FOR LEVEL DIFFERENCES BETWEEN FLOORS AS PER THE CIVIL PLAN AND FINISH DETAILS FOR FLOOR TRANSITIONS AS INDICATED IN THE FINISHES PLAN.
21. WATERPROOFING SYSTEMS MUST BE SPECIFIED BY A SPECIALIZED DESIGNER OR BY THE CONSTRUCTION COMPANY.
22. VERIFY WITH THE DESIGN ARCHITECT, MILLWORK, AND THE WINDOW COMPANY THE MODELS OF DOOR AND WINDOW FRAMES BEFORE PROCEEDING WITH PLASTERING.
23. AS A RULE, INTERIOR AND EXTERIOR FLOORS SHOULD BE LEVELED. ENSURE WATER DRAINAGE ON THE FLOOR AND IN THE WINDOW SYSTEM.
24. FOR THE JUNCTION BETWEEN TWO IDENTICAL MATERIALS, ALWAYS CONSIDER A 45º ANGLE. FOR THE JUNCTION BETWEEN TWO DIFFERENT MATERIALS, VERIFY THE JUNCTION DETAIL. IF NOT SPECIFIED, CONSULT THE DESIGN ARCHITECT TEAM.
25. FOR THE INSTALLATION OF ACCESSORIES SUCH AS TOWEL BARS, TOILET PAPER HOLDERS, BUILT-IN TRASH BINS, ETC., CONFIRM POSITIONING WITH THE DESIGN ARCHITECT.
26. IF SPECIFIED, FOR ELECTRIC TOWEL WARMERS OR INTELLIGENT TOILETS, CHECK THE PLACEMENT OF POINTS ACCORDING TO THE MANUFACTURER'S MANUAL.
27. CHECK EMBEDDED ITEMS IN WALLS (E.G., ARTWORKS, LIGHT FURNITURE) THAT MAY REQUIRE REINFORCEMENTS.
28. FOR THE EXECUTION OF STAIRS AND GUARDRAILS, ENSURE STRUCTURAL CONSENT FROM THE SPECIFIC SUPPLIER.
29. VALIDATE CURTAIN PELMET MEASUREMENTS WITH THE DESIGN ARCHITECT AFTER HIRING THE SUPPLIER. VERIFY THE POSSIBILITY OF MEETING ALL REQUIREMENTS FOR FULL RECESS INSTALLATION.
30. FOR AIR CONDITIONING UNITS, SENSORS, AND GRILLES, CHECK THE PROJECT FOR EMBEDDED SOLUTIONS AND FINISHES, PRESENTING PROTOTYPES.
31. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
32. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT; ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

SHEET ORDER STRUCTURE

SERIES	SUBJECT	DESCRIPTION
0000	**GENERAL DOCUMENTATION**	
A.0.000	COVER SHEET	GENERAL INFORMATION
A.0.100	SHEET INDEX, NOTES, LEGENDS, PERMITS ETC.	IMPORTANT NOTES FOR THE EXECUTION OF THE PROJECT AND MASTER LIST OF DRAWINGS.
A.0.200	SPEC LIST AND PRODUCT SPECS	DESCRIPTION OF FINISHES, FRAMES, SANITARY FIXTURES, METALS, ACCESSORIES, EQUIPMENT, AND CURTAINS.
1000	**CIVIL PLANS**	
A.1.000	SITE PLANS	REFERENCE PLAN SHOWING THE BUILDING'S LOCATION ON THE SITE.
A.1.100	CIVIL FLOOR PLANS	PLANS SHOWING FLOOR LEVELS, WALL POSITIONS, AND GENERAL DIMENSIONS.
A.1.200	LAYOUT/ FURNITURE FLOOR PLANS	ILLUSTRATIVE PLAN WITH SUGGESTIONS FOR THE FURNITURE LAYOUT.
A.1.300	FINISH FLOOR PLANS	PLANS INDICATING THE SPECIFIED FINISHES FOR EACH ROOM, INCLUDING FLOOR, WALL, BASEBOARD AND CEILING.
A.1.400	REFLECTED CEILING PLANS (RCP)	PLANS INDICATING CEILING FINISHES, SPECS AND DETAILS.
A.1.500	ARCHITECTURAL DRAINAGE PLANS (FOR REFERENCE)	MAP INDICATING DRAINAGE CONCERNS FOR REFERENCE ONLY. CHECK CONSULTANTS' PROJECT.
A.1.600	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 1000, TO BE INDICATED IN EACH DRAWING AT FURTHER DATE.
2000	**CIVIL SECTIONS AND ELEVATIONS**	SECTIONS AND ELEVATIONS WITH COMPLEMENTARY INFORMATION TO SERIES 1000.
A.2.000	GENERAL BUILDING SECTIONS	SECTIONS OF STRATEGIC AREAS OF THE PROJECT FOR BETTER VISUALIZATION.
A.2.100	PARTIAL BUILDING SECTIONS	ENLARGED SECTIONS OF STRATEGIC AREAS OF THE PROJECT FOR BETTER VISUALIZATION.
A.2.200	GENERAL BUILDING ELEVATIONS	ELEVATIONS FOR VIEWING THE FACADE, ITS ELEMENTS, AND FINISHES.
A.2.300	PARTIAL BUILDING ELEVATIONS	ENLARGED FOR VIEWING THE FACADE, ITS ELEMENTS, AND FINISHES.
A.2.400	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 2000, AS NUMBERED IN EACH PLAN.
3000	**CIVIL ENLARGED PLANS AND ELEVATIONS**	ENLARGED VIEWS OF ROOMS. SERIES TO BE USED DURING INSTALLATION EXECUTION.
A.3.000	RAMPS AND STAIRS	ADDITIONAL INFORMATION ON STAIRS AND RAMPS, INCLUDING HANDRAILS AND GUARDRAILS.
A.3.100	MEP ENLARGED PLANS AND ELEVATIONS	ENLARGED VIEWS OF ROOM WALLS, WITH CORRECT POSITIONING OF ELECTRICAL, PLUMBING, HVAC, AND LIGHTING POINTS IN RELATION TO FIXED AND MOVABLE FURNITURE. COMPLEMENTARY TO SERIES 3200.
A.3.200	WET AREA ENLARGED PLANS AND ELEVATIONS	ENLARGED VIEWS OF WET AREAS, INCLUDING SHOWER AND MIRROR VIEWS. COMPLEMENTARY TO SERIES 3100.
A.3.300	POOLS AND SPOOLS (SPA)	ENLARGED VIEWS OF POOLS AND SPAS, WITH LAYOUTS. CHECK FOR THE EXISTENCE OF A SPECIFIC PROJECT.
A.3.400	SAUNAS	ENLARGED VIEWS OF SAUNAS, WITH LAYOUTS. CHECK FOR THE EXISTENCE OF A SPECIFIC PROJECT.
A.3.500	ADDITIONAL SITE STRUCTURES	
A.3.600	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 3000, AS NUMBERED IN EACH PLAN.
4000	**DOOR, WINDOW AND PERM. ELEMENTS ENLARGED PLANS**	VIEWS AND DETAILS OF ALL WINDOWS AND DOORS. PACKAGE REQUIRED FOR CONTRACTING THE ITEMS.
A.4.000	DOOR, WINDOW AND PERMEABLE ELEMENTS MAP + SCHEDULE	WINDOW MAP WITH TAGS INDICATING WHICH NEED TO BE DETAILED IN SUBSEQUENT SERIES.
A.4.100	DOOR PLANS AND ELEVATIONS	ENLARGED VIEWS OF WOODEN DOORS AND METALWORK.
A.4.200	WINDOW PLANS AND ELEVATIONS	ENLARGED VIEWS OF GLAZED WINDOWS.
A.4.300	BRISE SOLEIL AND PERMEABLE ELEMENTS PLANS AND ELEVATIONS	ENLARGED VIEWS OF FAÇADE ELEMENTS SUCH AS BREEZES AND EXTERNAL PANELS.
A.4.400	SERIES DETAILS	DETAILS CORRESPONDING TO SERIES 4000, AS NUMBERED IN EACH PLAN.
5000	**MILLWORK, METALWORK AND STONEWORK**	ENLARGED VIEWS OF CUSTOM MADE CABINETRY, STONEWORK AND METALWORK ITEMS. PACKAGE REQUIRED FOR CONTRACTING THE ITEMS.
A.5.000	MILLWORK, METALWORK AND STONEWORK MAP + SCHEDULE	PLANS WITH TAGS INDICATING MILLWORK, METALWORK AND STONEWORK ITEMS.
A.5.100	MILLWORK ENLARGED PLANS, ELEVATIONS AND DETAILS	ENLARGED VIEWS OF LISTED MILLWORK ITEMS WITH DETAILS.
A.5.200	STONEWORK ENLARGED PLANS, ELEVATIONS AND DETAILS	ENLARGED VIEWS OF LISTED STONEWORK ITEMS WITH DETAILS.
A.5.300	METALWORK ENLARGED PLANS, ELEVATIONS AND DETAILS	ENLARGED VIEWS OF LISTED STONE ITEMS WITH DETAILS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
0000-GENERAL	
G.0.00	TITTLE SHEET
G.0.01	GENERAL NOTES
0001	
A.0.01	SURVEY
A.0.01a	SLOPE ANALYSIS EXHIBIT
A.0.01b	IMPERMEABLE SURFACES DIAGRAM
A.041	DEVELOPMENT SQF DIAGRAMS
1000 - SITE PLANS	
A.1.000	SITE PLAN
A.1.001	ENLARGED SITE PLAN
1100 - CIVIL PLANS	
A.1.100	GROUND FLOOR CONSTRUCTION PLAN
A.1.101	FIRST FLOOR CONSTRUCTION PLAN
A.1.102	BASEMENT CONSTRUCTION PLAN
A.1.103	ROOF PLAN
A.1.104	EXTERIOR LIGHTING PLAN
2000 - CIVIL SECTIONS AND ELEVATIONS	
A.2.000	BUILDING SECTIONS
A.2.001	BUILDING SECTIONS
A.2.200	BUILDING ELEVATIONS
A.2.201	BUILDING ELEVATIONS
C000	
CO.1	COVER SHEET
CO.2	COVER SHEET 2
C1.1	GRADING AND DRAINAGE PLAN
C1.2	DRIVEWAY PROFILE AND TYP. SECTION
C2.1	LSWPPP
C2.2	LSWPPP DETAILS
FD000	
FD1	FIRE DEPARTMENT PLAN
FD2	FIRE DEPARTMENT PLAN 2
FM000	
FM.1	TITLE SHEET
FM.2	SITE PHOTOS AND EXISTING MATERIALS
FM.3	LANDSCAPE PLAN AND FUEL MOD. NOTES
FM.4	SOIL MANAGEMENT REPORT
LI000	
LI-1	IRRIGATION PLAN, NOTES & LEGEND
LI-2	HYDRO. PLAN & MWELO WATER BUDGET CALC.
LI-3	IRRIGATION DETAILS
LI-4	CONTROLLER CHART, FORMS & CERTS.



Façade Reference Color Palette
12" = 1'-0"

CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER

SECTION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER

KEYNOTE — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; BASEBOARD FINISH; CEILING FINISH; FLOOR FINISH; WALL FINISH

LEVEL SYMBOLS — FINISHED LEVEL

LEVEL SYMBOL IN SECTION — FINISHED LEVEL

ENLARGED PLAN CALLOUT — DRAWING NUMBER

DETAIL CALLOUT — SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4" TYP.

WINDOW TAGS — TYPE MARK

DOOR TAG — TYPE MARK

LOUVER TAG — TYPE MARK

BRISE-SOLEIL TAG — TYPE MARK

CEILING ACCESS PANEL (SEE RCP)

CENTER LINE

START ALIGNMENT PATTERN

GENERAL CODES LEGEND

CODE	DESCRIPTION
ML	MILLWORK- ELEMENTS MADE IN WOOD TO BE DETAILED BY DESIGN ARCHITECT FOR CONSULTANTS FURTHER DEV.
SW	STONEWORK- ELEMENTS MADE IN STONE AND MARBLE TO BE DETAILED BY DESIGN ARCHITECT FOR CONSULTANTS FURTHER DEV.
MW	METALWORK- ELEMENTS MADE IN METAL TO BE DETAILED BY DESIGN ARCHITECT FOR CONSULTANTS FURTHER DEV.
PF	PLUMBING FIXTURES PER SCH.
PA	PLUMBING ACCESSORIES PER SCH.
EQ	ELECTRICAL EQUIPMENTS PER SCH.
GR	GUARD RAILS TO BE DETALED BY DESIGN ARCHITECT
SH	SHUTTERS, SHADES, BLINDS, AND OTHER SIMILAR CUSTOM PRODUCTS
SK	SKYLIGHTS
AP	ACCESS PANELS AND TRAPDOORS TO BE DETAILED BY DESIGN ARCHITECT
DR	DOORS PER SCH. AND ARCHITECTURAL DETAILS
GL	GLASS WINDOWS, PARTITIONS AND GLAZING PER SCH. AND ARCHITECTURAL DETAILS
LV	LOUVERS PER SCH. AND ARCHITECTURAL DETAILS
PE	CUSTOM PERMEABLE AND SEE-THROUGH ELEMENTS PER SCH. AND ARCHITECTURAL DETAILS

FINISH CODES LEGEND

CODE	DESCRIPTION
△	**WALL FINISHES**
W1	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X120
W2	STO COLOR CODE 31336; STOLIT 1.5+ LIMESTONE
W3	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X270
W4	FLAT WOODEN PANEL, REF. XSURFACES BOUTIQUE BC202 PRESTIGE DEV. BY MILLWORK CONSULT. AND APPROVED BY SAC
W5	XSURFACES BOUTIQUE BC202 PRESTIGE 10 1/4" W OR SIM. DEV. BY MILLWORK CONSULT. AND APPROVED BY SAC
W7	ECOOUTDOOR NATURAL IRREGULAR STONE - BODEGA MODEL
W8	CONCRETE PANEL FAÇADE- TBD BY DESIGN ARCH.
W9	CYCLOPIC/ MONOLITHIC CONCRETE - TBD BY DESIGN ARCH.
W10	STONE WALL TBD BY ID - CONFIRM W/ DESIGN ARCH.
◯	**FLOOR FINISHES**
F0	GRASS OR NATURAL GRADING; SEE LANDSCAPING PROJECT
F1	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X120
F2	MIRAGE ELYSIAN EY09 GOLD CATALAN NATURAL 120X270
F3	UNCOURSED FLAGSTONE PER QC. TO BE APP. BY SAC
F4	CIMENTITIO/S HIGH TRAFFIC FLOOR WITH EPOXI PAINT RAL 7038 NON GLOSSY
F5	CUSTOM EXTERIOR DECKING TO MATCH BC202 - 11"W; MISMATCHED FIN, SAMPLE TO BE APPROVED BY SAC
F6	XSURFACES BOUTIQUE BC202 PRESTIGE 10 1/4" W. SAME AS W5
F7	STONE FLOORING TBD BY ID - CONFIRM W/ DESIGN ARCH.
F8	POOL AGGREGATE DIAMOND BRYTE OYSTER QUARTZ BY SGM
□	**CEILING FINISHES**
C1	CYPSUM BOARD CEILING WITH STO 32136; WR AND/OR FR WHEN NEEDED - SEE RCP TO DIFFERENCIATE W/ C4
C2	WOODEN BOARDS 10 1/4" W. SAME AS W5
C3	CYPSUM BOARD WITH PAINTING - REF. WHITE DOVE MATTE. WR AND/OR FR WHEN NEEDED - SEE RCP TO DIFFERENCIATE W/ C1
◯	**BASEBOARD FINISHES**
B-	NO BASEBOARD; DIRECT WALL/ FLOOR JOINT
B1	INVERTED METAL "L" ANGLE PER DETAILS; SAME FINISH AS ADJACENT WALL
B2	SAME TILE AS FLOOR FLUSH FINISH W/ WALL; PER ARCH. DETAIL

HYDRAULIC LEGEND

FOR REFERENCE ONLY. SEE CONSULTANTS PROJECT PRIOR TO EXECUTION AND NOTIFY DESIGN ARCHITECTURE TEAM IF THERE DISCREPANCIES

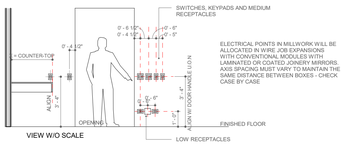
SYMBOL	DESCRIPTION
	COLD WATER SOURCE
	HOT WATER SOURCE - MIND THE FACT ISLAND SHALL NOT HAVE GAS SUPPLY
	SEWAGE/ WASTERWATER LOCATION

ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

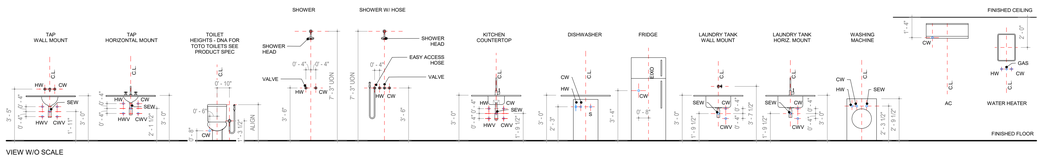
1. CHECK MEASURES ON THE CONSTRUCTION SITE.
2. MEASURES AND LEVELS IN METERS, UNLESS INDICATED OTHERWISE.
3. MEASURES AND LEVELS INDICATED ARE FINISHED, UNLESS INDICATED OTHERWISE.
4. DO NOT TAKE MEASUREMENTS FROM THE PLAN WITH A RULER OR SCALE.
5. FOR MATERIAL SPECIFICATIONS, REFER TO THE DESCRIPTIVE MEMORANDUM.

SWITCH & RECEPTACLE LOCATIONS



VIEW W/O SCALE

HYDRAULIC TYP. LOCATION LEGEND - CHECK ALL PRODUCT SPECS BEFORE EXECUTION AND NOTIFY DESIGN ARCHITECT OF DISCREPANCIES



VIEW W/O SCALE

00 02.06.2026 ISSUE FOR PERMIT
REVISION DATE DESCRIPTION

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

G.0.01

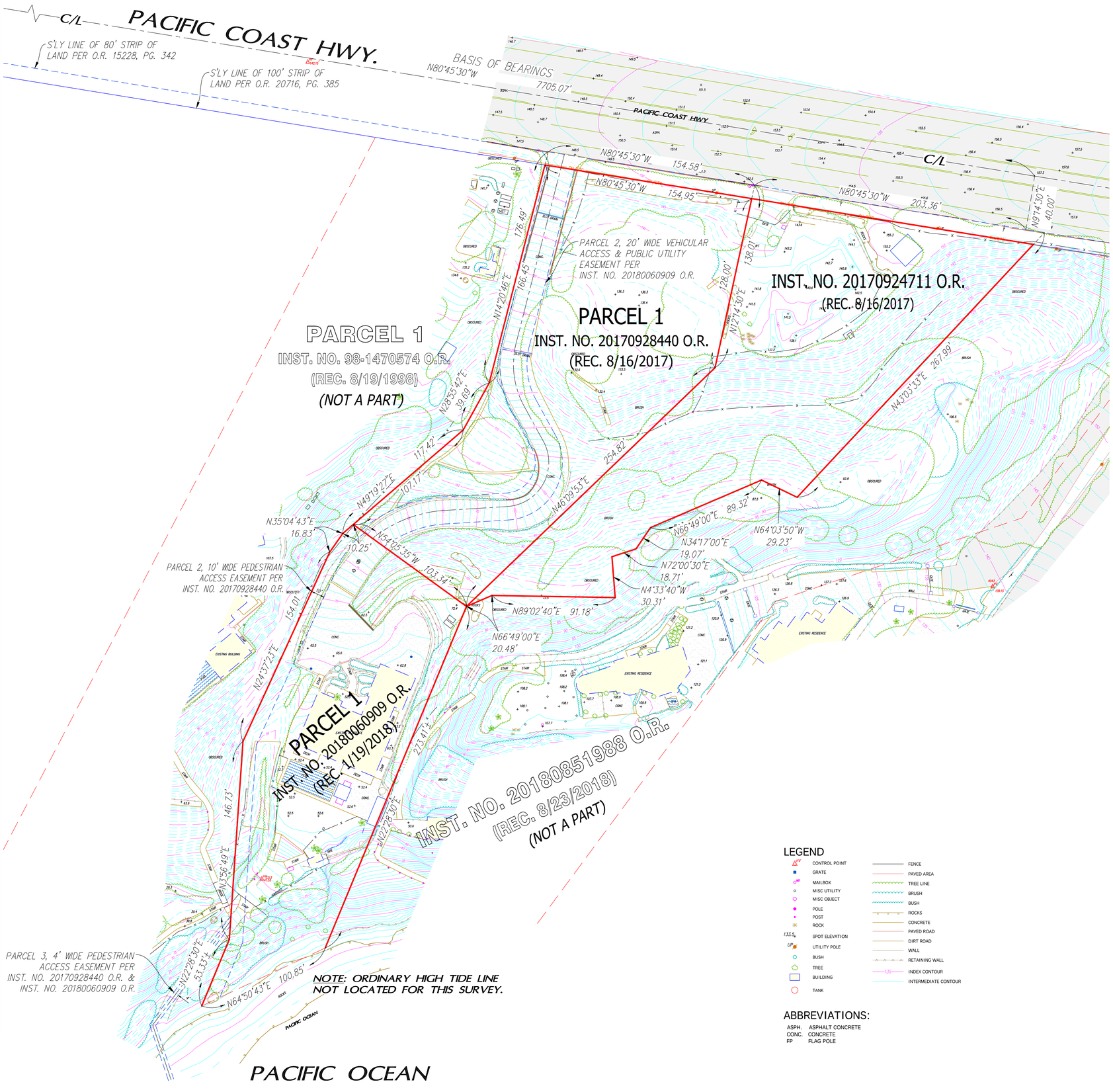
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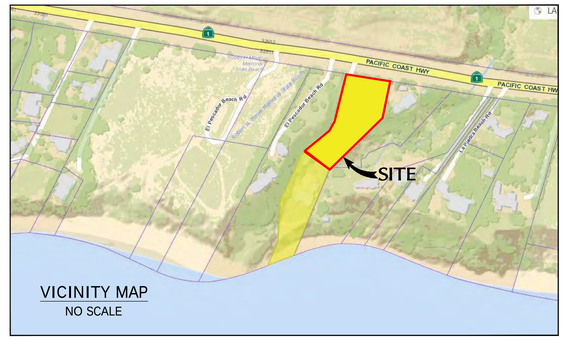
DRAWN BY
PAGE
GENERAL NOTES

MANAGEMENT
TF

DATE
02.06.2026

SCALE
PER DRAWING





VICINITY MAP
NO SCALE

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY DON READ CORPORATION, WITH 1 FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY FLOWN 6/19/2019.

NOTE:

1. THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS A PART OF THIS WORK.
2. THE SUBJECT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND ARE FOR GRAPHICAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION TIES. THE BEARINGS AND DISTANCES SHOWN ALONG THE SUBJECT PROPERTY LINES ARE ALSO FOR GRAPHICAL PURPOSES ONLY. CHRIS NELSON & ASSOCIATES DID NOT PERFORM A BOUNDARY RESOLUTION. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.
3. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
4. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
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.
6. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON EXCEPT FOR THOSE CALLED OUT IN THE CURRENT VESTING DEEDS THAT ARE NOTED HEREON.
7. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BASIS OF BEARINGS:

THE BEARING OF N 80°45'30" W OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON THE RECORD OF SURVEY MAP, RECORDED IN R.S. 116, PG. 6, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

B.M. NO. DY9087 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

RDBM TAG IN W END C. B. 24.4M(80') E/O C/L DRWY TO HSE #33333 PACIFIC COAST HWY 12M(39') N/O C/L & 644M(0.4MI) W/O DECKER RD @ MI MKR #60.28

ELEVATION = 115.636 FEET (QUAD YEAR 2008)

LEGEND

- CONTROL POINT
- GRATE
- MAILBOX
- MISC UTILITY
- MISC OBJECT
- POLE
- POST
- ROCK
- SPOT ELEVATION
- UTILITY POLE
- BUSH
- TREE
- BUILDING
- TANK
- FENCE
- PAVED AREA
- TREE LINE
- BRUSH
- BUSH
- ROCKS
- CONCRETE
- PAVED ROAD
- DIRT ROAD
- WALL
- RETAINING WALL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

ABBREVIATIONS:

ASPH.	ASPHALT CONCRETE
CONC.	CONCRETE
FP	FLAG POLE

N

30' 15' 0' 15' 30' 60'

GRAPHIC SCALE
SCALE: 1"=30'

DATED: 10/30/2020

PROFESSIONAL LAND SURVEYOR
CHRIS D. NELSON
No. 6385
STATE OF CALIFORNIA

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:
RIEHL CONSTRUCTION CONSULTING, LLC

AERIAL PHOTOGRAMMETRIC SURVEY

PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, BK. 1, PG. 407 ET SEQ., OF PATENTS

32852, 32826 &32832 PACIFIC COAST HIGHWAY, COUNTY OF LOS ANGELES

REVISION NOTES		
DESCRIPTION	DATE	BY

JOB NO. 19-4978-01

SCALE: 1" = 30'

DATE: OCT., 2020

DRAFTED: DPR

SHEET NO.

A.0.01

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area*	Color
1	Horizontal	5.0:1	21740±	
2	5.0:1	4.0:1	5719±	
3	4.0:1	3.0:1	4424±	
4	3.0:1	2.5:1	1872±	
5	2.5:1	1.0:1	9665±	
6	1.0:1	0.0:1	102±	

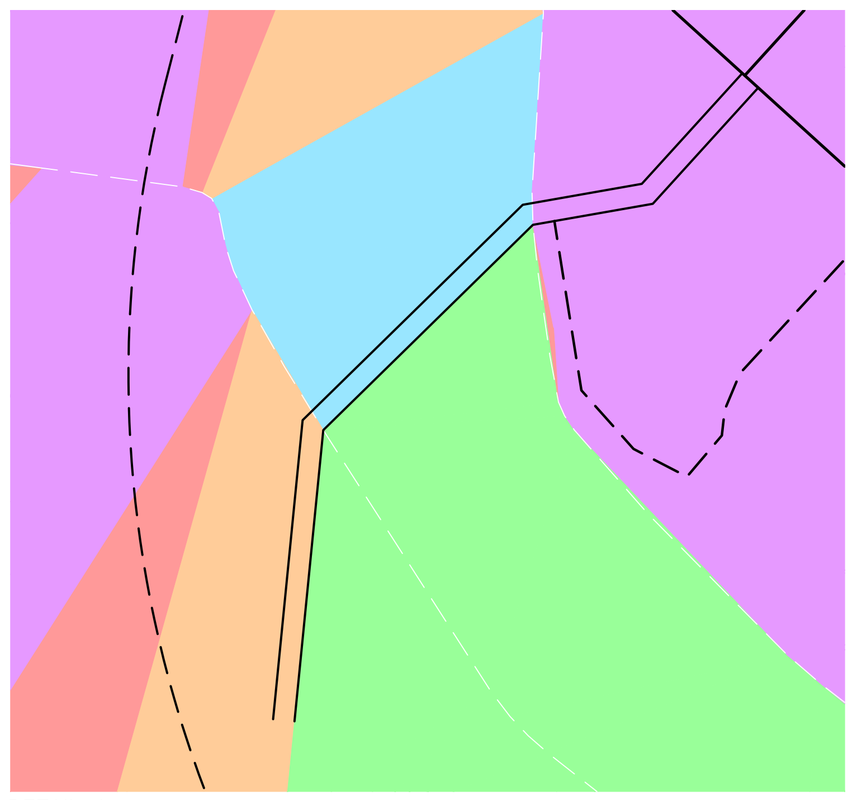
* INCLUDES SLOPES WITHIN EXISTING EASEMENT. UNITS: SQUARE FEET

SITE AREA CALCULATION:
GROSS: 43,522± SF
EASEMENT: 7,637± SF
1:1 SLOPE: 62± SF (OUTSIDE OF EASEMENTS)
NET: 35,823± SF

STRUCTURE SIZE CALCULATION:
UP TO ½ ACRE: 21,780 x 0.177 + 1,000 = 4,855 SF
½ TO 1 ACRE: (35,823 – 21,780) x 0.1 = 1,410 SF
TOTAL ALLOWABLE: 6,265 SF
EXISTING: 0
REMAINING: 6,265 SF

TOPOGRAPHY AND BOUNDARY SHOWN WAS PROVIDED BY CHRIS NELSON AND ASSOCIATES, NO VERIFICATION OF ITS ACCURACY WAS PERFORMED BY WHITSON ENGINEERS.





DETAIL A
SCALE: 1" = 5'

U:\LA Projects\4632-SUN IS SHINING LLC - PCH - MALIBU\CAD\EXHIBITS\SLOPE ANALYSIS.dwg mbaldi Apr 19, 2024 - 12:03pm

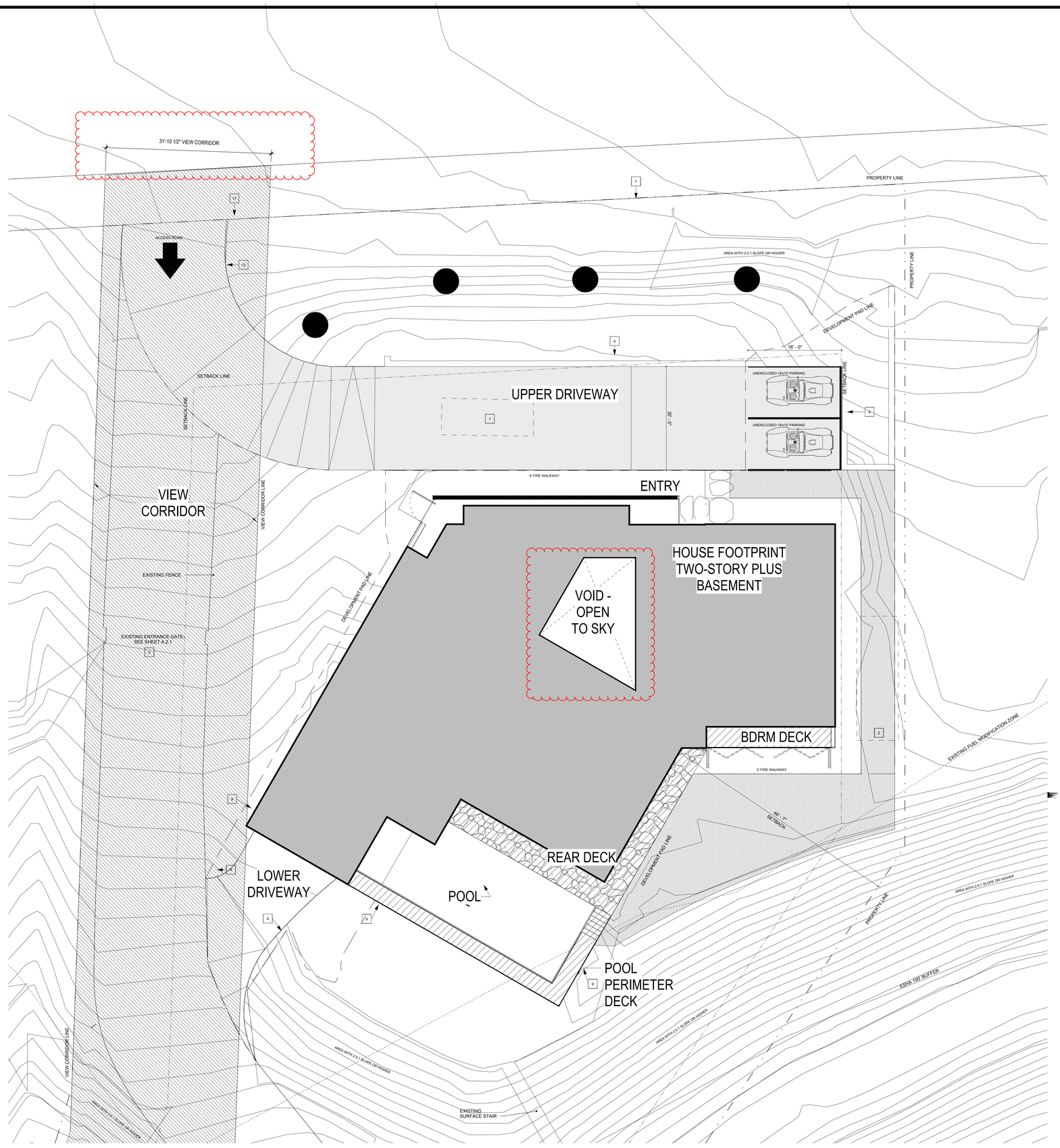
SLOPE ANALYSIS EXHIBIT
32832 PACIFIC COAST HIGHWAY
MALIBU, CALIFORNIA

16 0 16 32
SCALE: 1/16" = 1'-0"

APRIL 19, 2024
Project No.:4632.00

Whitson ENGINEERS
Civil Engineering
Land Surveying
4859 West Slauson Ave.
Unit 625
Los Angeles, California
310.645.3205
whitsonengineers.com

SHEET NO.
A.0.01a



1 IMPERMEABLE SURFACES DIAGRAM
SCALE: 1/8" = 1'-0"

PLAN NORTH

IMPERMEABLE GENERAL NOTES

IMPERMEABLE AREA CALCULATIONS

GROSS LOT	43,522 SF
NET LOT (LESS 1:1 SLOPES)	43,442 SF
ALLOWABLE IMPERMEABLE SURFACE (30% NET)	**13,032 SF**

PROPOSED IMPERMEABLE SURFACES

BUILDING FOOTPRINT	6,033 SF
DRIVEWAYS	
UPPER	2,499 SF
LOWER	430 SF
TOTAL DRIVEWAYS	2,929 SF
PAVED AREAS	
ENTRY	100 SF
REAR DECK	485 SF
BDRM DECKS	104 SF
POOL PERIMETER DECK	213 SF
EXISTING STAIRS	93 SF
LANDING	32 SF
TRASH ENCLOSURE	94 SF
TOTAL PAVED AREAS	1,121 SF
TOTAL PROPOSED IMPERMEABLE SURFACES	**10,083 SF**
POOL	862 SF
IMPERMEABLE PLUS POOL	**10,945 SF**

IMPERMEABLE LEGEND

- BUILDING AREA
- OUTDOOR DECKS PAVED
- VIEW CORRIDOR
- DRIVEWAYS
- GROUND COVER - SEE LANDSCAPE PLANS

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/07/25
DRAWN BY	BK
CHECKED BY	AM
COPYRIGHT	© 2025 BFK

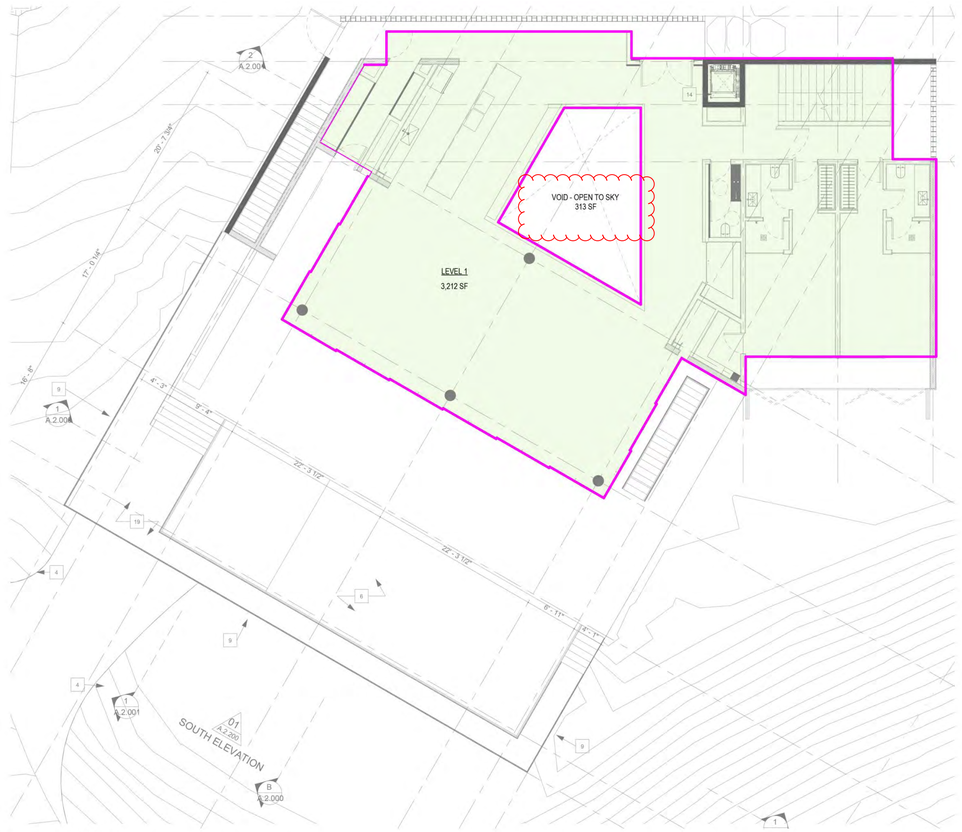
SHEET TITLE

IMPERMEABLE SURFACES DIAGRAM

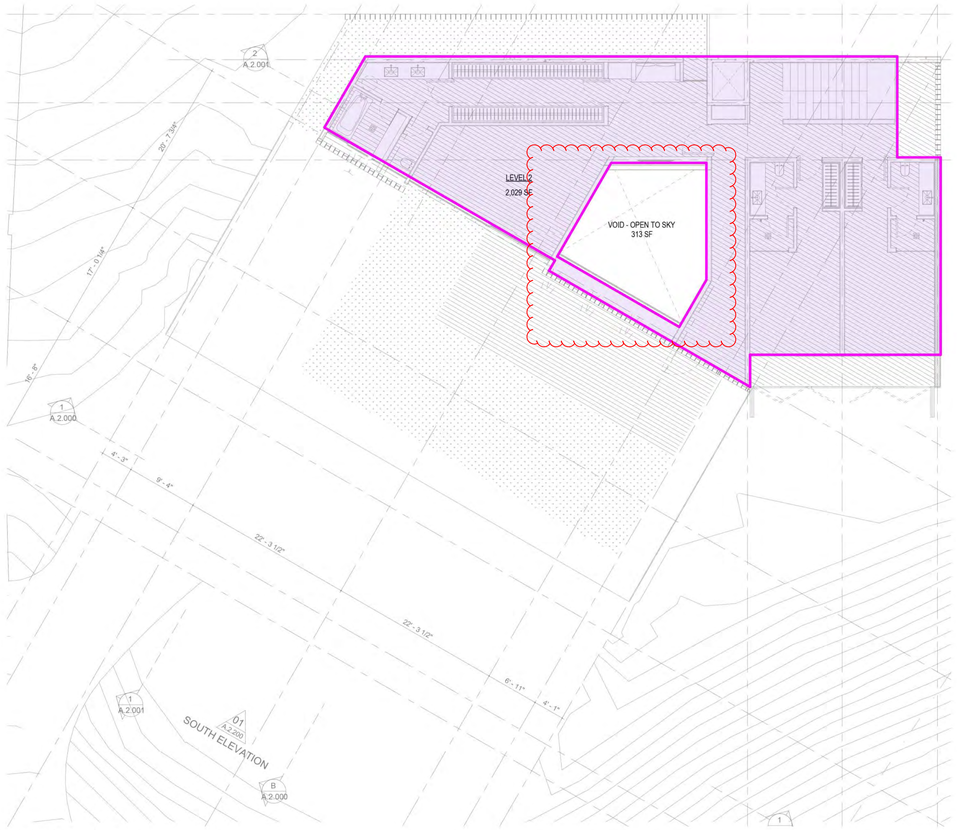
SHEET NUMBER

A.0.01b

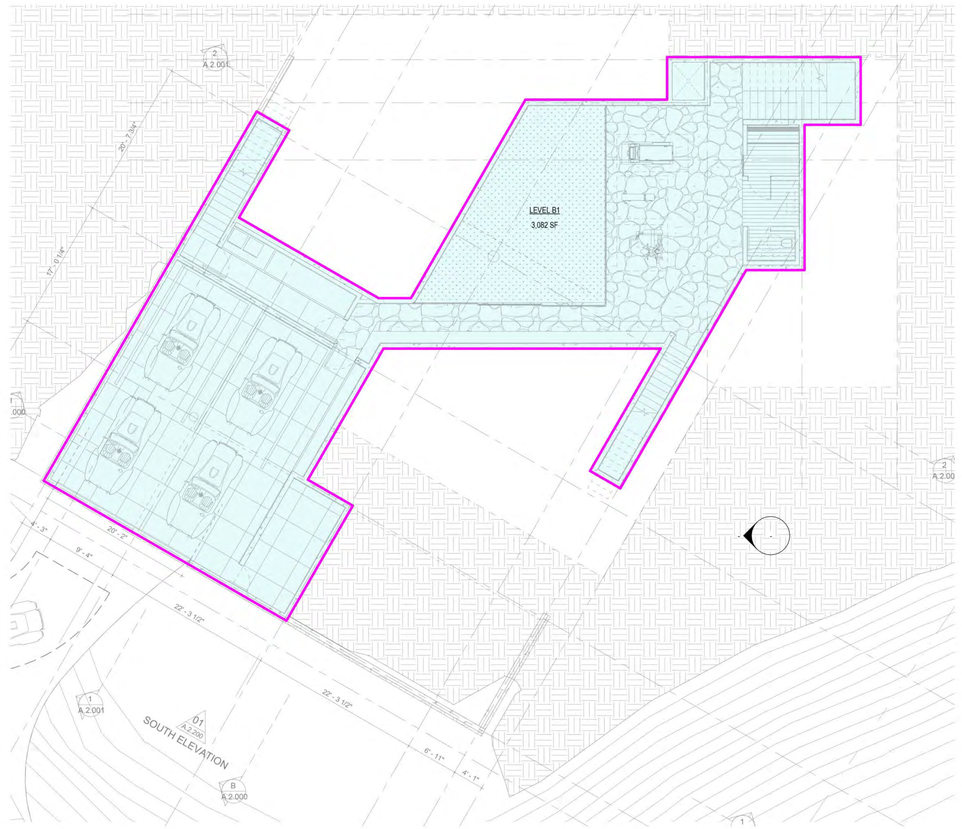
C:\Users\BFK01\Documents\2 Business\2 BFK Project Archive\3 Projects\Sun is Shining\2_Drawings\1 Executive Architect\1 Revit\SIS.rvt



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



3 LEVEL 2
SCALE: 1/8" = 1'-0"



1 LEVEL B1
SCALE: 1/8" = 1'-0"

TDSF GENERAL NOTES

AREA SCHEDULE (TDSF)

LEVEL	AREA	COMMENTS
LEVEL B1	3,082 SF	
LEVEL 1	3,212 SF	
LEVEL 2	1,989 SF	
TOTAL	8,284 SF	

LEVEL B1 3,082 SF
-1,000 SF
2,082 SF
50% = 1,041 SF

LEVEL 1 3,212 SF

LEVEL 2 1,989 SF (2/3 LEVEL 1 = 2,141 SF)

TDSF 6,242 SF

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/10/25
DRAWN BY	BK
CHECKED BY	AM
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SHEET TITLE

TOTAL DEVELOPMENT SQUARE FOOTAGE DIAGRAMS

SHEET NUMBER

A-041

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1 SITE PLAN
1/8" = 1'-0"

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
1	PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
2	UNDERGROUND CISTERN, SEE CIVIL DRAWINGS
3	POOL EQUIPMENT - 6ft52
4	RETAINING WALL TO NOT EXCEED 6' TALL
5	RETAINING WALL TO NOT EXCEED 3' TALL
6	CONDENSER UNITS & POOL EQUIPMENT TO BE LOCATED AT POOL MECHANICAL AREA UNDER POOL, PROVIDE NATURAL VENTILATION TBD.
7	6' MAX FENCE - BOTTOM 42" TO BE SOLID, UPPER PORTON TO BE VIEW PERMEABLE
8	6' TALL MAX FENCE
9	42" TALL GLASS GUARD-RAIL
10	MODULAR GREEN ROOF PLANTER
11	OPERABLE VENTILATION OPENINGS
12	AN APPROVED KEYBOX, 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
13	IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL+ ARTIFICIAL TURF. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2. OVER CLASS "A" ROOF
14	2HR ASSEMBLY UNDER STAIRS AND AROUND SHAFT UL U 301 TYPE 'X' GYP. BD., SEE DETAIL 05/A3.00
15	1-HR ASSEMBLY WALLS AND CEILING , 5/8" TYPE 'X' GYP. BRD. SEE DETAIL 06/A3.00
16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
17	BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4
18	ENCLOSED NON-USABLE SPACES UNDERNEATH STAIRS
19	IPÉ WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

DOOR SCHEDULE

CODE	WIDTH	HEIGHT	DESCRIPTION	COUNT
DR02	2' - 6 1/2"	8' - 6"	PIVOT GLASS DOOR WITH METAL FRAME AND TOWEL SUPPORT	2
DR26	2' - 6 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	1
DR03	2' - 8 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	5
DR25	3' - 0"	8' - 6"	Casa na mangueira	4
DR55	3' - 0 1/2"	8' - 6"	PIVOT GLASS DOOR WITH METAL FRAME AND TOWEL SUPPORT	2
DR04	3' - 0 1/2"	8' - 7 1/2"	HINGE WOODEN DOOR	2
DR22	3' - 2"	8' - 6"		1
DR06	3' - 2"	9' - 0"	SINGLE PIVOT WOODEN DOOR	5
DR07	3' - 3 1/2"	8' - 7 1/2"	GLASS HINGE DOOR	1
DR23	3' - 4"	7' - 10"		1
DR08	3' - 4"	8' - 6"	SINGLE PIVOT WOODEN DOOR	3
DR20	3' - 8"	9' - 0"		1
DR19	3' - 9"	9' - 0"		1
DR01	3' - 10"	9' - 0"	CUSTOM DOOR FOR ELEVATOR	3
DR11	3' - 11"	9' - 5"	CUSTOM PIVOT DOOR IN PERMEABLE FAÇADE	1
DR14	4' - 11"	8' - 6"	SINGLE PIVOT MMMOHED DOOR	1
<varies>	5' - 7"	8' - 7 1/2"	<varies>	2
DR16	12' - 0"	9' - 11 1/2"	BIFOLDING FAÇADE OPENING	2
DR17	12' - 0"	10' - 8"	BIFOLDING FAÇADE OPENINGS	2
DR18	20' - 0"	7' - 2"	GARAGE DOOR	1

GLAZING SCHEDULE

CODE	LENGTH	HEIGHT	DESCRIPTION
GL-01	2' - 8"	8' - 6"	
GL-01	2' - 2"	9' - 2 1/2"	
GL-02	5' - 2 1/2"	7' - 9 1/2"	
GL-03	8' - 3 1/2"	7' - 9 1/2"	
GL-05	12' - 1"	9' - 0"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-06	12' - 1"	9' - 2 1/2"	
GL-07	12' - 6 1/2"	9' - 8 1/2"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-08	12' - 6 1/2"	9' - 5"	
GL-09	14' - 10"	7' - 1 1/2"	GLAZING TBD WITH CONSULTANTS IN COMPLIANCE W/ LOCAL CODES AND LEGISLATIONS
GL-11	19' - 1 1/2"	7' - 9 1/2"	
GL-12	20' - 10 1/2"	10' - 8"	
GL-13	20' - 10 1/2"	11' - 0"	
GL-14	21' - 1"	10' - 10"	
GL-16	25' - 0"	8' - 6"	
GL-17	26' - 0"	8' - 6"	
GL-18	32' - 8 1/2"	8' - 1"	
GL-19	47' - 9 1/2"	10' - 8"	

CONSTRUCTION SYMBOLS & LEGENDS

ELEVATION SYMBOL — 1/ A 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

SECTION SYMBOL — 1/ A 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME — ROOM — 1 1 1 — BASEBOARD FINISH / CEILING FINISH / FLOOR FINISH / WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER / SHEET NUMBER

DIRECTION OF DOOR OPENINGS

LEVEL CHANGE — 3/4"TYP.

WINDOW TAGS — TYPE MARK — WD-00

DOOR TAG — TYPE MARK — DR-00

LOUVER TAG — TYPE MARK — LV-00

BRISE-SOLEIL TAG — TYPE MARK — BS-00

CEILING ACCESS PANEL (SEE RCP) — AP

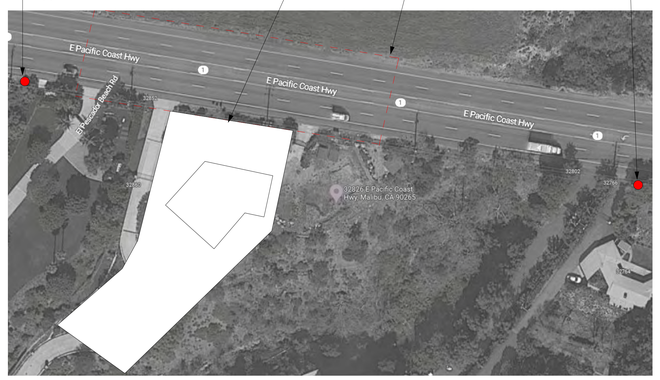
CENTER LINE — CL

START ALIGNMENT PATTERN

HATCHES LEGEND

AREA WITH DIAGONAL GREY HATCH REPRESENTS IPÉ WOOD DECKING + IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

AREA WITH DIAGONAL RED HATCH REPRESENTS AREA WITHIN 300' OF FIRE CLEAR TO SKY ACCESS ROUTE PER FIRE CODE 503.1 TYPICAL



2 FIRE HYDRANT MAP
1" = 100'-0"

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STUDIO ARTHUR CASAS
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DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

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CONSULTANTS' FILES IN USE:

STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK ARCHITECTS

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUE FOR PERMIT
00	03.11.2025	ISSUE FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.000

DD R01

DRAWN BY	PAGE
AC	SITE PLAN
MANAGEMENT	DATE
TF	02.06.2026

SCALE
INDICATED

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Rua Itápolis, 818 - 01245-000 - São Paulo
55 11 2182 7500 / sp@arthurcasas.com

USA - NEW YORK
ny@arthurcasas.com



1 ENLARGED SITE PLAN
1/16" = 1'-0"

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
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16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
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CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

DOOR SCHEDULE

CODE	WIDTH	HEIGHT	DESCRIPTION	COUNT
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DR20	3' - 8"	9' - 0"		1
DR19	3' - 9"	9' - 0"		1
DR01	3' - 10"	9' - 0"	CUSTOM DOOR FOR ELEVATOR	3
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<varies>	5' - 7"	8' - 7 1/2"	<varies>	2
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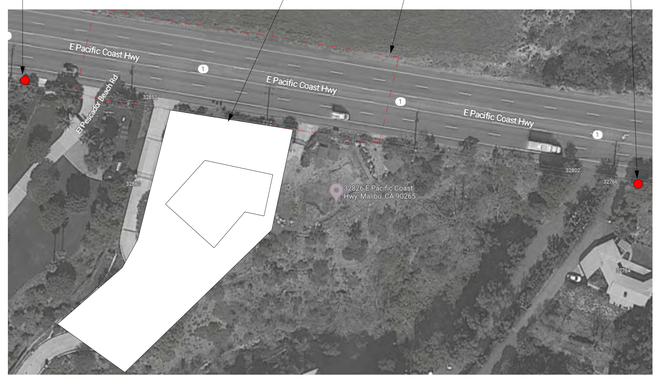
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HATCHES LEGEND

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AREA WITH DIAGONAL RED HATCH REPRESENTS FIREFIGHTER WALKWAY 5'-0" WIDE CLEAR TO SKY ACCESS ROUTE PER FIRE CODE 504.1 TYPICAL



2 FIRE HYDRANT MAP Copy 1
1" = 100'-0"

STUDIO ARTHUR CASAS

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DESIGN ARCHITECTURE
2234 - PCH - MALIBU

BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

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STRUCTURAL	
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LANDSCAPE	
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LIGHTING DESIGN	
DESIGN ARCHITECT: Studio Arthur Casas	LOCAL ARCHITECT: BFK ARCHITECTS

REVISION	DATE	DESCRIPTION
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00	03.11.2025	ISSUE FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.001

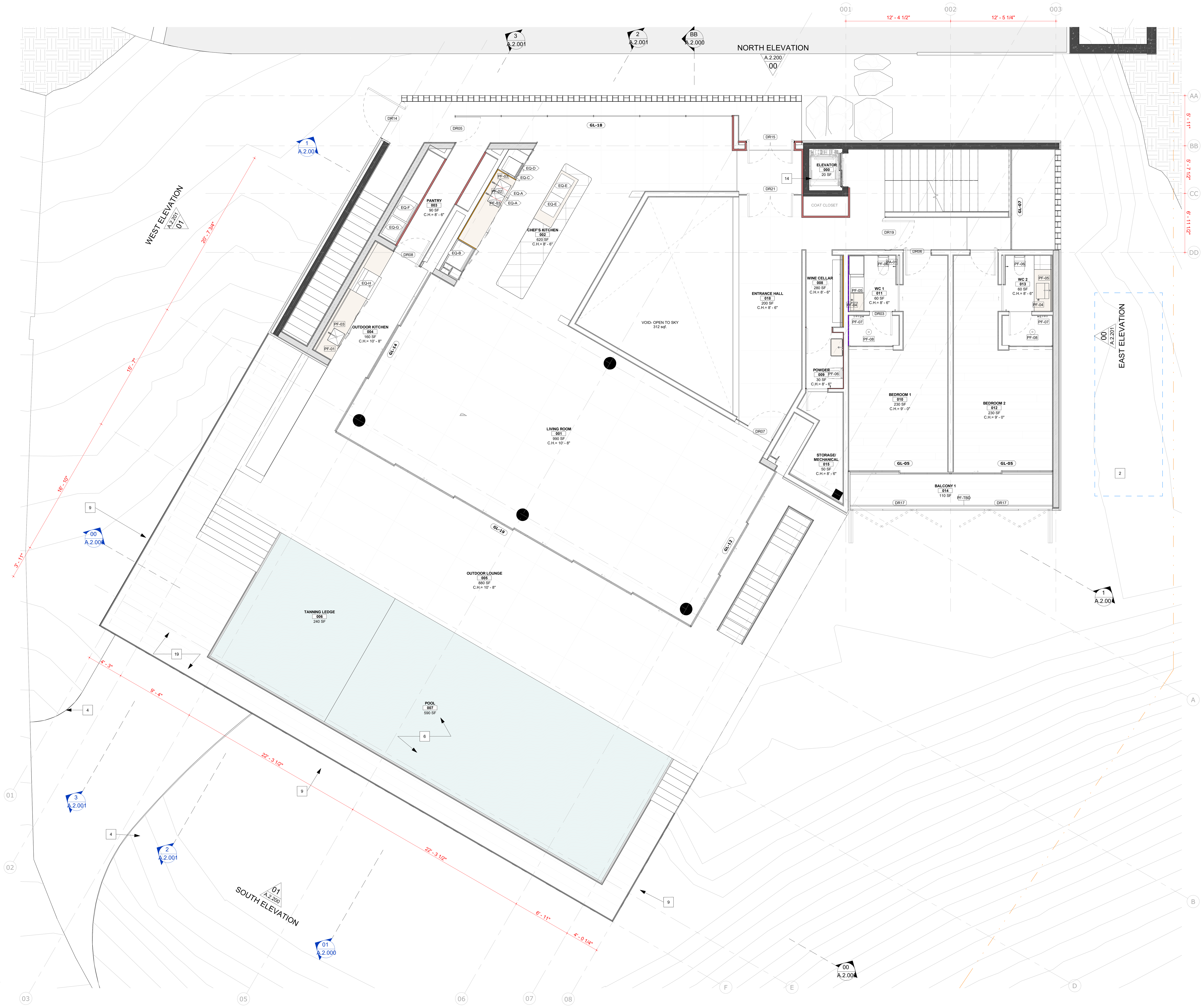
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MANAGEMENT: TF	DATE: 02.06.2026
	SCALE: INDICATED

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00 GROUND FLOOR CIVIL PLAN

3/16" = 1'-0"

KEY NOTES

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CIVIL PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THE PLANS ARE BASED ON THE FINAL FINISH. VERIFY THE FINISH SPECIFICATIONS, AS DEFINED IN THE FINISHES PLAN, BEFORE EXECUTING THE WALLS AND SCREED. DIMENSION REFERENCES ARE PROVIDED IN THE CIVIL PLAN, WHILE THE SPECIFIC FINISH DETAILS TO BE CONSIDERED ARE OUTLINED IN THE FINISHES PLAN
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5. ELECTRICAL AND PLUMBING POINTS IN AREAS WITH CUSTOM FURNITURE DESIGN, SUCH AS KITCHENS AND SERVICE AREAS, HAVE ESTIMATED POSITIONS. WAIT FOR THE FINAL OUTSOURCED CASEWORK PROJECT BEFORE PROCEEDING WITH INSTALLATION.
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30. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT; ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

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STUDIO ARTHUR CASAS

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DESIGN ARCHITECTURE
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BRIAN F KNIGHT
LOCAL ARCHITECT

ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

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CONSTRUCTION SYMBOLS & LEGENDS

- ELEVATION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER
- SECTION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER
- KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND
- ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT
- PLAN NOTE — INDICATES PLAN NOTE
- ROOM TAG — ROOM NAME; BASEBOARD FINISH; CEILING FINISH; FLOOR FINISH; WALL FINISH
- LEVEL SYMBOLS — 0,00 (F.F) — FINISHED LEVEL
- LEVEL SYMBOL IN SECTION — 0,00 (F.F) — FINISHED LEVEL
- ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 005 — DRAWING NUMBER; SHEET NUMBER
- DIRECTION OF DOOR OPENINGS
- LEVEL CHANGE — 3/4" TYP.
- WINDOW TAGS — WD-00 — TYPE MARK
- DOOR TAG — DR-00 — TYPE MARK
- LOUVER TAG — LV-00 — TYPE MARK
- BRISE-SOLEIL TAG — BS-00 — TYPE MARK
- CEILING ACCESS PANEL (SEE RCP) — AP
- CENTER LINE — CL
- START ALIGNMENT PATTERN

CONSULTANTS' FILES IN USE:
STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT
Studio Arthur Casas

LOCAL ARCHITECT
BFK ARCHITECTS

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUE FOR PERMIT
00	03.11.2025	ISSUE FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.100

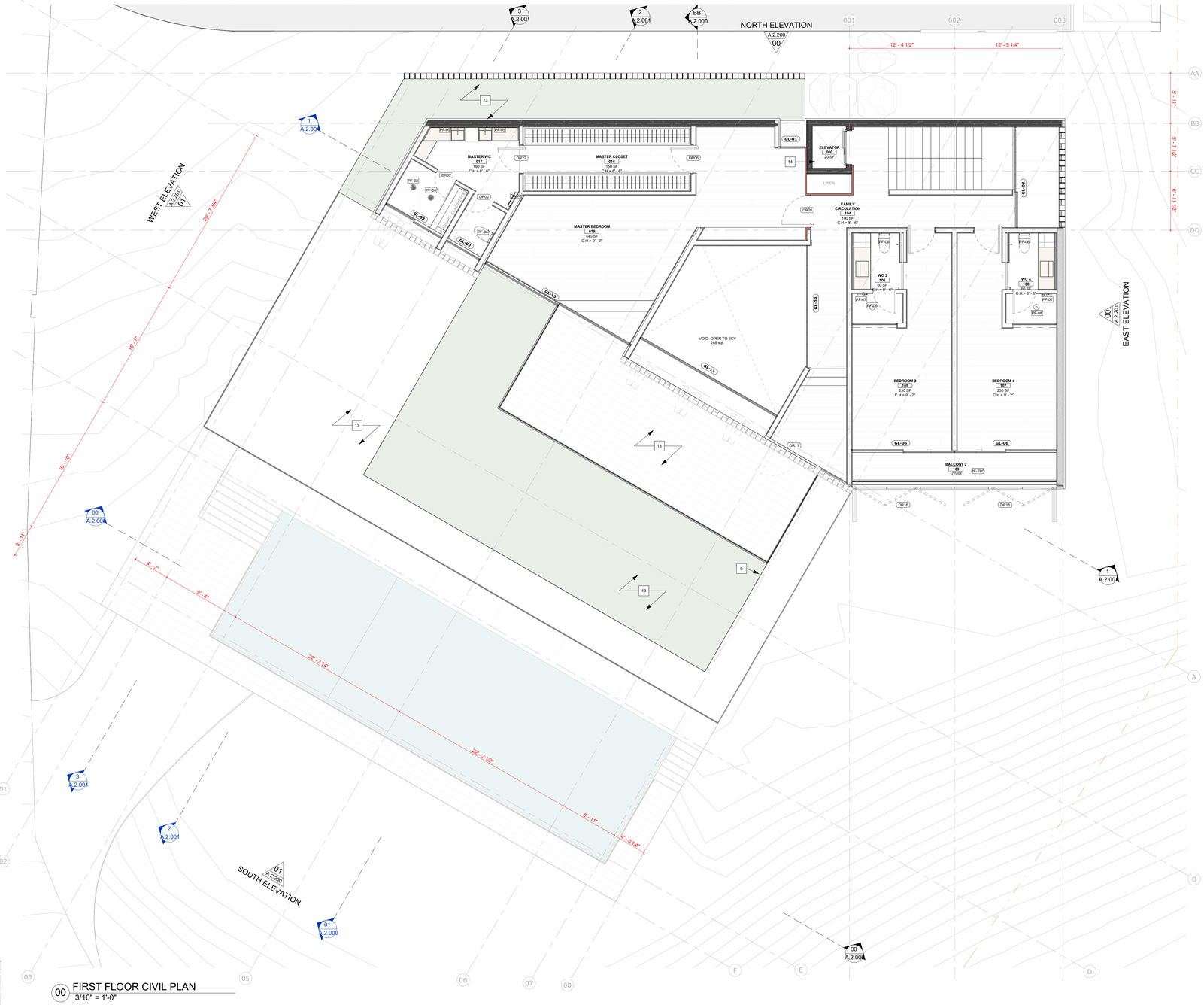
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MANAGEMENT TF
DATE 02.06.2026
SCALE INDICATED

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NOT RELEASED FOR CONSTRUCTION.



00 FIRST FLOOR CIVIL PLAN
3/16" = 1'-0"

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
1	PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
2	UNDERGROUND CISTERN. SEE CIVIL DRAWINGS
3	POOL EQUIPMENT - 6452
4	RETAINING WALL TO NOT EXCEED 6' TALL
5	RETAINING WALL TO NOT EXCEED 3' TALL
6	CONDENSER UNITS & POOL EQUIPMENT TO BE LOCATED AT POOL MECHANICAL AREA UNDER POOL, PROVIDE NATURAL VENTILATION TBD.
7	6' MAX FENCE - BOTTOM 42" TO BE SOLID, UPPER PORTON TO BE VIEW PERMEABLE
8	6' TALL MAX FENCE
9	42" TALL GLASS GUARD-RAIL
10	MODULAR GREEN ROOF PLANTER
11	OPERABLE VENTILATION OPENINGS
12	AN APPROVED KEYBOX, 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
13	IPE WOOD DECKING - IGNITION-RESISTANT MATERIAL+ ARTIFICIAL TURF. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2. OVER CLASS "A" ROOF
14	2HR ASSEMBLY UNDER STAIRS AND AROUND SHAFT UL U 301 TYPE 'X' GYP. BD., SEE DETAIL 05/A3.00
15	1-HR ASSEMBLY WALLS AND CEILING , 5/8" TYPE 'X' GYP. BRD. SEE DETAIL 06/A3.00
16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
17	BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4
18	ENCLOSED NON-USABLE SPACES UNDERNEATH STAIRS
19	IPE WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

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LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK Architects

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE
ARCHITECTURE

SEI/ RA - PCH

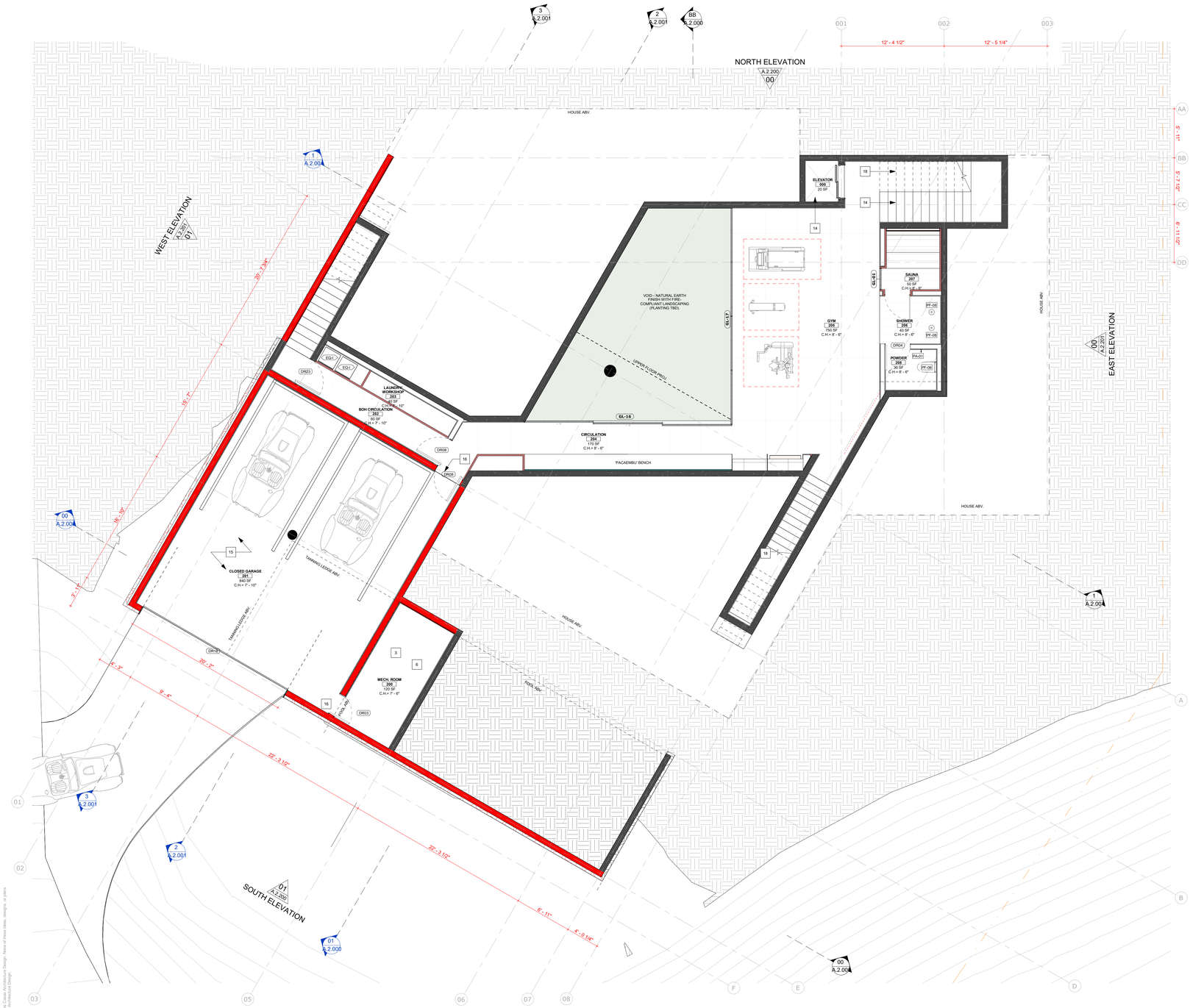
A.1.101

DD R01

DRAWN BY: AC
CHECKED BY: PROOF FOR CONSTRUCTION
MANAGER: TF
DATE: 03/16/26
SCALE: INDICATED

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00 BASEMENT CIVIL PLAN

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18. CHECK FOR LEVEL DIFFERENCES BETWEEN FLOORS AS PER THE CIVIL PLAN AND FINISH DETAILS FOR FLOOR TRANSITIONS AS INDICATED IN THE FINISHES PLAN.
19. WATERPROOFING SYSTEMS MUST BE SPECIFIED BY A SPECIALIZED DESIGNER OR BY THE CONSTRUCTION COMPANY.
20. VERIFY WITH ARCHITECTURE, MILLWORK, AND THE WINDOW COMPANY THE MODELS OF DOOR AND WINDOW FRAMES BEFORE PROCEEDING WITH PLASTERING.
21. AS A RULE, INTERIOR AND EXTERIOR FLOORS SHOULD BE LEVELED. ENSURE WATER DRAINAGE ON THE FLOOR AND IN THE WINDOW SYSTEM.
22. FOR THE JUNCTION BETWEEN TWO IDENTICAL MATERIALS, ALWAYS CONSIDER A 45º ANGLE. FOR THE JUNCTION BETWEEN TWO DIFFERENT MATERIALS, VERIFY THE JUNCTION DETAIL. IF NOT SPECIFIED, CONSULT THE ARCHITECTURE TEAM.
23. FOR THE INSTALLATION OF ACCESSORIES SUCH AS TOWEL BARS, TOILET PAPER HOLDERS, BUILT-IN TRASH BINS, ETC., CONFIRM POSITIONING WITH ARCHITECTURE.
24. IF SPECIFIED, FOR ELECTRIC TOWEL WARMERS OR INTELLIGENT TOILETS, CHECK THE PLACEMENT OF POINTS ACCORDING TO THE MANUFACTURER'S MANUAL.
25. CHECK EMBEDDED ITEMS IN WALLS (E.G., ARTWORKS, FURNITURE) THAT MAY REQUIRE REINFORCEMENTS.
26. FOR THE EXECUTION OF STAIRS AND GUARDRAILS, ENSURE STRUCTURAL CONSENT FROM THE SPECIFIC SUPPLIER.
27. VALIDATE CURTAIN PELMET MEASUREMENTS WITH ARCHITECTURE AFTER HIRING THE SUPPLIER. VERIFY THE POSSIBILITY OF MEETING ALL REQUIREMENTS FOR FULL RECESS INSTALLATION.
28. FOR AIR CONDITIONING UNITS, SENSORS, AND GRILLES, CHECK THE PROJECT FOR EMBEDDED SOLUTIONS AND FINISHES, PRESENTING PROTOTYPES.
29. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
30. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT; ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

KEY NOTES

0	EXISTING SEE-THROUGH GATE TO BE MAINTAINED OPERATIONAL BY ONE PERSON IN ACCORDANCE WITH ANSI/UL 325, ASTM F2200 AND FIRE CODE 503.6
1	PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
2	UNDERGROUND CISTERN. SEE CIVIL DRAWINGS
3	POOL EQUIPMENT - 64ft2
4	RETAINING WALL TO NOT EXCEED 6' TALL
5	RETAINING WALL TO NOT EXCEED 3' TALL
6	CONDENSER UNITS & POOL EQUIPMENT TO BE LOCATED AT POOL MECHANICAL AREA UNDER POOL, PROVIDE NATURAL VENTILATION TBD.
7	6' MAX FENCE - BOTTOM 42" TO BE SOLID, UPPER PORTON TO BE VIEW PERMEABLE
8	6' TALL MAX FENCE
9	42" TALL GLASS GUARD-RAIL
10	MODULAR GREEN ROOF PLANTER
11	OPERABLE VENTILATION OPENINGS
12	AN APPROVED KEYBOX, 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
13	IPE WOOD DECKING - IGNITION-RESISTANT MATERIAL+ ARTIFICIAL TURF. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2, OVER CLASS "A" ROOF
14	2HR ASSEMBLY UNDER STAIRS AND AROUND SHAFT UL U 301 TYPE 'X' GYP. BD., SEE DETAIL 05/A3.00
15	1-HR ASSEMBLY WALLS AND CEILING , 5/8" TYPE 'X' GYP. BRD. SEE DETAIL 06/A3.00
16	20 MIN. FIRE RATED DOOR, REFER TO DOOR SCHEDULE
17	BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4
18	ENCLOSED NON-USABLE SPACES UNDERNEATH STAIRS
19	IPE WOOD DECKING - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.

STUDIO ARTHUR CASAS

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DESIGN ARCHITECTURE
2234 - PCH - MALIBU

BRIAN F KNIGHT
LOCAL ARCHITECT

ADRESS
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5. FOR MATERIAL SPECIFICATIONS, REFER TO THE SPEC SHEET AND FINISH SCH. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED *.
6. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.

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SECTION SYMBOL — 1 001 — INDICATES DRAWING NUMBER / INDICATES SHEET NUMBER

KEYNOTE — XX — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND

ALIGN — ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT

PLAN NOTE — 1 — INDICATES PLAN NOTE

ROOM TAG — ROOM NAME; ROOM; 1 BASEBOARD FINISH; 1 CEILING FINISH; 1 FLOOR FINISH; 1 WALL FINISH

LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL

LEVEL SYMBOL IN SECTION — 0.00 (F.F) FINISHED LEVEL

ENLARGED PLAN CALLOUT / DETAIL CALLOUT — A-1 / 005 — DRAWING NUMBER / SHEET NUMBER

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LEVEL CHANGE — 3/4" TYP

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LOUVER TAG — LV-00 TYPE MARK

BRISE-SOLEIL TAG — BS-00 TYPE MARK

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

CONSULTANTS' FILES IN USE:

STRUCTURAL

CIVIL

LANDSCAPE

PLUMBING / MECHANICAL

ELECTRICAL

MILLWORK

LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE: ARCHITECTURE

SET: RA - PCH

A.1.002

DD — R01

DRAWN BY: Author

MANAGER: Checked

PHASE: CONSTRUCTION PLAN

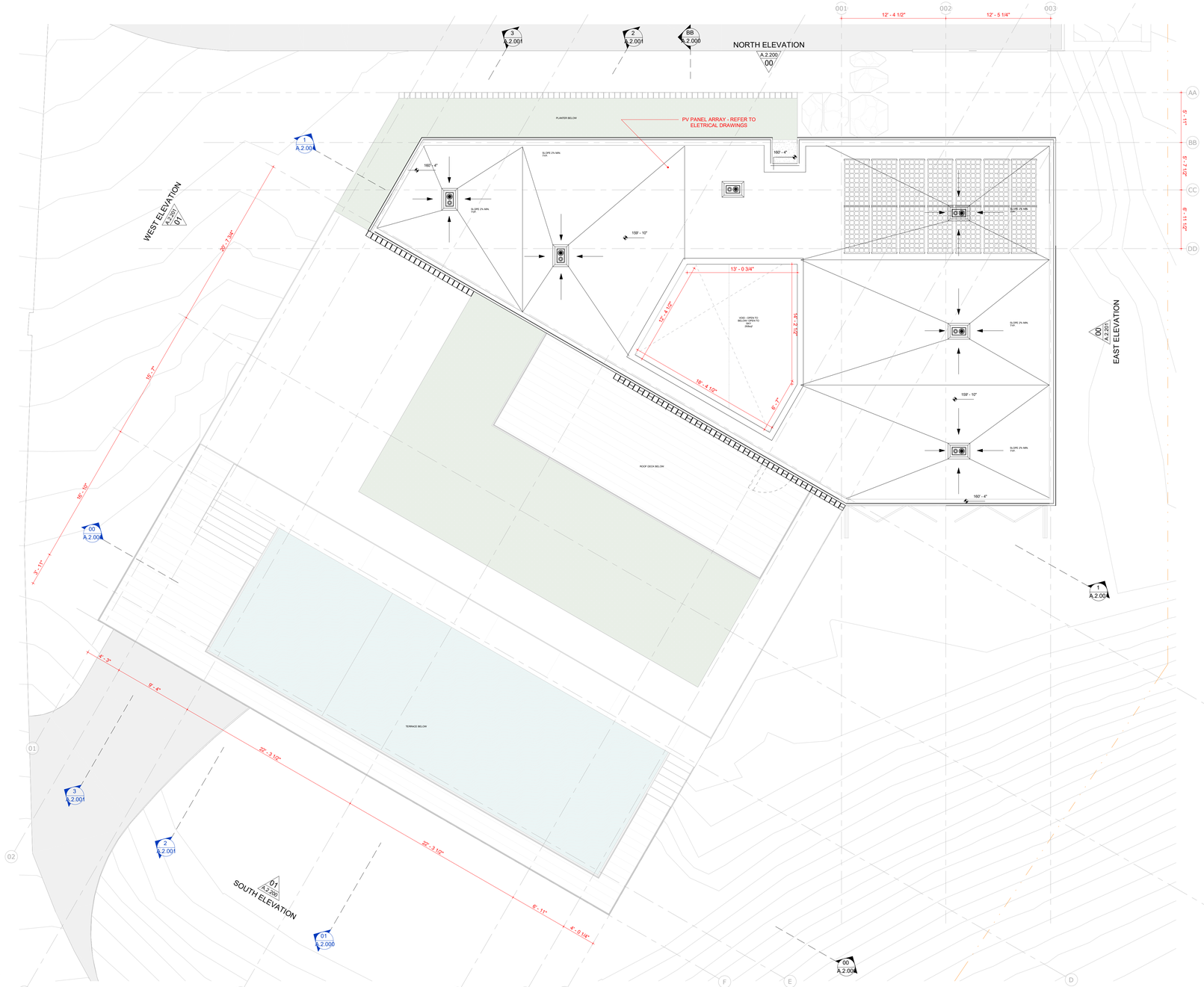
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1 ROOF PLAN
3/16" = 1'-0"

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CIVIL PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THE PLANS ARE BASED ON THE FINAL FINISH. VERIFY THE FINISH SPECIFICATIONS, AS DEFINED IN THE FINISHES PLAN, BEFORE EXECUTING THE WALLS AND SCREED. DIMENSION REFERENCES ARE PROVIDED IN THE CIVIL PLAN, WHILE THE SPECIFIC FINISH DETAILS TO BE CONSIDERED ARE OUTLINED IN THE FINISHES PLAN
2. ON THE CEILING PLAN, CONSULT THE DESIGN ARCHITECT, THE CONSULTANT'S DESIGN, LIGHTING DESIGN, HVAC, AND MEP FOR THE EXACT POSITIONING OF DIFFUSERS AND LUMINARIES. IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT
3. REGARDING ELECTRICAL, PLUMBING, AND HVAC SYSTEMS, ALWAYS CONSULT THE DESIGN ARCHITECT AND THE CONSULTANT'S PROJECT FOR THE EXACT POSITIONING OF ALL VISIBLE ELEMENTS (E.G., ELECTRICAL AND PLUMBING POINTS). IF THERE ARE ANY DISCREPANCIES BETWEEN ARCHITECTURE AND OTHER SUPPLEMENTARY DISCIPLINES, CHECK WITH THE DESIGN ARCHITECT.
4. CONSULT ARCHITECTURAL DOCUMENTS AND THE APPROVED SHOP DRAWINGS FOR THE EXACT LOCATION OF ALL ELECTRICAL POINTS (VERTICAL AND HORIZONTAL) ON WALLS, FLOORS, AND CABINETRY. ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND THOSE OF SUPPLEMENTARY DISCIPLINES MUST BE COMMUNICATED TO THE DESIGN ARCHITECT BEFORE INSTALLATION.
5. ELECTRICAL AND PLUMBING POINTS IN AREAS WITH CUSTOM FURNITURE DESIGN, SUCH AS KITCHENS AND SERVICE AREAS, HAVE ESTIMATED POSITIONS. WAIT FOR THE FINAL OUTSOURCED CASEWORK PROJECT BEFORE PROCEEDING WITH INSTALLATION.
6. POSITION GENERAL SHUT-OFF VALVES ALWAYS BELOW THE COUNTERTOP, INSIDE CABINETS.
7. ALWAYS POSITION ELECTRICAL JUNCTION BOXES IN TECHNICAL AREAS OR CONCEALED WITHIN CABINETS.
8. ALWAYS CONSIDER THE THICKNESS OF WALL FINISHES TO ENSURE THE POSSIBILITY OF INSTALLING RECESSED BASEBOARDS. FOR DRYWALL WALLS, THE APPLICATION OF TWO SHEETS IS REQUIRED.
9. FOR THE HEIGHT OF MARKER LIGHTS AND WALL SCONCES, FOLLOW THE STANDARD MEASUREMENTS DEFINED BY ARCHITECTURE. CONFIRM THE MODEL BEFORE INSTALLATION.
10. CONFIRM THE MODEL AND POSITION OF FLOOR OUTLETS WITH ARCHITECTURE BEFORE EXECUTING THE SCREED. POSITIONS DEFINED IN THE PLAN MAY CHANGE DEPENDING ON THE FURNITURE SELECTION.
11. CHECK THE POSITIONING OF THE VENTILATION RISER TERMINALS FOR SEWAGE, AS THESE MUST NOT COINCIDE WITH HABITABLE AREAS.
12. PAY ATTENTION TO THE EXISTENCE AND MODEL OF HIDDEN DRAINS, ENSURING THAT NECESSARY RECESSES ARE ACCOUNTED FOR BEFORE WATERPROOFING.
13. A SAMPLE OF THE SPECIFIED PAINT MUST BE PROVIDED ON-SITE FOR THE DESIGN ARCHITECT'S TEAM TO VALIDATE BEFORE THE GENERAL PAINTING BEGINS.
14. AS A RULE, GROUT COLOR SHOULD BE AS CLOSE AS POSSIBLE TO THE COLOR OF THE RESPECTIVE COVERING. GROUTING SHOULD ONLY BEGIN AFTER THE GROUT SAMPLE IS APPROVED BY ARCHITECTURE.
15. BEFORE INSTALLING FINISHES, VALIDATE THE LAYOUT DEFINED IN THE PROJECT WITH THE ARCHITECTURE TEAM. THERE MAY BE DISCREPANCIES BETWEEN THE PURCHASED PRODUCT AND THE DESIGN. FOR AREAS WITHOUT A DEFINED LAYOUT, REQUEST GUIDANCE FROM THE TEAM.
16. BEFORE PURCHASING SANITARY FIXTURES AND FITTINGS, VALIDATE THE SPECIFICATIONS WITH ARCHITECTURE.
17. CHECK THE SPECIFIED MODEL FOR ELECTRICAL FINISHES AS OUTLINED BY ARCHITECTURE, AS THESE MAY DIFFER FROM THE STANDARD OF BUILT-IN BOXES.
18. CHECK FOR LEVEL DIFFERENCES BETWEEN FLOORS AS PER THE CIVIL PLAN AND FINISH DETAILS FOR FLOOR TRANSITIONS AS INDICATED IN THE FINISHES PLAN.
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29. VERIFY WITH THE DESIGN ARCHITECT REGARDING THE CUSTOMIZATION OF THE ELEVATOR CABIN BEFORE HIRING THE CONTRACTOR.
30. CHECK THE SPECIFIC LIGHTING DESIGN PROJECT. ANY DISCREPANCIES SHOULD BE CHECKED WITH THE DESIGN ARCHITECT.

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STUDIO **ARTHUR CASAS**
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DESIGN ARCHITECTURE
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BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
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SECTION SYMBOL — INDICATES DRAWING NUMBER; INDICATES SHEET NUMBER
KEYNOTE — INDICATES KEYNOTE REFERENCE, SEE KEYNOTE LEGEND
ALIGN — INDICATES BUILDING ELEMENT ALIGNMENT
PLAN NOTE — INDICATES PLAN NOTE
ROOM TAG — ROOM NAME; BASEBOARD FINISH; CEILING FINISH; FLOOR FINISH; WALL FINISH
LEVEL SYMBOLS — 0.00 (F.F) FINISHED LEVEL
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ENLARGED PLAN CALLOUT / DETAIL CALLOUT — DRAWING NUMBER; SHEET NUMBER
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LEVEL CHANGE — 3/4" TYP.
WINDOW TAGS — TYPE MARK
DOOR TAG — TYPE MARK
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BRISE-SOLEIL TAG — TYPE MARK
CEILING ACCESS PANEL (SEE RCP)
CENTER LINE — CL
START ALIGNMENT PATTERN

CONSULTANTS' FILES IN USE:
STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT: Studio Arthur Casas
LOCAL ARCHITECT: BFK Architects

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE: ARCHITECTURE
SE/ RA - PCH

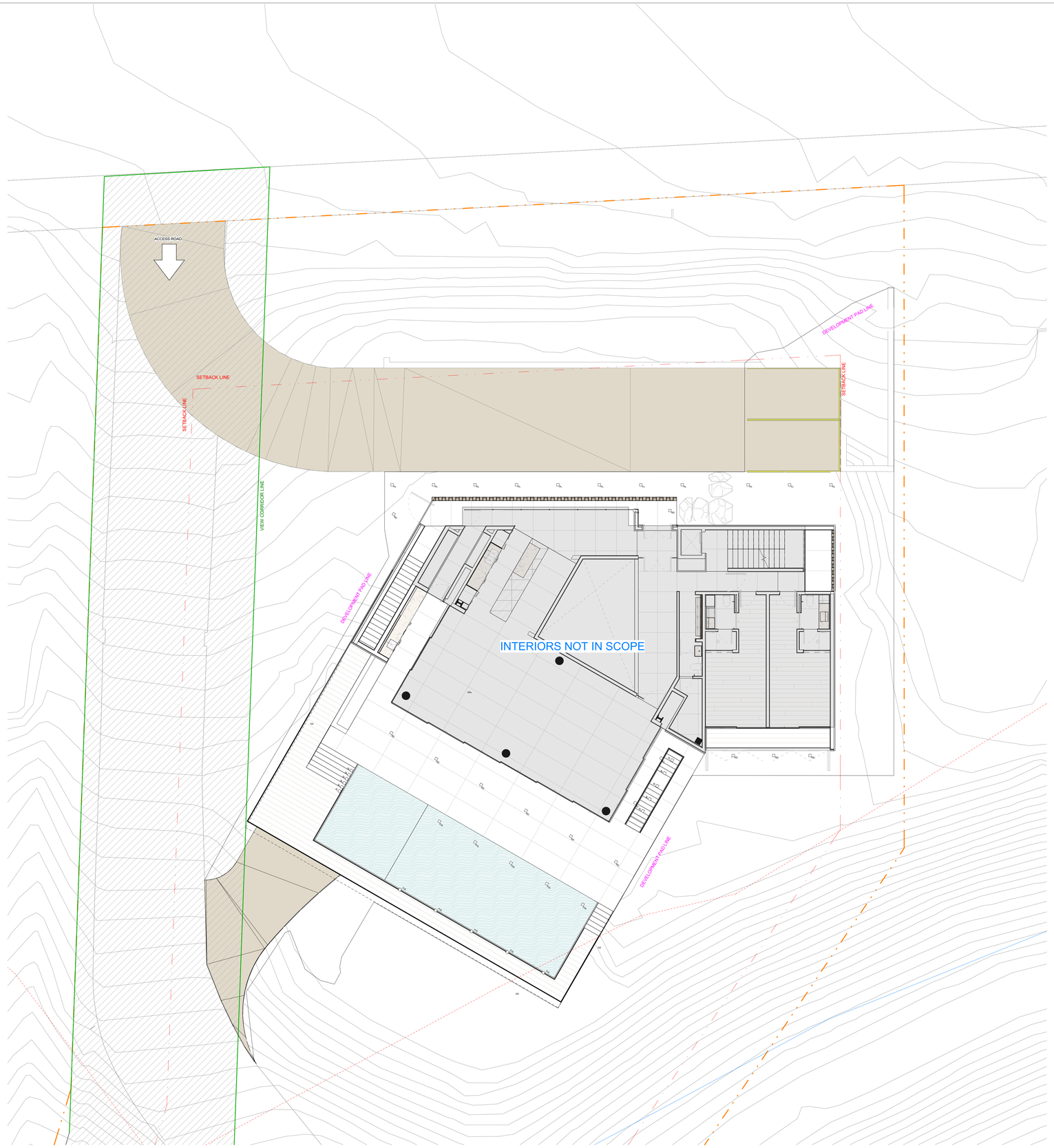
A.1.103

DD — R01

DRAWN BY: AC
MANAGER: TF
SCALE: AS INDICATED

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NOT RELEASED FOR CONSTRUCTION.



1 EXTERIOR LIGHTING PLAN
1/8" = 1'-0"

CONSTRUCTION SYMBOLS & LEGENDS

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DOOR TAG — DR-00 — TYPE MARK

LOUVER TAG — LV-00 — TYPE MARK

BRISE-SOLEIL TAG — BS-00 — TYPE MARK

CEILING ACCESS PANEL (SEE RCP) — AP

CENTER LINE — CL

START ALIGNMENT PATTERN

ARCHITECTURAL LIGHTING SYMBOL LIST

SYMBOL	DESCRIPTION	MODEL
RD	RECESSED FIXED DOWNLIGHT	Alcon 14144-R-DIR 2-Inch Recessed LED Miniature Round Light 
FUL	FLUSH-MOUNTED UNDERWATER LED'S	Aquaquip Evo2 LED Multi-Colour Flush Mounted Retro-Fit underwater Pool Light 
BL	BOLLARD LIGHTS FOR DRIVEWAY	BOLLARD LIGHTS ALCON 9063 CYPRESS ARCHITECTURAL LANDSCAPE CONTEMPORARY PATH LIGHT 
WW	WALL SCONCE LIGHTS	WALL SCONCE LIGHTS LUMEN *PITCH* OUTDOOR WALL SCONCE LED DOWNLIGHT 
PL	PATH LIGHTS	PATH LIGHTS ALCON 9150 MULTI-DIRECTIONAL LED PATH WELL LIGHT 
SL	STEP LIGHTS	STEP LIGHTS ALCON INDIR COPAN ARCHITECTURAL LED LOW VOLTAGE STEP LIGHT FIXTURE 
GS	LINEAR GRAZE (EXTERIOR)	Ribbon Star, Waterproof Warm White LED Strip Light - UL 12VDC - IP67 

VERIFY ALL CEILING HEIGHTS, CEILING DESIGNS, AND ALIGNMENTS WITH INTERIOR ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

RCP KEY NOTES

1 FACE GRILLE IN VERTICAL FACE OF GWB SOFFIT OR MILLWORK, SEE MEP DRAWINGS FOR DETAILS. ALL GRILLES TO BE SET AT SAME HEIGHT AND SPACED EQUALLY IN EACH BAY AS SHOWN.

2 LINEAR SLOT DIFFUSER ON GWB CEILING. SEE MECHANICAL DRAWINGS SAME HEIGHT AND SPACED EQUALLY IN EACH BAY AS SHOWN.

3 ACCESS PANEL PER ARCHITECTURAL AND CONSULTANT DETAILS - SEE MEP, HVAC PROJECT

4 PROVIDE HORIZONTAL SHADE SYSTEM FOR SKYLIGHTS TO BE CONTROLLED REMOTLY; TO BE ALIGNED WITH LUTRON CONSULTANT FOR INTEGRATED USE

STUDIO ARTHUR CASAS

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STRUCTURAL
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DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.1.1.04

DD R01

DRAWN BY — Author
CHECKED BY — Checker
DATE — 02.06.2026
SCALE — INDICATED

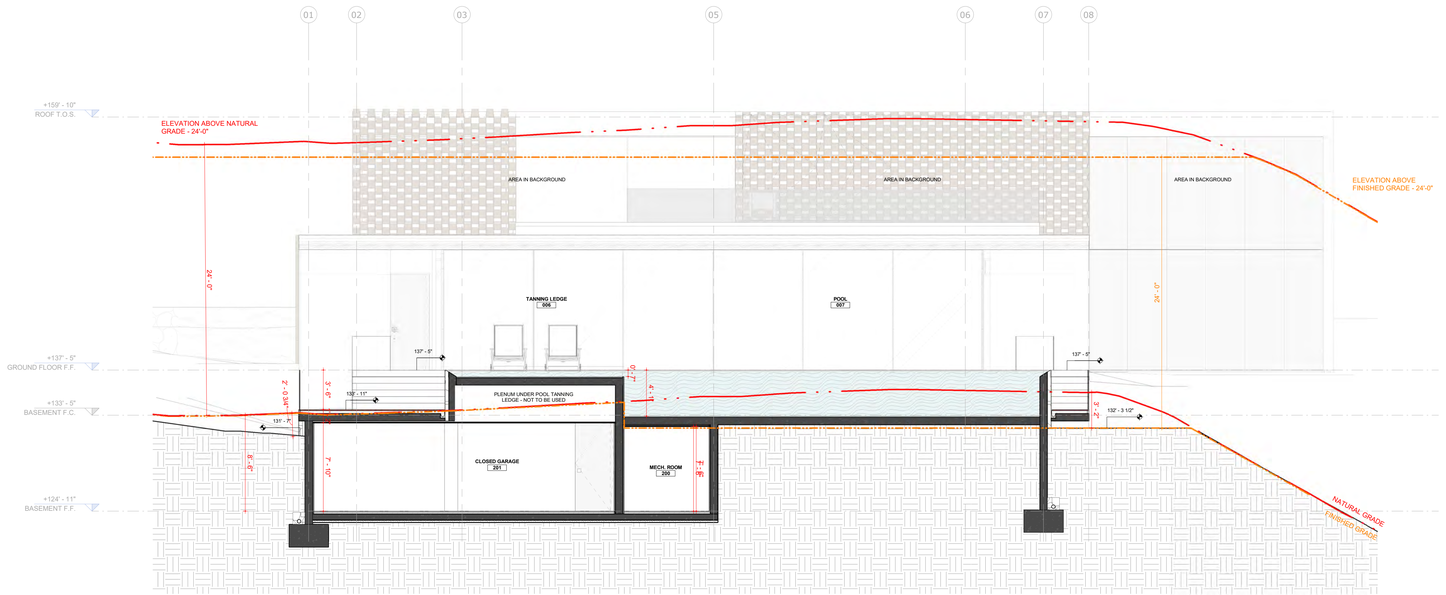
EXTERIOR LIGHTING PLAN

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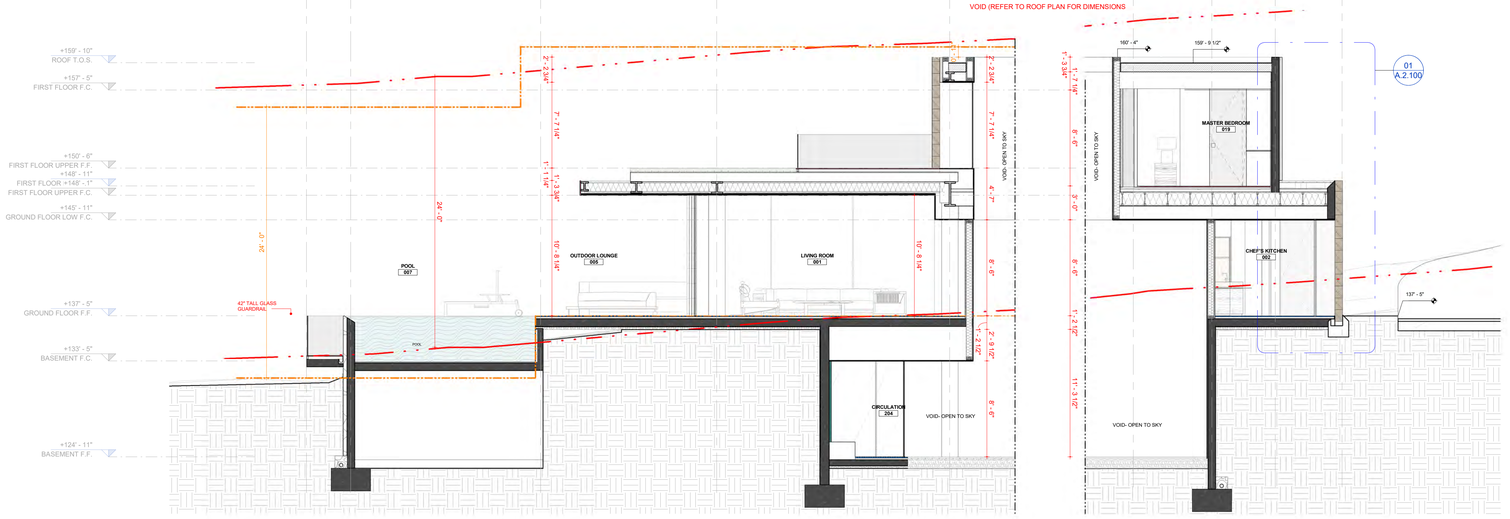
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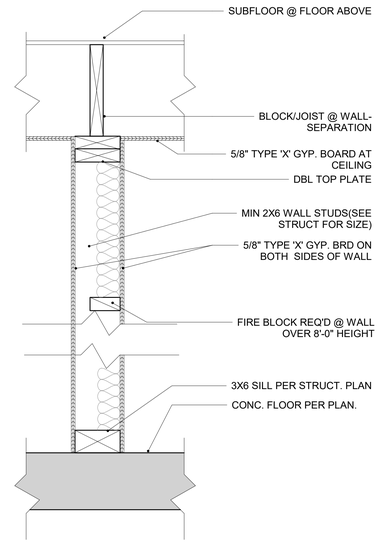
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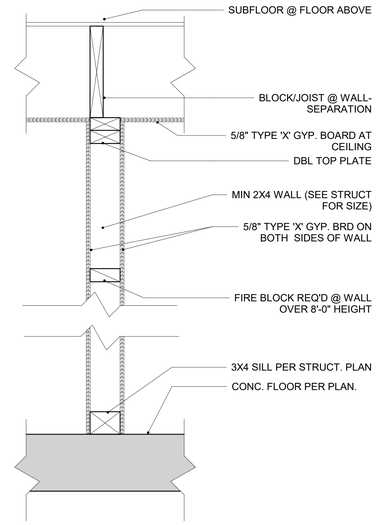
00 SECTION AA
3/16" = 1'-0"



01 SECTION BB1
3/16" = 1'-0"



03 TYP. 2-HR ASSEMBLY @ OCCUPANCY SEPARATION
1 1/2" = 1'-0"



02 TYP. 1-HR ASSEMBLY @ OCCUPANCY SEPARATION
1 1/2" = 1'-0"

STUDIO **ARTHUR CASAS**

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DESIGN ARCHITECTURE
2234 - PCH - MALIBU

BRIAN F KNIGHT
LOCAL ARCHITECT

ADIRESS
32832 Pacific Coast HWY, Malibu, CA 90265

NOTES

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CONSULTANTS' FILES IN USE:

STRUCTURAL

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LANDSCAPE

PLUMBING / MECHANICAL

ELECTRICAL

MILLWORK

LIGHTING DESIGN

DESIGN ARCHITECT	LOCAL ARCHITECT
Studio Arthur Casas	BFK ARCHITECTS

REVISION	DATE	ISSUED FOR
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE
ARCHITECTURE

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A.2090

DD R01

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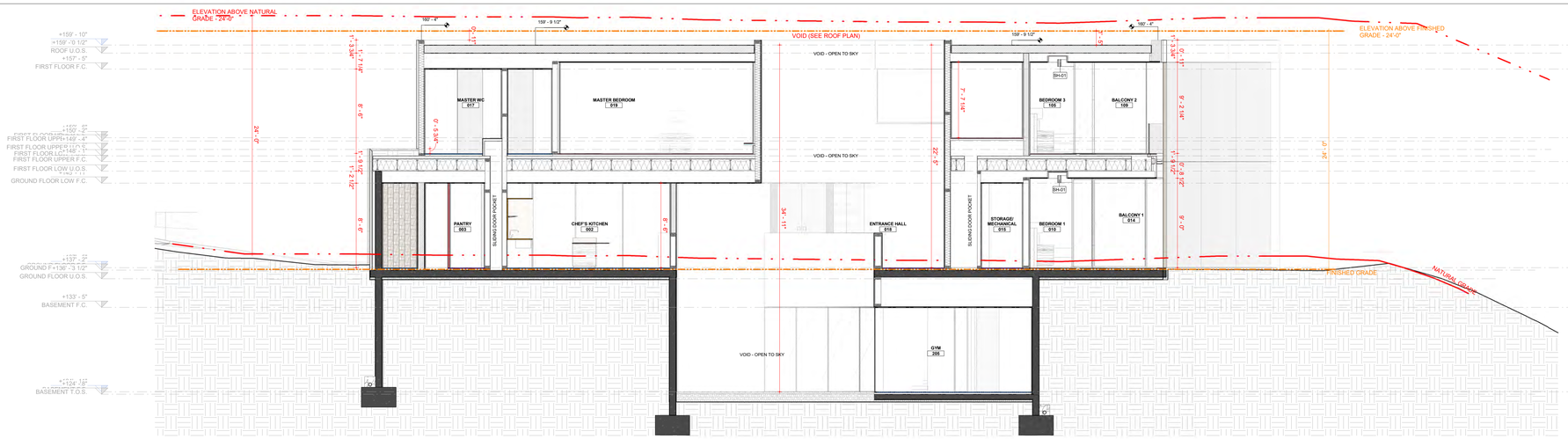
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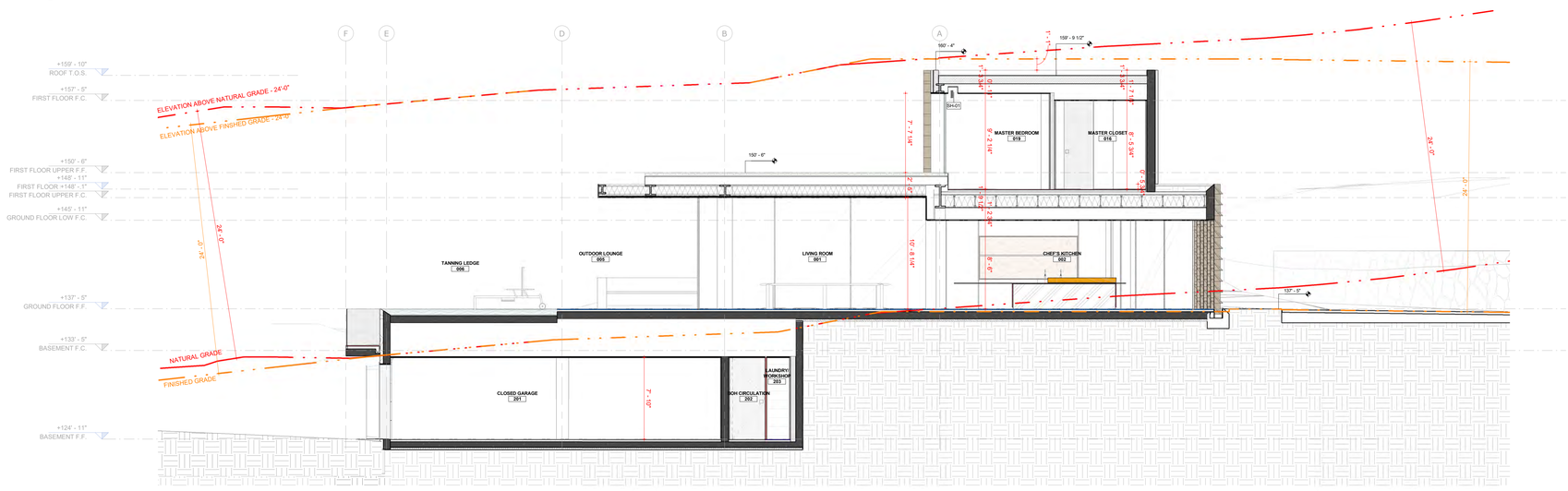
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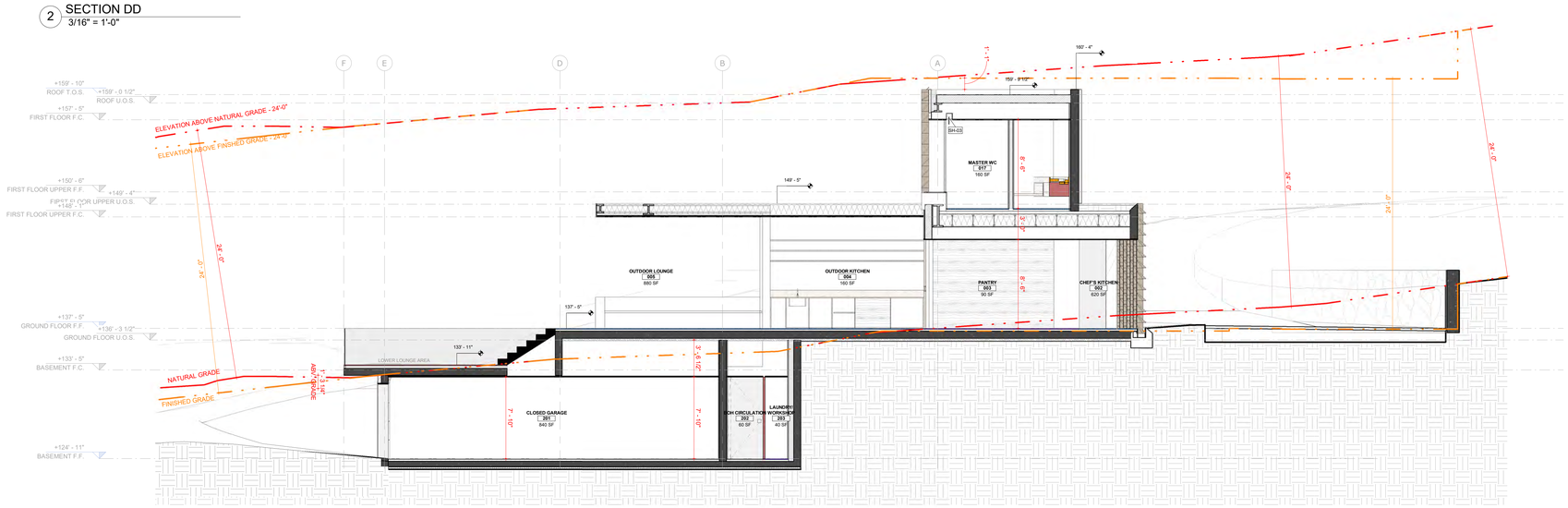
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1 SECTION CC
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2 SECTION DD
3/16" = 1'-0"



3 SECTION EE
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DESIGN ARCHITECTURE
2234 - PCH - MALIBU
BRIAN F KNIGHT
LOCAL ARCHITECT
ADRESS
32832 Pacific Coast HWY, Malibu, CA 90265

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CONSULTANTS' FILES IN USE:
STRUCTURAL
CIVIL
LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT: Studio Arthur Casas
LOCAL ARCHITECT: BFK Architects

REVISION	DATE	DESCRIPTION
01	02.06.2026	ISSUED FOR PERMIT
00	03.11.2025	ISSUED FOR PERMIT

DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

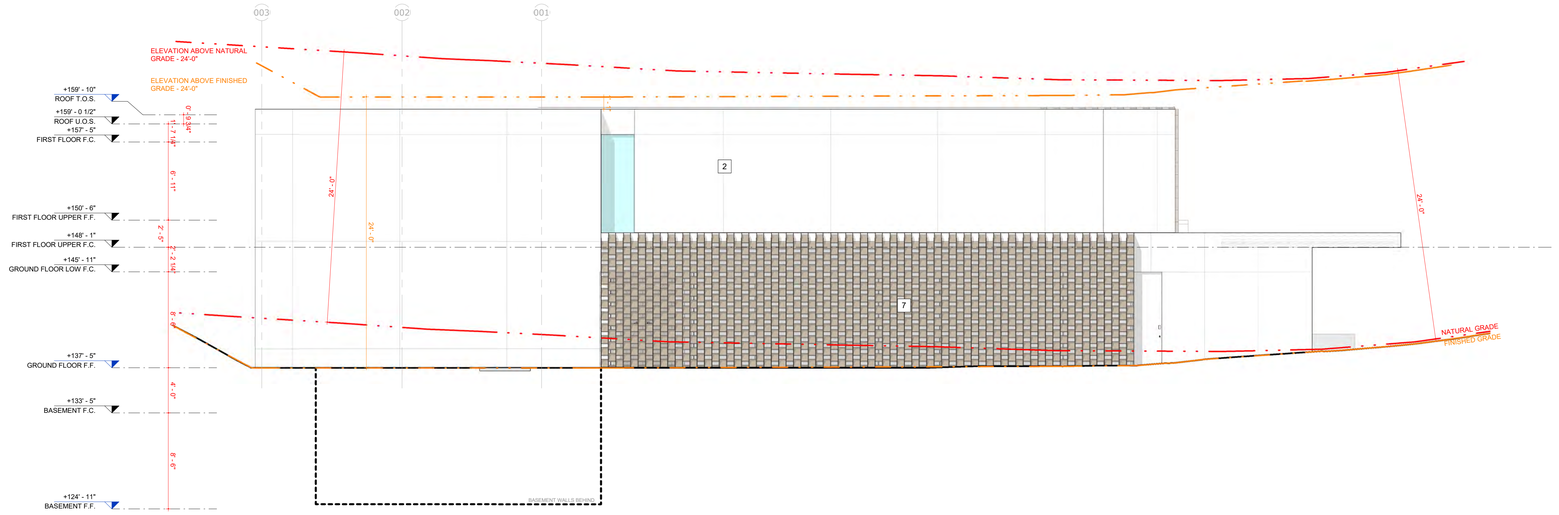
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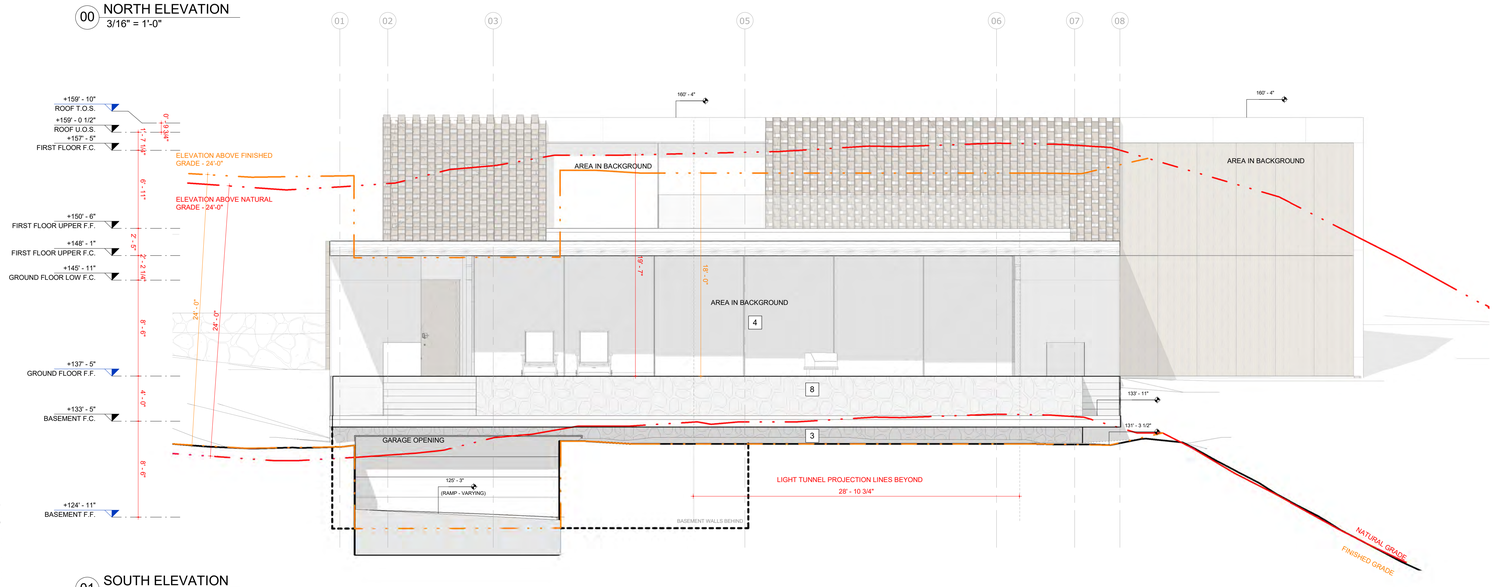
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DATE: 02.06.2026
SCALE: AS INDICATED

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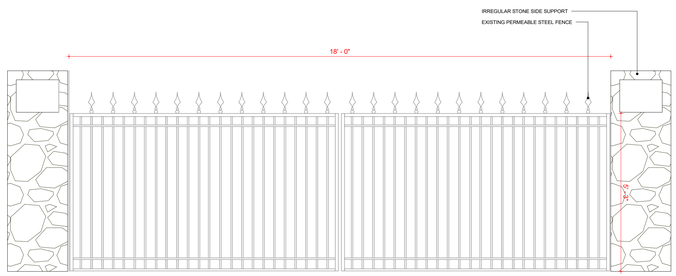
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00 NORTH ELEVATION
3/16" = 1'-0"



01 SOUTH ELEVATION
3/16" = 1'-0"



02 EXISTING EXTERIOR GATE ELEVATION
1/2" = 1'-0"

EXTERIOR ELEVATION NOTES

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

C AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE. SEC R703.6.2.1. SEE DETAILS

D AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2

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

F ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED

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

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J LIGHTING TO COMPLY WITH THE FOLLOWING DARK SKY REQUIREMENTS:

1. ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A
2. PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H
3. 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
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6. SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

STUCCO
3-COAT CEMENT PLASTER (STUCCO), SEE SPECIFICATIONS

METAL CLADDING, PANELS AND TRIM
A. VM ZINC FINISH, SEE SPEC FOR GAUGE, SAMPLE TO BE APPROVED BY OWNER

STONE SLAB
STONE SLAB (MECHANICALLY ATTACHED)
A. MATERIAL TBD, SAMPLE TO BE APPROVED BY OWNER
B. HONED

KEY NOTES

MATERIALS, GENERAL | **BUILDING ELEMENTS**

1 CEMENT PLASTER (STUCCO)
2 FASCIA BOARD IN CONCRETE PANEL (T.B.D)
3 STONE - VENEER
4 TEMPERED GLASS
5 METAL GUARDRAIL
6 OPERABLE WOODEN BRISE-SOLEIL
7 LATTICEWORK
8 TEMPERED GLASS GUARDRAIL
9 VENTILLATION FOR A/C AND POOL EQUIP.

STUDIO ARTHUR CASAS

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DESIGN ARCHITECTURE
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BRIAN F KNIGHT
LOCAL ARCHITECT

ADRESS
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LANDSCAPE
PLUMBING / MECHANICAL
ELECTRICAL
MILLWORK
LIGHTING DESIGN

DESIGN ARCHITECT Studio Arthur Casas | LOCAL ARCHITECT BFK Architects

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00	03.11.2025	ISSUED FOR PERMIT

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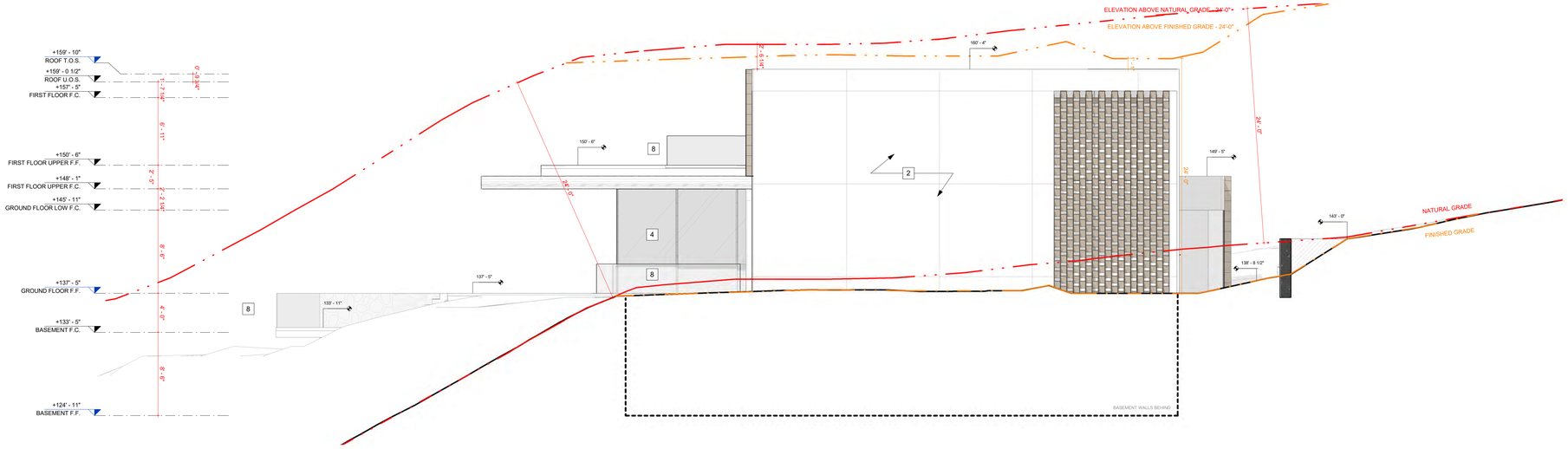
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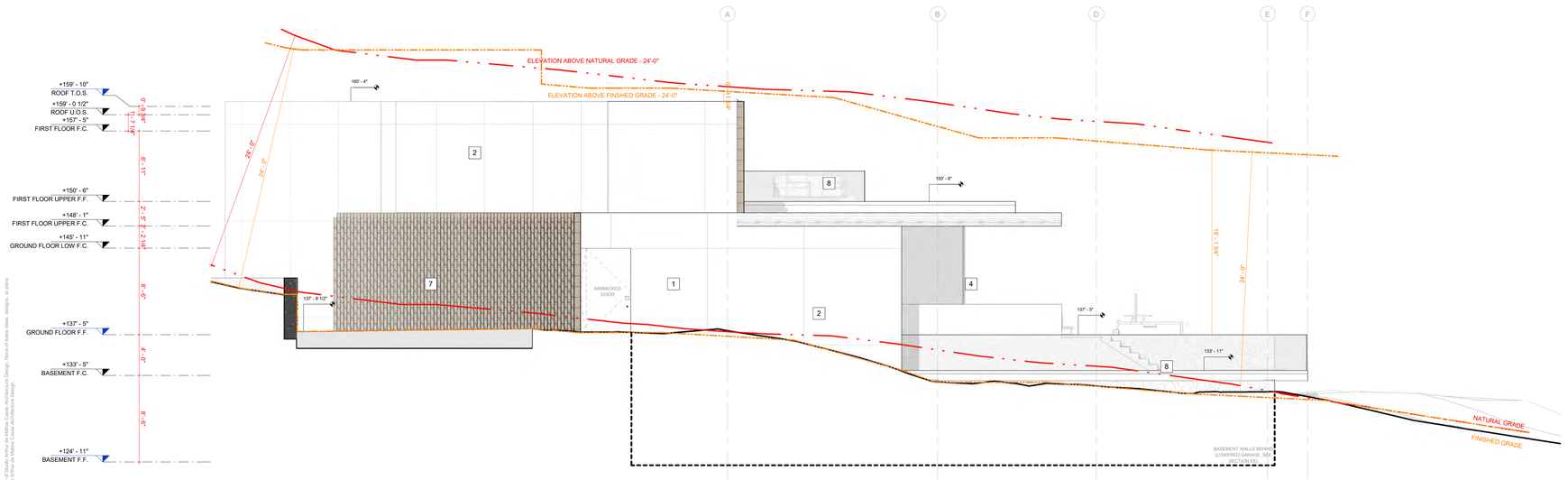
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01 WEST ELEVATION
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LOCAL ARCHITECT BFK Architects

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DISCIPLINE
ARCHITECTURE

SE/ RA - PCH

A.2201

DD R01

DRAWN BY Author
CHECKED BY Checker
DATE 02.06.2026
SHEET NAME ELEVATIONS
SCALE AS INDICATED

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USA - NEW YORK
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CITY OF MALIBU CUT AND FILL SLOPES NOTES:

46. NO DETRIMENTAL AMOUNT OF ORGANIC MATERIAL OR ROCK GREATER THAN 12" OR AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER SHALL BE BURIED OR PLACED IN FILLS. [3313.3]

48. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.3]

50. WHERE FILL IS TO BE PLACED ABOVE THE TOP OF AN EXISTING SLOPE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL, THE TOE OF THE FILL SHALL BE SET BACK FROM THE TOP EDGE OF THE SLOPE A MINIMUM DISTANCE OF 6' MEASURED HORIZONTALLY. [3313.6]

CITY OF MALIBU GRADING INSPECTION NOTES:

90. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).

91.
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
B. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
D. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT TOPS OF SLOPES; THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADE.
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILD GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
F. SUB-DRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUB-DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB-DRAIN INSTALLATIONS.

CITY OF MALIBU COMPACTION TESTING REQUIREMENTS:

92. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D15557 – LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:

A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40' BELOW FINISHED GRADE, AND
B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40' BELOW FINISHED GRADE.

93. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 – LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937 – LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]

94. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:

A. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
B. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
C. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST EACH 1,000 SQUARE FEET FOR SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

CITY OF MALIBU GENERAL NOTES:

97. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.

98. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.

100. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.

102. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

103. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.

104. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]

105. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 70 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.

106. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)

107. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.

108. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.

109. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.

110. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.

111. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.

112. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

113. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIALS PRIOR TO EXCAVATION.

CITY OF MALIBU GENERAL NOTES (CONTINUED):

115. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.

116. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OR SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.

117. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.

118. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.

119. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.

120. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.

121. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATED THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.

122. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.

123. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.

124. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.

125. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER AREA APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

126. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.

127. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.

CITY OF MALIBU REQUIRED GEOTECHNICAL NOTES:

1. UNUSUAL OR UN-ANTICIPATED GEOTECHNICAL CONDITIONS ENCOUNTERED DURING GRADING AND CONSTRUCTION OF THE PROJECT SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL CONSULTANT. ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED TO CITY GEOTECHNICAL STAFF FOR REVIEW, AND REVISIONS TO PLANS OR NEW PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW. WORK SHALL BE STOPPED UNTIL THE CONDITIONS ARE EVALUATED AND MITIGATED, AS NECESSARY.

2. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PREPARE AN AS-BUILT REPORT DOCUMETNING THE INSTALLATION OF THE PILE FOUNDATION ELEMENTS FOR THE RETAINING WALLS FOR REVIEW BY CITY GEOTECHNICAL STAFF. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF THE PILES, DEPTH INTO THE RECOMMENDED BEARING MATERIAL, DEPTH TO GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.

3. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE CIVIL OR STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.

GENERAL NOTES

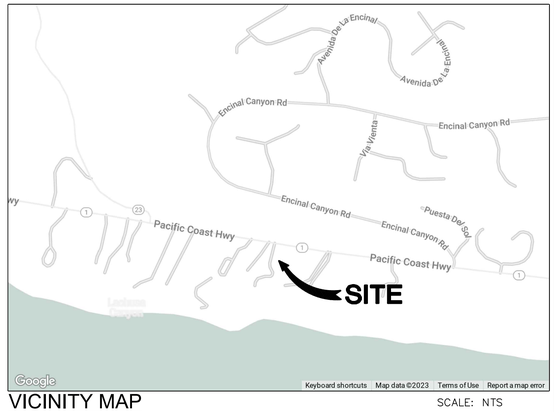
1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2023 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE CITY OF MALIBU.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH..
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.

CITY OF MALIBU DEPT. OF PUBLIC WORKS REQUIRED NOTES:

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK".
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. ~~NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.~~
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING SURVEYOR AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING SURVEYOR SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENT SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: SEE ATTACHED GRADING YARDAGE CERTIFICATE.
20. TOTAL DISTURBED AREA: 6,400± SQ. FT.
    TOTAL EXISTING IMPERVIOUS SURFACE AREA: 3,320± SQ. FT. (BASED ON REMAINING IMPERVIOUS SURFACE SHOWN IN AUGUST 2019 SURVEY, PLUS PREVIOUS BUILDING FOOTPRINT.)
    TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 4,100± SQ. FT.
    FLOOD ZONE ON FIRM: AE BASE FLOOD ELEVATION: 42 FEET
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.
23. CONTRACTOR SHALL INSTALL 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).' SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.
24. PRIOR TO ISSUANCE OF ANY PERMITS, THE APPLICANT SHALL INDICATE THE METHOD OF DISINFECTION AND THE METHOD OF DISCHARGING.
25. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY AND BOUNDARY SHOWN WAS PREPARED BY CHRIS NELSON AND ASSOCIATES, DATED OCTOBER, 2020.
2. CONTRACTOR TO VERIFY ACCURACY OF SURVEY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY WITH WHAT IS SHOWN ON THESE PLANS.
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION.
4. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.



VICINITY MAP SCALE: NTS

PROPERTY OWNER

GEOTECHNICAL ENGINEER
GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93012
(805) 484-5070

CIVIL ENGINEER
WHITSON ENGINEERS
4859 WEST SLAUSON, UNIT 625
LOS ANGELES, CA 90056
(310) 645-3205

STRUCTURAL ENGINEER
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVENUE
LOS ANGELES, CA 90026
(310) 645-3205

ARCHITECT & RESPONSIBLE OWNER'S AGENT
STUDIO ARTHUR CASAS
RUA ITAPOLIS 818
SAO PAULO, BRAZIL

SURVEYOR
CHRIS NELSON AND ASSOCIATES
31238 VIA COLINAS SUITE H
WESTLAKE VILLAGE, CA 91362

LINETYPE LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- 1000 — ORIGINAL GROUND CONTOUR
- (1000) — PROPOSED FINISH GROUND CONTOUR
- RAIN WATER LEADER
- 6" SD — STORM DRAIN PIPE

SHEET INDEX:

C0.1 COVER SHEET
C0.2 DETAIL SHEET
C1.1 GRADING AND DRAINAGE PLAN
C1.2 DRIVEWAY PROFILE AND TYPICAL SECTION
C2.1 LSWPPP
C2.2 LSWPPP DETAILS

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
BOW	BOTTOM OF WALL
BVCE	BEGIN VERTICAL CURVE ELEAVATION
BVCS	BEGIN VERTICAL CURVE STATION
CONC.	CONCRETE
ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FL	FLOW LINE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
K	ALGEBRAIC DIFFERENCE
L	LENGTH
LACFD	LOS ANGELES COUNTY FIRE DEPT
LF	LINEAR FEET
LP	LOW POINT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECP	SUPER ELEVATION CRITICAL POINT
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
TYP.	TYPICAL
U	UPPER
VC	VERTICAL CURVE

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____

PROJECT ADDRESS: 32832 PACIFIC COAST HIGHWAY

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form**. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	950	1150	60	425	0	2585
Fill	950	0	5	15	0	970
Total	1900	1150	65	440	0	3555
Import	0	0	0	0	0	0
Export	0	1150	55	410	0	1615

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Richard P. Weber
PRINT NAME
SIGN NAME
DATE: 2/6/2026

Note: Import and export values have been modified based on a 20% shrinkage factor per Goldcoast Geoservices, Inc.

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

Page 1 of 1
P:\Forms\COUNTER FORMS\Planning\PLN Grading Verification Certificate_130701.doc

Civil Engineering
Land Surveying
3200 West Century Blvd.
Suite 430
Los Angeles, California
310.643.3205
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

2/6/2026	PLANNING REVIEW SUBMITTAL
MB	

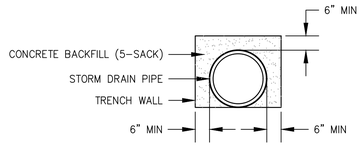
32832 PACIFIC COAST HIGHWAY
MALIBU, CA.
APN 4469-003-024
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
COVER SHEET

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

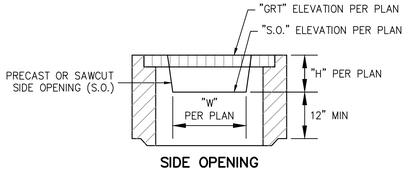
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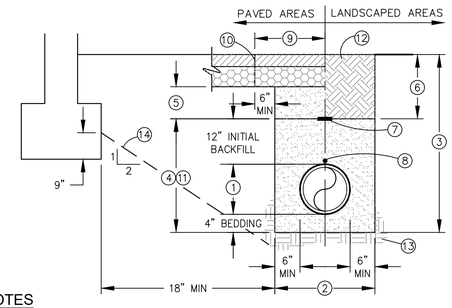
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CONCRETE TRENCH BACKFILL



SIDE OPENING

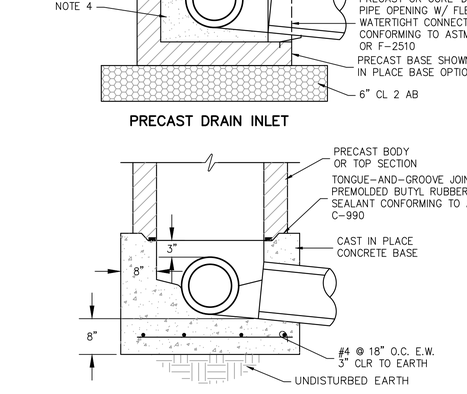


KEYNOTES

1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487–10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487–17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"–WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON–METALLIC WATER AND GAS PIPES 4"–DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1–1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5–SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

1 PRIVATE UTILITY TRENCHING

SCALE: NONE



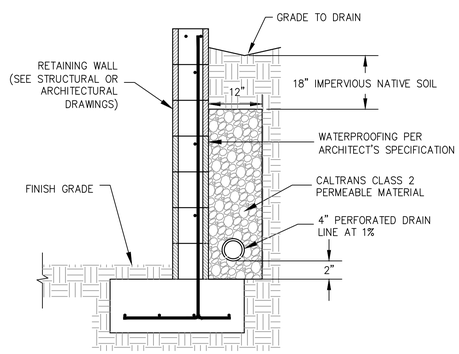
PRECAST DRAIN INLET

OPTIONAL CAST–IN–PLACE BASE

NOTES:
1. WALL 'T'=4" FOR 12" INLETS, T=5" FOR 15"–27" INLETS, AND T=6" FOR 30" AND LARGER INLET SIZES.
2. CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" OF THE STANDARD SPECIFICATIONS, AND THESE SPECIFICATIONS.
3. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
4. THE FLOW LINE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE WITH BENCH AT THE PIPE SPRING LINE. PRECAST INLET INVERT PAVING THICKNESS SHALL BE AT LEAST 3" BELOW THE BOTTOM OF THE LOWEST PIPE.
5. STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.
6. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST UNIT BASE.
7. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST BOX IF APPROVED BY THE ENGINEER. SUBMIT SHOP DRAWINGS.
8. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PEDESTRIAN PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT.

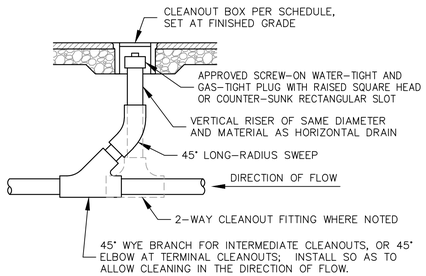
2 PRECAST CONCRETE CATCH BASIN

SCALE: NONE



4 WALL DRAIN

SCALE: NONE



3 CLEANOUT

SCALE: NONE

CLEANOUT BOX SCHEDULE

PLANTER AREAS
CHRISTY F08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

LIGHT VEHICULAR AREAS (PARKING LOTS AND ASPHALT PAVED PEDESTRIAN AREAS)
CHRISTY G03 OR G05 TRAFFIC–RATED BOX (OR APPROVED EQUAL) WITH CAST IRON LID. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

CONCRETE PAVED PEDESTRIAN AREAS (NO VEHICULAR TRAFFIC)
CHRISTY "FIBERLYTE" FL08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

PEDESTRIAN AREAS WHERE A BRONZE COVER IS CALLED OUT
6"–DIA. BRONZE FRAME AND COVER WITH 4"–DIA RISER PIPE, ZURN CO2455, OR APPROVED EQUAL. LID TO BE MARKED "SEWER" OR "STORM", AS APPROPRIATE.

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D–2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D–1785, SCH 40; ASTM D–3034, SDR 35 OR SDR 25; OR ASTM D–2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D–2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M–27 OR ASTM D–2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C–990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C–923 OR ASTM C–1478 (FOR PVC PIPE), OR ASTM F–2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF–BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"–THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"–27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT– OR LOCK–DOWN

INLET SCHEDULE

12"CB:	12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED CAST IRON FLAT GRATE.
12"CB–ADA:	SAME AS 12"DI, EXCEPT WITH ADA–COMPLIANT GALVANIZED STEEL FLAT GRATE
18"CB:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
36"CB:	36" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
6"AD:	6"–DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH BLACK HDPE GRATE. ADS OR NDS 6" DROP–IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.
6"AD–DOME:	SAME AS 6"AD EXCEPT WITH DOMED HDPE GRATE. GRATE ELEVATION SHOWN ON PLANS IS MEASURED AT THE TOP OF FRAME, NOT AT THE TOP OF THE ELEVATED PORTION OF GRATE.
6"AD–BZ:	SAME AS 6"AD EXCEPT WITH 6"–DIA ROUND BRONZE DRAIN INLET WITH ADA COMPLIANT SQUARE HEEL–PROOF OPENINGS AND SCREW–DOWN GRATE. ZURN Z(ZB)400BZ–6BZ, OR APPROVED EQUAL. PIPE RISER SHALL BE 4 INCHES IN DIAMETER.
8"AD:	CHRISTY F08BOX (IN PLANTER AREAS) OR FL08TBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISTY V1–71C CAST IRON ADA–COMPLIANT GRATE, OR EQUIVALENT. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER. GROUT ANNULAR SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION
2/27/2025 INTERNAL TEAM SUBMITTAL ONLY MB

32832 PACIFIC COAST HIGHWAY
MALIBU, CA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
COVER SHEET
APN 4469-003-024

SCALE:	NTS
DRAWN:	MB
JOB No.:	4632.00

SHEET C0.2 OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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PACIFIC COAST HIGHWAY

CROSS HATCHED AREA REPRESENTS 20' WIDE FIRELANE. SEE SHEET C1.2 FOR CENTERLINE PROFILE AND PAVEMENT TYPICAL SECTION.

LIMITS OF GRADING; TYP.

PC 0+04.42

PT 0+56.21

TOW: 140.2±
BOW: 138.2±
H: 2.0'±

2:1 CUT

TOW: 143.1±
BOW: 137.5±
H: 5.6'±

TOW: 149.3±
BOW: 148.3±
H: 1.0'±

TOW: 143.8±
BOW: 137.8±
H: 6.0'±

TOW: 146.5±
BOW: 142.1±
H: 4.4'±

TOW: 142.0±
BOW: 137.4±
H: 4.6'±

TOW: 137.4±
BOW: 137.4±
H: 0.0'±

GRADE BREAK

1+00

1+55

MAX H: 3'±
L: 90± LF

L: 85± LF

L: 165± LF

2:1 FILL

137.36 FS

137.45 FS

STAIRS FROM FIRST FLOOR LEVEL TO BASEMENT LEVEL

FIRST FLOOR
FF: 137.50

LIGHT WELL
OPEN TO SKY
ELEV: 124.8±

FIRST FLOOR
FF: 137.50
BASEMENT
FF: 124.92

PATIO ELEV: 137.50
BASEMENT FF: 124.92

PATIO
ELEV: 134.0±
GARAGE
FF: 124.92

POOL OVER MECHANICAL
MECHANICAL FF: 124.92

PATIO ELEV: 137.45

POOL

ABOVE GRADE PATIO ELEV: 134.0±

3:1 CUT

MAX H: 6'±
L: 45± LF

MAX H: 6'±
L: 45± LF

STAIRS FROM PATIO
TO BASEMENT LEVEL

DASHED RED LINE
REPRESENT LIMITS OF
DEVELOPMENT AREA.
AREA: 9,990± SQ. FT.

EXISTING STAIRS TO REMAIN.

32832 PACIFIC COAST HIGHWAY
APN 4469-003-024

PROPERTY LINE

CONSTRUCTION NOTES:

1. RETAINING WALL. DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. ELEVATIONS AND HEIGHTS INCLUDE EXPOSED PORTION OF WALL ONLY. CUT WALLS WITH ASCENDING SLOPES STEEPER THAN 3:1 ASSUME 1' FREE BOARD AND 1' PAVED SWALE BEHIND WALL.
2. GARDEN WALL. DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. ELEVATIONS AND HEIGHTS INCLUDE EXPOSED PORTION OF WALL ONLY.
3. BEGIN/END FIREFIGHTER WALKING PATH. L: AS NOTED, WIDTH: 5' (MIN, CLEAR TO SKY), MAX GRADE: 5%, MATERIAL: CONCRETE, PAVER, GRAVEL, DG, SOIL, OR OTHER NON-COMBUSTIBLE SURFACE.
4. 96"ø x 24' URBANGREEN SRPE UNDERGROUND CISTERN REQUIRED PER CITY OF MALIBU SWMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE. PROVIDED STORAGE: 8,500 GALLONS. SIZED BASED ON PRELIMINARY DISTURBED AREA QUANTITIES: PERMEABLE = 4,000± SQ. FT., IMPERMEABLE = 12,000± SQ. FT.
5. MODULAR WETLAND BIOFILTRATION BMP REQUIRED PER CITY OF MALIBU WQMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE.
6. CONSTRUCT ROCK RIP RAP ENERGY DISSIPATER AT STORM DRAIN OUTLET.
7. AREA DELINEATED BY HEAVY GREEN LINE REPRESENTS RECOMMENDED REMOVAL AND RECOMPACTION PER GEOTECHNICAL REPORT PREPARED BY GOLDCOAST GEOSERVICES, INC., DATED JUNE 2, 2023. LIMITS OF REMOVAL AND RECOMPACTION SHALL EXTENDED A MINIMUM OF 3' BELOW THE PROPOSED BUILDING PAD GRADE AND 5' BEYOND THE BUILDING AREA. EXACT LIMITS TO BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
8. PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY.
9. CONSTRUCT PAVED SWALE ALONG BASEMENT TO CONVEY STORMWATER TO THE EXISTING DRIVEWAY.
10. AREA DRAIN
11. TRENCH DRAIN

HATCH LEGEND:

- BASEMENT FLOOR, ELEV: 124.92
- GROUND FLOOR, ELEV: 137.50
- POOL
- LIMITS OF R&R, SEE CONSTRUCTION NOTE 7

SCALE: 1" = 10'

0 1 2 INCHES 3

Know what's below. Call before you dig. 811

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2/6/2026	PLANNING REVIEW SUBMITTAL
MB	

32832 PACIFIC COAST HIGHWAY

MALIBU, CA

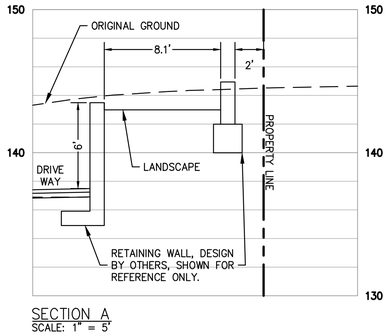
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLAN

APN 4469-003-024

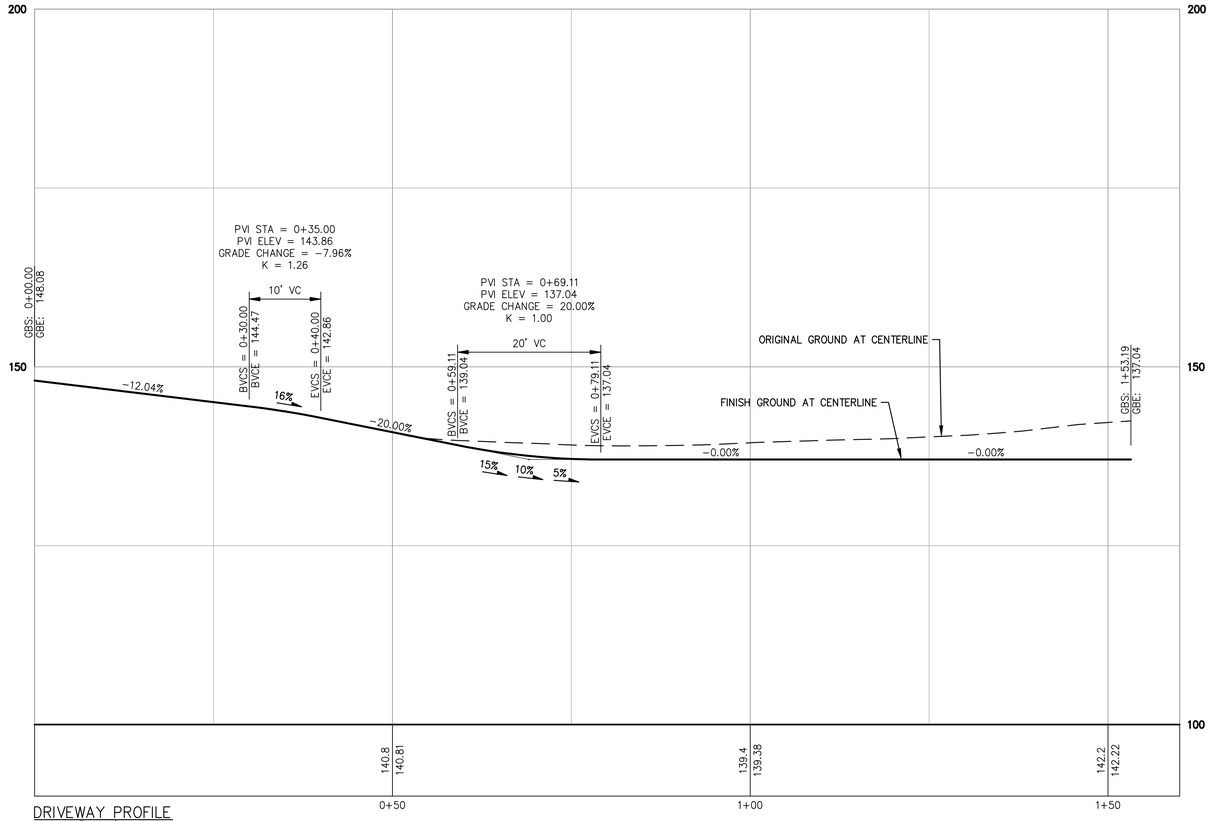
SCALE:	1"=10'
DRAWN:	MB
JOB No.:	4632.00

SHEET
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OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION



SECTION A
SCALE: 1" = 5'



DRIVEWAY PROFILE
SCALE: 1" = 10'

CONSTRUCTION NOTES:

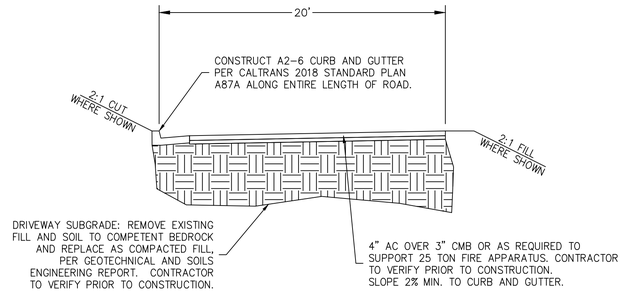
1. RETAINING WALL. DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. ELEVATIONS AND HEIGHTS INCLUDE EXPOSED PORTION OF WALL ONLY. CUT WALLS WITH ASCENDING SLOPES STEEPER THAN 3:1 ASSUME 1' FREE BOARD AND 1' PAVED SWALE BEHIND WALL.
2. GARDEN WALL. DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY. ELEVATIONS AND HEIGHTS INCLUDE EXPOSED PORTION OF WALL ONLY.
3. BEGIN/END FIREFIGHTER WALKING PATH. L: AS NOTED, WIDTH: 5' (MIN, CLEAR TO SKY), MAX GRADE: 5%, MATERIAL: CONCRETE, PAVER, GRAVEL, DG, SOIL, OR OTHER NON-COMBUSTIBLE SURFACE.
4. 96"ø x 24' URBANGREEN SRPE UNDERGROUND CISTERN REQUIRED PER CITY OF MALIBU SWMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE. PROVIDED STORAGE: 8,500 GALLONS. SIZED BASED ON PRELIMINARY DISTURBED AREA QUANTITIES: PERMEABLE = 4,000± SQ. FT., IMPERMEABLE = 12,000± SQ. FT.
5. MODULAR WETLAND BIOFILTRATION BMP REQUIRED PER CITY OF MALIBU WQMP ORDINANCE. SIZING, SPECIFICATIONS, DETAILS, AND DESIGN TO BE PROVIDED AT GRADING PERMIT PHASE.
6. CONSTRUCT ROCK RIP RAP ENERGY DISSIPATER AT STORM DRAIN OUTLET.
7. AREA SHADED GRAY REPRESENTS RECOMMENDED REMOVAL AND RECOMPACTION PER GEOTECHNICAL REPORT PREPARED BY GOLDCOAST GEOSERVICES, INC., DATED JUNE 2, 2023. LIMITS OF REMOVAL AND RECOMPACTION SHALL EXTENDED A MINIMUM OF 3' BELOW THE PROPOSED BUILDING PAD GRADE AND 5' BEYOND THE BUILDING AREA. EXACT LIMITS TO BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
8. PROPOSED SEPTIC SYSTEM, DESIGN BY OTHERS, SHOWN FOR REFERENCE ONLY.
9. CONSTRUCT PAVED SWALE ALONG BASEMENT TO CONVEY STORMWATER TO THE EXISTING DRIVEWAY.
10. AREA DRAIN
11. TRENCH DRAIN

HATCH LEGEND:

- BASEMENT FLOOR, ELEV: 124.92
- GROUND FLOOR, ELEV: 137.50
- POOL
- LIMITS OF R&R, SEE CONSTRUCTION NOTE 7

LOS ANGELES COUNTY FIRE DEPARTMENT REQUIRED NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AN 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 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 OF SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20'. 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 REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIAL THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
4. 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.
5. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
6. PARCELS THAT ARE LOCATED OUTSIDE THE SERVICE BOUNDARY, ABOVE THE EXISTING PRESSURE ZONE, OR MORE THAN 2,000 LINEAR FEET FROM A EXITING WATER MAIN OF A WATER PURVEYOR MAY PROVIDE AN ON-SITE WATER SUPPLY, WHEN APPROVED BY THE FIRE CODE OFFICIAL IN ACCORDANCE WITH TANK SIZES IN TABLE B103.3. FIRE CODE B103.3.



TYP. FIRE APPARATUS ACCESS ROAD SECTION
SCALE: NONE

10 0 10 20 30 Feet
SCALE: 1" = 10'

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SUBMITTAL / REVISION

2/27/2025	INTERNAL TEAM SUBMITTAL ONLY
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32832 PACIFIC COAST HIGHWAY

MALIBU, CA.

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
DRIVEWAY PROFILE AND TYPICAL SECTION

APN 4469-003-024

SCALE:	AS NOTED
DRAWN:	MB
JOB No.:	4632.00

SHEET
C1.2
OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)\WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES:

1. In case of emergency, call Thilo Kuther at _____

2. Total Disturbed Area 0.7± (Acres) WDID # n/a
   i. Risk Level:

3. A stand–by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on–site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.

4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.

5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off–site property shall be stabilized or removed from the site on a daily basis.

6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.

7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.

8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.

9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.

10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.

11. Every effort should be made to eliminate the discharge of nonstorm water from the project sites at all times.

12. Eroded sediments and other pollutants must be retained on–site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.

13. Stockpiles of earth and other construction–related materials must be protected from being transported from the site by the forces of wind or water.

14. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on–site until they can be disposed of as solid waste.

16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 40% chance of 0.25 inches or greater of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self–inspection check list and inspection logs are available upon request).

17. Trash and construction–related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by win.

18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

20. As the QSD/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity."

_____
Civil Engineers/Architects Signature Date

21. As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or person s who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the Local SWPPP to reflect current conditions, or failing to properly and/or adequately implement the Local SWPPP may result in revocation of grading and/or other permits or other sections provided by law."

_____
Owner or Authorized Representative (Permitee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

The following BMP as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

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

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

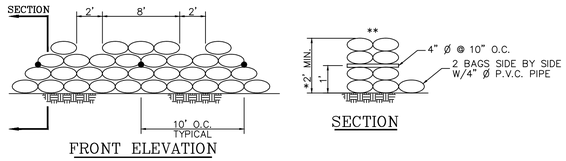
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

EROSION CONTROL DEVICE MAINTENANCE MEASURES		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Hydroseeding	After Rain Events and Weekly	Install new hydroseed if necessary
Earth Dikes and Drainage Swales	After Rain Events and Weekly	Rebuild if necessary
Silt Fencing	After Rain Events and Weekly	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence Consider New Locations
Check Dam	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the dam
Gravel Bag Berm	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/4 the height of the berm
Sand Bag Barrier	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the bag
Storm Drain Inlet Protection	After Rain Events and Weekly	Remove sediment as necessary depending on type used. Reinstall if necessary.
Sediment Trap	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment as necessary
Stabilized Construction Entrance	After Rain Events and Weekly	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.

** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH.

1 CHECK DAM

N.T.S.

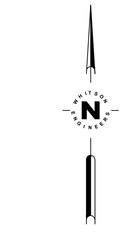
EROSION CONTROL LEGEND

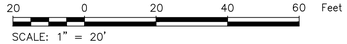
- LANDSCAPING PER LANDSCAPE PLAN OR HYDROSEEDING PER CASQA BMP EC–4 OR DETAIL 1 ON SHEET C4.2
- SILT FENCE PER CASQA BMP SE–1
- STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC–1 OR DETAIL 7 ON SHEET C4.2
- STORM DRAIN INLET PROTECTION PER CASQA BMP SE–10 OR DETAIL 3 ON SHEET C4.2
- TCW TEMPORARY CONCRETE WASHOUT AREA PER CASQA BMP WM–8 OR DETAIL 5 ON SHEET C4.2
- CHECK DAM PER CASQA BMP SE–4 OR DETAIL 1 ON SHEET C4.2
- V VEHICLE EQUIPMENT AREA FOR CLEANING FUELING, AND MAINTENANCE PER DETAILS 5 AND 6 ON SHEET C4.2
- M MATERIAL DELIVERY AND STORAGE AREA PER CASQA BMP WM–1 OR DETAIL 4 ON SHEET C4.2
- W WASTE COLLECTION AREA AND SOLID WASTE MANAGEMENT PER CASQA BMP WM–5

REQUIRED NOTES:

1. SPILL PREVENTION AND CONTROL SHALL BE ACCOMPLISHED THROUGH IMPLEMENTATION OF CASQA BMP WM–4
2. TEMPORARY CONCRETE WASHOUT MUST BE AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.







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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

SUBMITTAL / REVISION

2/27/2025	INTERNAL TEAM SUBMITTAL ONLY
MB	

32832 PACIFIC COAST HIGHWAY
MALIBU, CA.

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
LSWPPP
APN 4469-003-024

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SHEET C2.1 OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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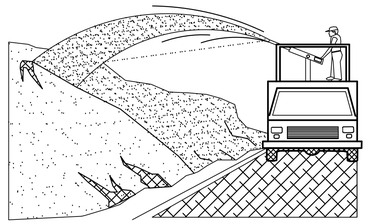
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General Notes

1. *Best Management Practices (BMP's) contained herein reflect minimum requirements. For additional BMP's refer to CASQA BMP Handbooks.*
2. *All construction activity shall be performed in accordance with a Stormwater Pollution Prevention Plan (SWPPP) developed and implemented in compliance with requirements of the State Water Resources Control Board, National Pollution Discharge Elimination System (NPDES) Permit No. CAS063339.*
3. *The SWPPP 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 representative 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 SWPPP.*
7. *A standby crew for emergency work shall be available at all time 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.*

1

Erosion Control



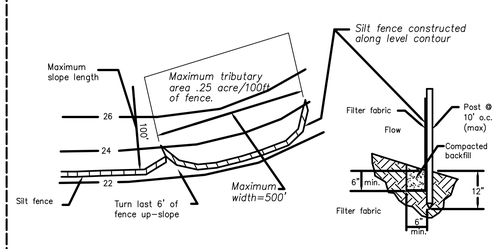
Notes:

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.*
8. *EARTHGUARD is permitted to be used on all graded pads and slopes.*
   a. *APPLY EARTHGUARD ON SLOPES AT MIN. RATE OF 8 GAL./AC AND MULCH RATE OF 2,000 LB/AC*
   b. *APPLY EARTHGUARD ON PADS AT A MIN. RATE OF 4GAL/AC*
   c. *SPRAY ALL MIXTURES AT A MIN. RATE OF 3,000 GAL OF WATER/AC. SEE MANUFACTURES RECOMMENDATIONS*

NOTE: JUTE NETTING COULD BE USED FOR SLOPES OVER 5' HIGH IN LIEU OF ABOVE RECOMMENDATIONS.

2

Silt Fence



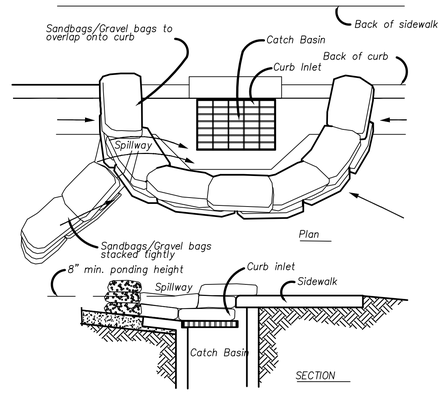
Notes:

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.*

NOTE: FIBER ROLL MAY BE USED IN LIEU OF SILT FENCE.

3

Catch Basin/Inlet Protection

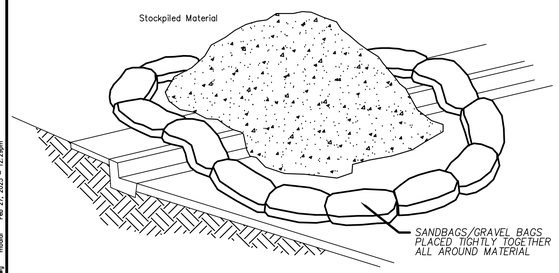


Notes:

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.*

4

Material Storage

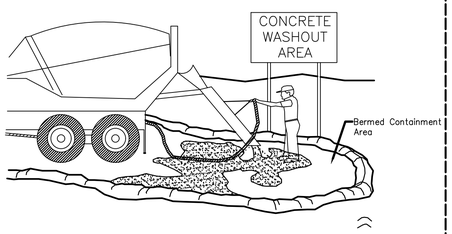


Notes:

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.*

5

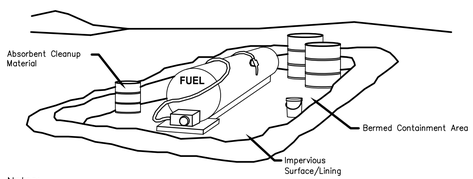
Concrete Waste Management



Notes:

1. *Excess and waste concrete shall not be washed into the street or into a drainage system. For washout of concrete and mortar products, a designated containment facility of*
2. *sufficient capacity to retain liquid and solid waste shall be provided on site. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried,*
3. *picked up and disposed of properly.*

Vehicle/Equipment Fueling

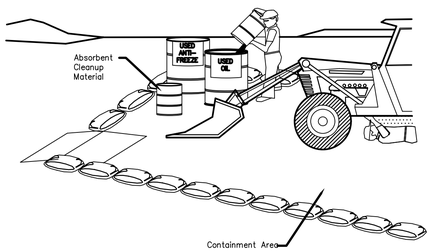


Notes:

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.*

6

Equipment Repair/Maintenance

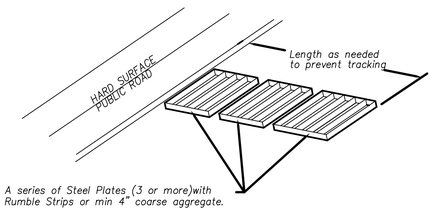


Notes:

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. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.*
2. *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.*

7

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 adequatly 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.*

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

2/27/2025	INTERNAL TEAM SUBMITTAL ONLY
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32832 PACIFIC COAST HIGHWAY
MALIBU, CA
APN 4469-003-024

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
LSWPPP DETAILS

SCALE:	NTS
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SHEET C2.2 OF 6

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

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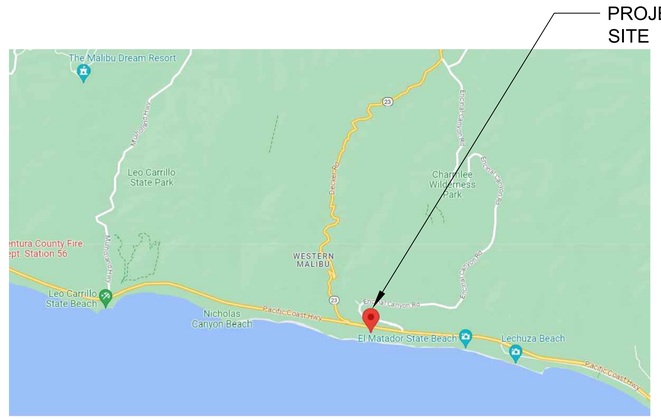
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RESIDENCE

32832 PACIFIC COAST HWY
MALIBU, CA 90265

LANDSCAPE AND FUEL MODIFICATION PLANS

VICINITY MAP



NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO ORDERING OF ANY MATERIAL.
2. CONTRACTOR RESPONSIBLE FOR ALL PERMITTING.
3. ALL WORK TO BE COMPLIANT WITH ALL CITY AND COUNTY CODES.

PROJECT DESCRIPTION

SCOPE OF WORK FOR LANDSCAPE CONSTRUCTION AND PLANTING:

Fuel modification and New infill planting and irrigation for New residential home.

SITE CALCULATIONS

SHEET INDEX

SHEET #	TITLE
FM-1	TITLE SHEET
FM-2	SITE PHOTOS & EXISTING MATERIALS
FM-3	FUEL MODIFICATION PLAN AND NOTES
FM-4	SOIL MANAGEMENT REPORT
LI-1	IRRIGATION PLAN
LI-2	HYDROZONE MAP AND CALCS
LI-3	IRRIGATION DETAILS
LI-4	IRRIGATION NOTES

DRAINAGE NOTES

1. MINIMUM SURFACE DRAINAGE SLOPE GRADE FOR LANDSCAPE AND A/C PAVEMENT OF 1.0% AND CONCRETE PAVEMENT 0.5%.
2. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
3. SEE CIVIL PLANS FOR ALL DRAINAGE.

CITY OF MALIBU

CITY OF MALIBU NOTES:

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.
2. ALL PLANT MATERIAL 50' FROM PRIMARY RESIDENCE IS TO BE NATIVE TO THE SANTA MONICA MOUNTAINS REGION.
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPE PLANTINGS AS REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROGRAM. PLANTS TO BE SELECTED SHALL HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15' BETWEEN LARGE WOODY SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT.
4. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM THE PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
5. SLOPE PLANTING MEASURES SUCH AS CONTOUR PLANTING AND TERRACING OR OTHER TECHNIQUES SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SURFACE SOIL EROSION.
6. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE NETTING OR SIMILAR MATERIAL THAT EFFECTIVELY REDUCES EROSION.
7. ALL IRRIGATION TO MEET MAWA AND CITY OF MALIBU STANDARDS. ANY APPROVED IRRIGATION BEYOND 100' FROM STRUCTURE IS TO BE ABOVE GROUND AND TEMPORARY (TO BE REMOVED AFTER 2-3 YEAR ESTABLISHMENT OF NATIVE PLANTS).
8. BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSCENATE ARE PROHIBITED.

IRRIGATION NOTES

STATEMENT OF COMPLIANCE:

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PREPARE NAME: ROBERT CRANDALL

PREPARE SIGNATURE: Robert Crandall

PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/24

STUDIO
LANDSCAPE ARCHITECTURE
Robert Crandall
Landscape Architect
CA Lic. No. 3360
10541 Moon View Way
Escondido, CA 92026
(805) 832-3568

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/24
STATE OF CALIFORNIA

APPROVALS

AGENCY

CITY OF MALIBU

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

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JULIE FRIEDRICHSEN
DESIGN LLC.
Landscape Design
Box 1405 Topanga, CA 90290
tel 818 825 8580
jzdesign@verizon.net
www.juliefriedrichsen.com

RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

TITLE SHEET

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet:
FM-1

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 grass, 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 Plan 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 Plan 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 ay 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

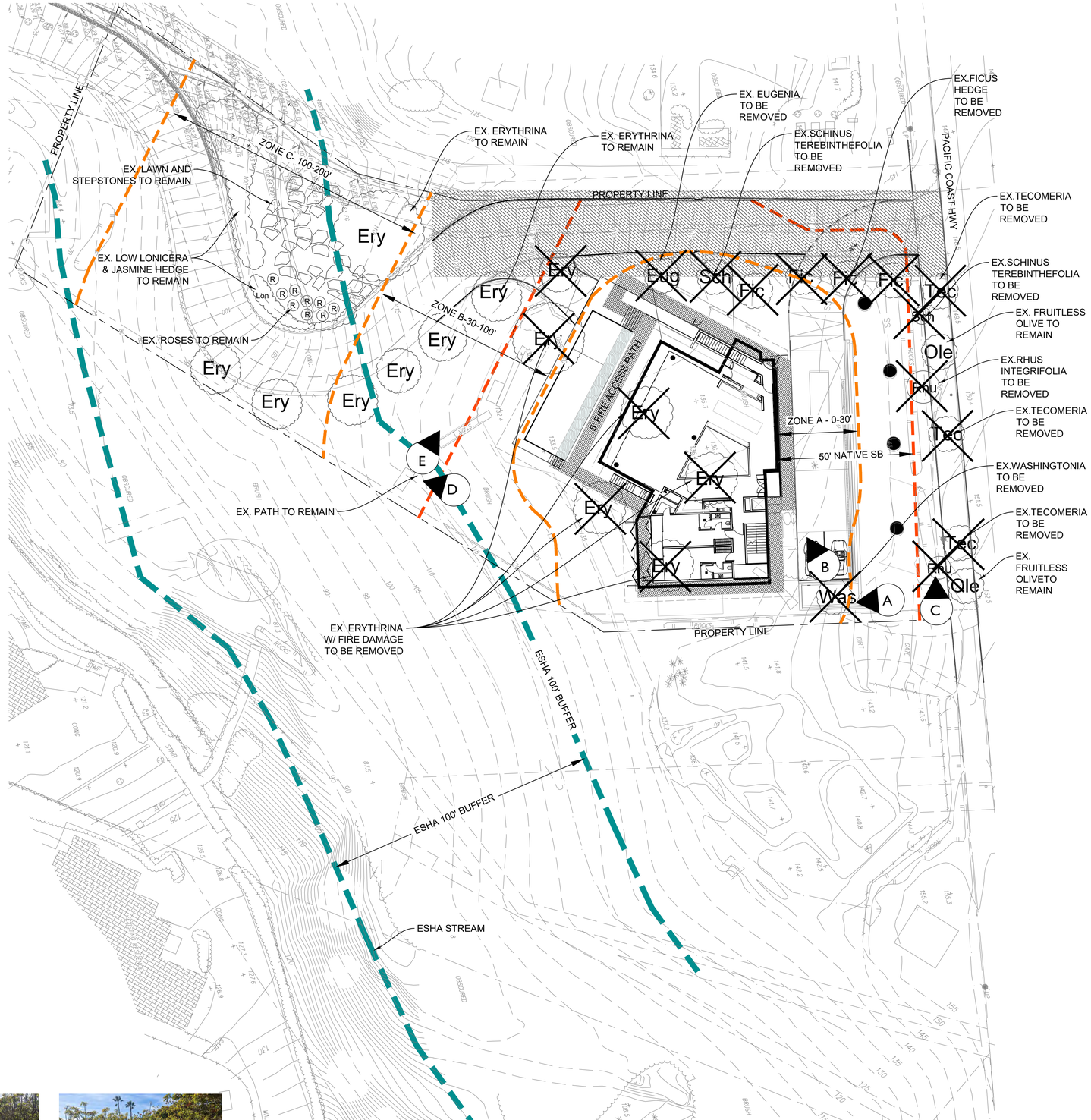
Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.

- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters, etc.
- Ensure 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.

Notes:

1. All trees to be kept trimmed off of driveway.
2. All plant material to be maintained per fuel modification requirements.
3. Contractor is responsible for final measurements and quantities.
4. Provide 5' pathway around all structures for fire access.



FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE A = 0-5' FIRE ACCESS PATH
ZONE A = 0-30'
ZONE B = 30-100'
ZONE C = 100-200'

CITY OF MALIBU
50' SANTA MONICA MOUNTAINS NATIVE SETBACK (SB)

0 10' 20' 40'
SCALE: 1" = 20'


Photo A


Photo B

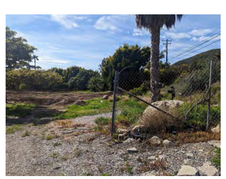

Photo C


Photo D


Photo E

REGISTERED LANDSCAPE ARCHITECT
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APN # 4473-017-023

SITE PHOTOS AND EXISTING MATERIALS

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
FM-2

Fuel Modification Plan Notes

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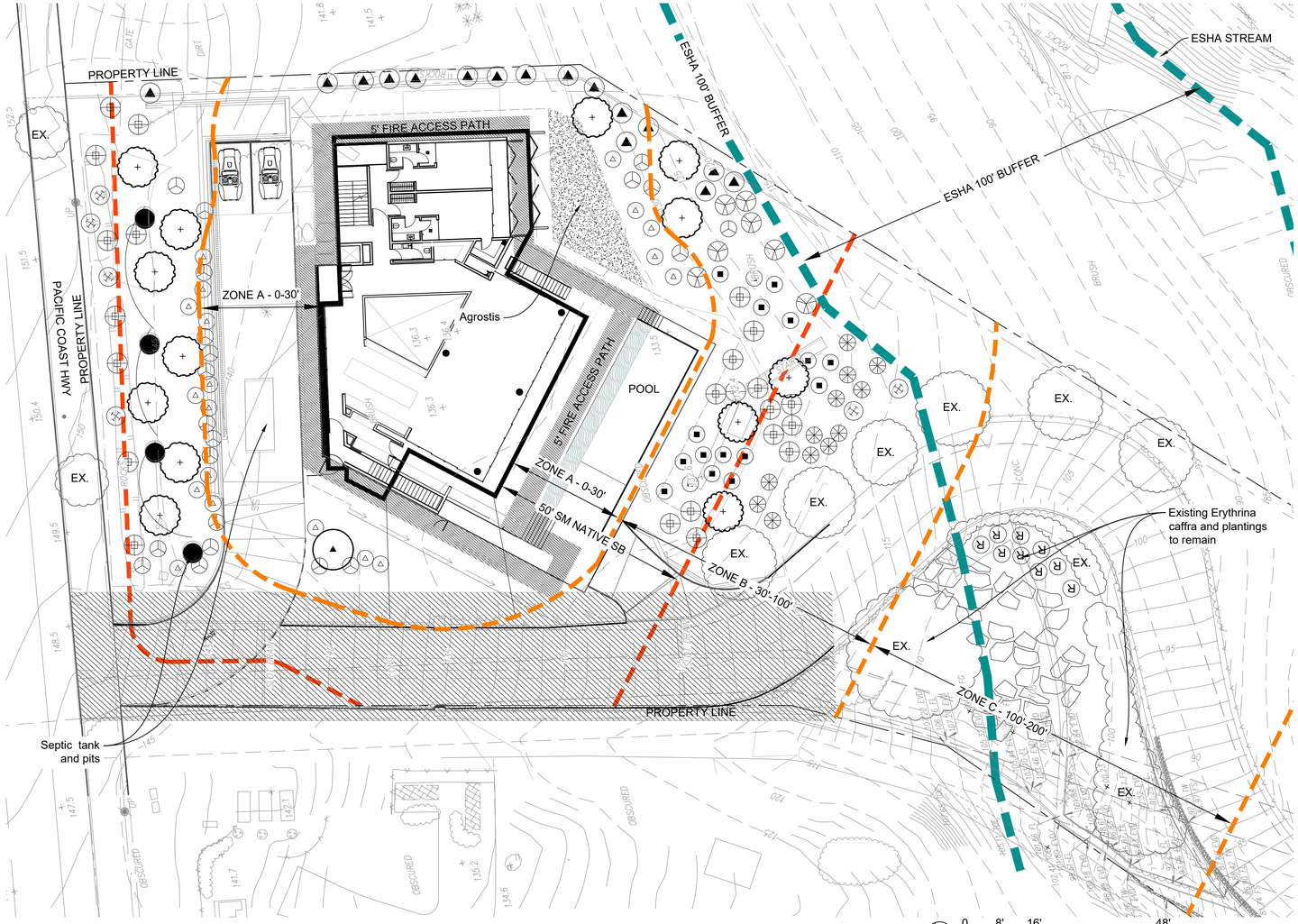
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4. Provide 5' pathway around all structures for fire access.

Irrigation Note:

1. Zone A and B to have automatic irrigation with 100% coverage.

Planting Notes:

1. All plant material to be sourced from a reputable grower and to be healthy, disease & pest free and high end residential quality material.
2. Planting and soil preparation should use Agromin products.
3. In addition to landscape standard soil amendment and preparations the following items are to be applied:
   - All new planting to have rootballs dusted with Mycorrhizal innoculant applied at rate per manufacturers recommendations.
   - All new planting to have Organic solutions Premium Worm Casting applied at rate as directed by manufacturers recommendations.
4. Topdress all planting areas with 3" of Agromin organic compost.



FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE A = 0-30'
ZONE B = 30-100'
ZONE C = 100-200'

CITY OF MALIBU
50' SANTA MONICA MOUNTAINS NATIVE SETBACK (SB)

TREE LEGEND

Symbol	Botanical/Common Name	Qty	Size	Height	Spread	PF
	Olea Europaea "Swan Hill'/ Fruitless Olive	1	24" box	18-25'	25'	M,L
	Heteromeles arbutifolia / Toyon	11	15 gal	15-30'	15-30'	L,VL
	Garrya elliptica/Silk Tassel	3	36" box, standard	10-20'	10-20'	L,VL

SHRUB & GROUNDCOVER LEGEND

Symbol	Botanical/Common Name	Qty	Size	Height	Spread	PF
	Agave attenuata / Fox Tail Agave	14	5 gal	4-5'	4-5'	L,VL
	Salvia Mellifera/ Black Sage	24	5 gal	2-3'	8-10'	L,VL
	Ligustrum texanum / Wax Leaf Privet	17	24" box	10-12'	6'	M,L
	Lomandra l. 'Breeze' / Dwarf Mat Rush	14	5 gal	1-2'	2-4'	M,L
	Muhlenbergia rigens / Deer Grass	16	1 gal	1-2'	2'	L,VL
	Ribes speciosum	7	5 gal	4-8'	3-8'	L
	Agrostis pallens	320 sf	SOD	12"	spreading	L

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RESIDENCE
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MALIBU, CA 90265
APN # 4473-017-023

LANDSCAPE PLAN AND FUEL MODIFICATION NOTES

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
FM-3

RESIDENCE

32832 PACIFIC COAST HWY
MALIBU, CA 90265

WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

November 17, 2023

Julie Friedrichsen, jzdesign@verizon.net
Julie Friedrichsen Design
1585 Old Topanga Canyon Road
Topanga, CA 90290

RE: Soil Management Report
32832 Pacific Coast Highway, Malibu, CA
Sample 1-2' received Nov. 15, 2023, Our ID No. 23-320-06

Dear Julie,

The soil is slightly alkaline with a pH of 7.24. Salinity is moderate at 1.20 millimho/cm.

Nitrogen, phosphorus, potassium, iron, manganese, zinc, copper, boron and magnesium are high. Sulfur is modest. Total available sodium is modest. SAR (sodium adsorption ratio) is 0.9. Aluminum is moderate.

Aluminum restricts growth by interfering with the metabolism of phosphorus and calcium. It causes stunting and discoloration. Foliage may turn a dull gray green. Aluminum is high in poorly aerated soil and in overly acidic soils. Soluble calcium helps to reduce the toxicity of aluminum.

Soil organic matter is high at 10.8% on a dry weight basis. The carbon:nitrogen ratio is good at 9.6.

The texture is loam. Based on the non-gravel fraction, it contains 46.7% sand, 31.0% silt and 22.4% clay. The gravel content is 19.0%.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderate at 1.03 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations

Apply agricultural gypsum at 10 pounds per 1,000 square feet or else incorporate at the rate of ½ pound per cubic yard.

Normally irrigate deeply but not frequently.

Soil Analyses Plant Analyses Water Analyses

For site maintenance, apply calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil and leaf tissue testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

WALLACE LABS	SOILS REPORT	Print Date	Nov. 16, 2023	Receive Date	11/15/23
365 Coral Circle	Location	32832 Pacific Coast Highway, Malibu, CA			
El Segundo, CA 90245	Requester	Julie Friedrichsen, Julie Friedrichsen Design LLC			
(310) 615-0116	graphic interpretation: * very low, ** low, *** moderate				
ammonium bicarbonate/DTPA		* * * * high, * * * * * very high			
extractable - mg/kg soil	**Sample ID Number**	23-320-06			
Interpretation of data	**Sample Description**	Site Soil 1-2'			
low medium high	**elements**		graphic		
0 - 7 8-15 over 15	**phosphorus**	54.24	*****		
0-60 60 -120 121-180	**potassium**	805.32	*****		
0 - 4 4 - 10 over 10	**iron**	11.43	****		
0- 0.5 0.6- 1 over 1	**manganese**	8.84	****		
0 - 1 1 - 1.5 over 1.5	**zinc**	16.77	*****		
0- 0.2 0.3- 0.5 over 0.5	**copper**	6.68	*****		
0- 0.2 0.2- 0.5 over 1	**boron**	0.55	****		
	calcium	453.76	****		
	magnesium	275.17	*****		
	sodium	64.74	**		
	sulfur	23.66	**		
	molybdenum	0.17	****		
	nickel	1.51	**		
The following trace	**aluminum**	0.56	***		
elements may be toxic	**arsenic**	0.12	*		
The degree of toxicity	**barium**	0.63	*		
depends upon the pH of	**cadmium**	1.79	**		
the soil, soil texture,	**chromium**	0.07	*		
organic matter, and the	**cobalt**	0.11	*		
concentrations of the	**lead**	1.52	**		
individual elements as	**lithium**	0.03	*		
well as to their interactions.	**mercury**	n d	*		
	selenium	n d	*		
The pH optimum depends	**silver**	n d	*		
upon soil organic	**strontium**	1.33	*		
matter and clay content-	**tin**	0.02	*		
for clay and loam soils:	**vanadium**	0.44	*		
under 5.2 is too acidic					
6.5 to 7 is ideal	**Saturation Extract**				
over 9 is too alkaline	**pH value**	7.24	***		
The ECe is a measure of	**ECe (milli-mho/cm)**	1.20	***		
the soil salinity:					millieq/l
1-2 affects a few plants	**calcium**	145.4			7.3
2-4 affects some plants,	**magnesium**	35.6			2.9
> 4 affects many plants.	**sodium**	45.3			2.0
	potassium	76.2			1.9
	cation sum				14.1
problems over 150 ppm	**chloride**	59			1.7
good 20 - 30 ppm	**nitrate as N**	68			4.8
	phosphorus as P	3.8			0.1
toxic over 800	**sulfate as S**	21.3			1.3
	anion sum				7.9
toxic over 1 for many plants	**boron as B**	0.34	**		
increasing problems start at 3	**SAR**	0.9	*		
est. gypsum requirement-lbs./1,000 square feet		19			
calculated percolation rate inches/hour		1.03			
soil texture		loam		gravel > 2 mm	
sand		46.7%		19.0%	
silt		31.0%		gravel > 1/4 inch	
clay		22.4%		8.8%	
lime (calclum carbonate)		slight		gravel > 1/2 inch	
Total nitrogen		0.567%		2.8%	
Total organic carbon		5.422%			
carbon:nitrogen ratio		9.6			
organic matter based on carbon		10.84%			
moisture content of soil		6.2%			
half saturation percentage		28.5%			

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.
pH and ECe are measured in a saturation paste extract. nd means not detected.
Analytical data determined on soil fraction passing a 2 mm sieve.

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SOIL MANAGEMENT REPORT

REVISIONS

DATE	NAME

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Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
FM-4

IRRIGATION LEGEND:

SYMBOL:	MFR:	MODEL NUMBER:	DESCRIPTION:	RAD.:	P.S.I.:	G.P.M.:
(*)	RAINBIRD	1402	PRESSURE COMPENSATING BUBBLER	N/A	40	.5
	(*) = NUMBER OF BUBBLERS PER TREE					
	RAINBIRD	RD1804-R-VAN14	4" POP-UP PROSPRAY HEAD	8-14'	45	VARIES
	RAINBIRD	RD1804-R-VAN14-360	4" POP-UP PROSPRAY HEAD	8-14'	45	VARIES
SM	RAINBIRD	FM100B IRRIGATION SUB METER				
	PRESSURE REGULATOR-LANDSCAPE CONTRACTOR TO VERIFY IF NEEDED					
MV	SUPERIOR	3100100PRS** ELECTRIC MASTER VALVE ** UTILIZE PRS VALVE IF NEEDED				
F	HUNTER	HC-075-FLOW METER				
	HUNTER	ICZ-101-LF	DRIP CONTROL ZONE KIT			
	RAINBIRD	PEB-PRS-D SERIES	ELECTRIC CONTROL VALVE			
	CHAMPION	B-401	HOSE BIB			
	NIBCO	T-590-Y	ISOLATION BALL VALVE (LINE SIZE)			
W	EXISTING	WATER METER	CONTRACTOR TO VERIFY SIZE & LOCATION			
C	HUNTER	ICC2 IRRIGATION CONTROLLER. 12 STATION W/ RAIN-CLIK STATION. INSTALL WALL (LOCATION TO BE DETERMINED)				
	FEBCO	MODEL 825- 3/4"	REDUCE PRESSURE BACKFLOW PREVENTER			
	APPROVED	SCH 40	LATERAL LINE PIPE (SIZE AS NOTED)			
	APPROVED	PVC 315	POTABLE SOURCE PRESSURE SUPPLY LINE FOR 2" DIAMETER AND LARGER			
	APPROVED	PVC SCH 40	POTABLE SOURCE PRESSURE SUPPLY LINE FOR 1 1/2" DIAMETER AND SMALLER			

NOTE: ALL MAINLINE PIPE SIZE AS NOTED ON PLAN.

1 / 20.0 / 9

- CONTROL VALVE SIZE
- CONTROLLER STATION NUMBER
- GALLONS PER MINUTE

IRRIGATION SLEEVING NOTE

- ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
- ALL SLEEVES FOR PRESSURE SUPPLY LINE AND LATERAL LINE PIPE SHALL BE A MINIMUM TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.

SLEEVE MATERIAL:

- PVC SCH 40 FOR 1" THROUGH 2 1/2" PRESSURE SUPPLY LINE PIPE.

ALL IRRIGATION AREAS TO UTILIZE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE

GENERAL IRRIGATION NOTES:

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES ALIGNED WITH THE SIDEWALK OR CURB, IN SHRUB AREAS, OUT OF VIEW WHERE POSSIBLE, UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. SCREEN ALL IRRIGATION EQUIPMENT USING APPROPRIATE SIZED SHRUBS.

3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE (XX PSI) AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OT THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD PRESSURE COMPENSATING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. NO IRRIGATION HEAD IS TO BE PLACED WITHIN 24" OF ANY WALKWAY, DRIVEWAY OR OTHER HARDSCAPE SURFACE.

APPROXIMATE STATIC WATER PRESSURE WAS NOT AVAILABLE AT THE TIME OF DRAWING PREPARATION

7. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

8. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

9. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

10. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

11. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

12. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

13. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

14. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

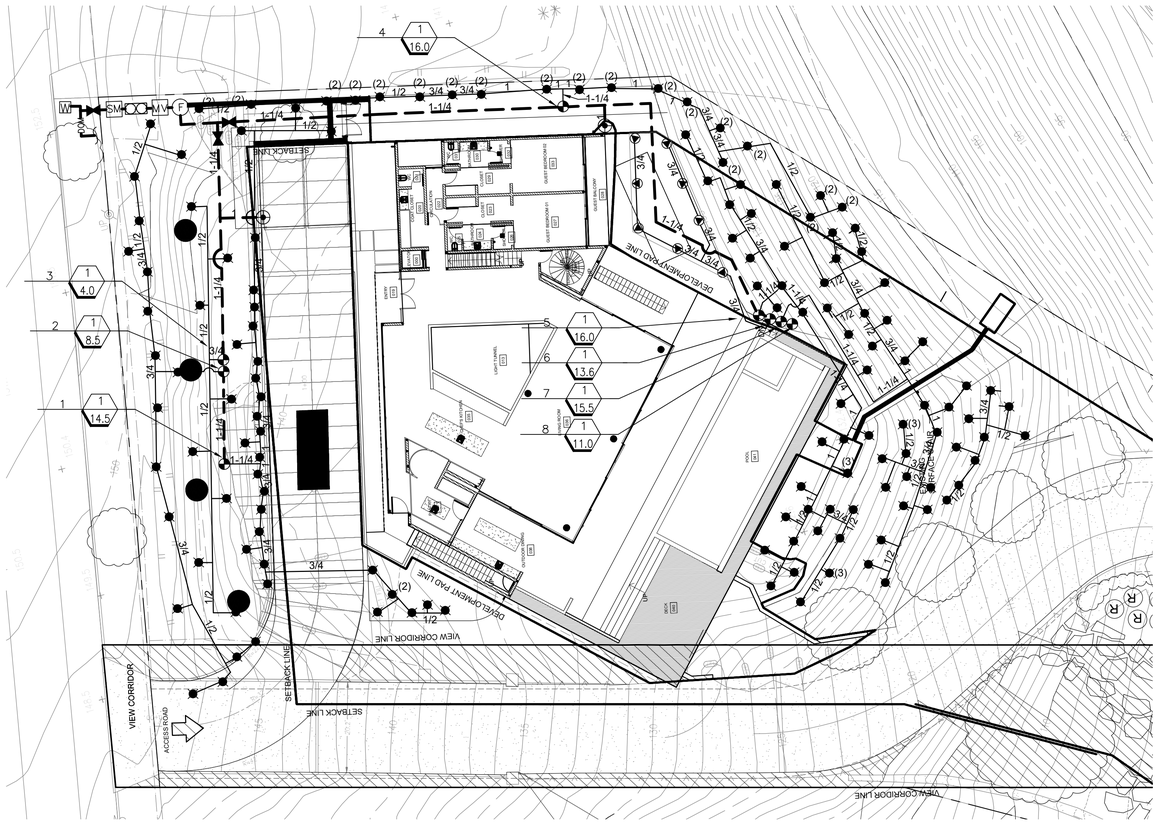
15. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS

16. THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE. HE SHALL EXTEND THE GROUPING OF WIRE 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

17. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

18. ADV. (ANTI DRAIN VALVE) UNITS AS SHOWN IN THE DETAIL DRAWINGS ARE FOR TYPICAL INSTALLATION ONLY, AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF 24" OF MORE BETWEEN THE HIGHEST HEAD AND LOWEST HEAD ON A SYSTEM, THE ADV. SHALL BE INSTALLED PER DETAIL DRAWING.

19. THE CONTRACTOR SHALL ALLOW FOR A ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.



0 8' 16' 48'

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

CITY OF MALIBU NOTES:

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PREPARE SIGNATURE: Robt Crandall

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MALIBU, CA 90265
APN # 4473-017-023

IRRIGATION PLAN, NOTES & LEGEND

REVISIONS

DATE	NAME

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Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
LI-1

TO CALCULATE MAWA - Maximum Applied Water Allowance	
	44.2
LA	7,763
SLA	0
MAWA (Gallons)	117,005
MAWA (Inches per sq.ft.)	24.2
MAWA (Inches per DAY)	0.07

DEFINITIONS	
Eto	Reference provided in Appendix A - CIMIS
LA	Landscaped area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor- WUCLOS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71.

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.55 x LA) + (0.3 x SLA)]

TO CALCULATE ETWU - Estimated Total Water Use	
ETo	44.2
PFxHA (see chart)	2429.3
HA (same as LA)	7,763
IE (see chart)	0.774153033621023
SLA	0
ETWU (Gallons)	85,994
ETWU (Inches per sq.ft.)	17.8
ETWU (Inches per DAY)	0.05

To Determine Plant Factor with Multiple Hydro Zones

H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	Shrubs	0.3	599	179.7
2	Shrubs/Trees	0.2	4,735	947
3	Shrubs	0.4	489	195.6
4	Turfgrass	0.3	1,190	357
5	Pool/Spa	1	750	750
		Totals	7763	2429.3

Estimate Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA)/IE) +SLA]

To Determine Average System "IE" exceeds .71

H.Z.	Type	Sprinkler	HA	"IE"	Weighted Area
1	0.3	Bubbler	599	0.75	449.25
2	0.2	Bubbler	4735	0.75	3551.25
3	0.4	Bubbler	489	0.75	366.75
4	0.7	Rotator	1,190	0.75	892.5
5	1	Pool/Spa	750	1	750
			7763	Totals	6998.25

Average System IE (IE is a derivative of DU defined as IE = DU x IME. Where IME= Irrigation Management Efficiency

0.774153033621023

Does ETWU Qualify? ETWU= 85,994< MAWA= 117,005

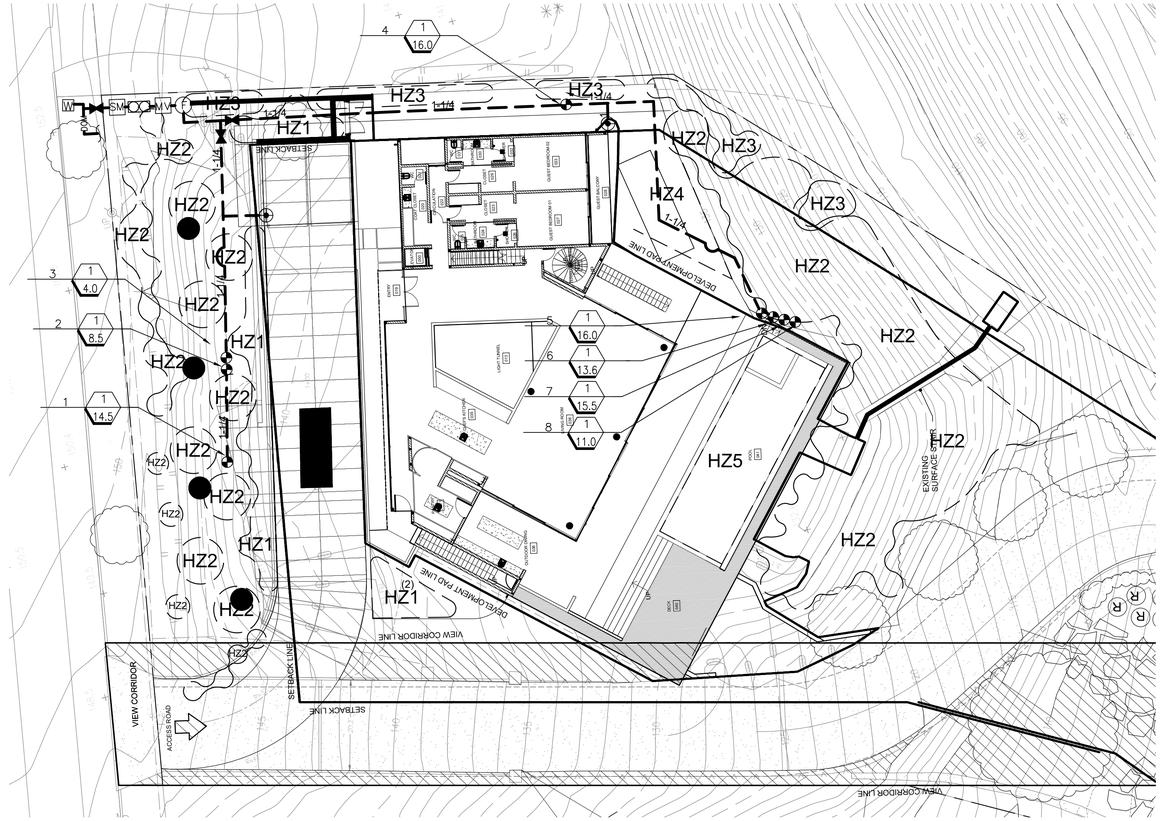
Yes - ETWU Does Not Exceed Maximum Allowed

HYDROZONE CHART

HYDROZONE	SQ FT	PLANT FACTOR	VALVE
HYDROZONE 1 =	599 SF	.3	1
HYDROZONE 2 =	4,735 SF	.2	2,3,5,7,8
HYDROZONE 3 =	489 SF	.4	4
HYDROZONE 4 =	1,190 SF	.3	6
HYDROZONE 5 =	750 SF	1.0	POOL/SPA

TOTAL = 7,763 SF

ETWU = 85,994 < MAWA = 117,005



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HYDROZONE PLAN & MWELO WATER BUDGET CALCULATIONS

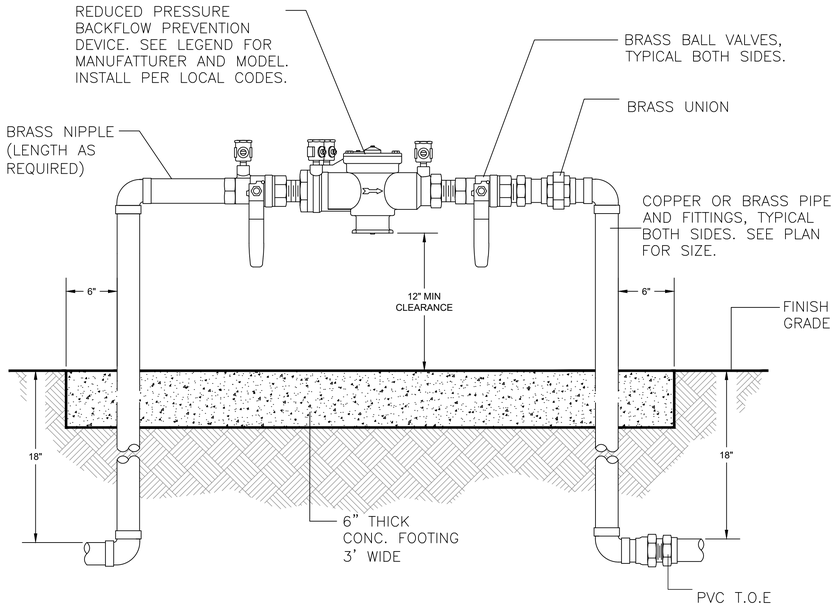
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DATE	NAME

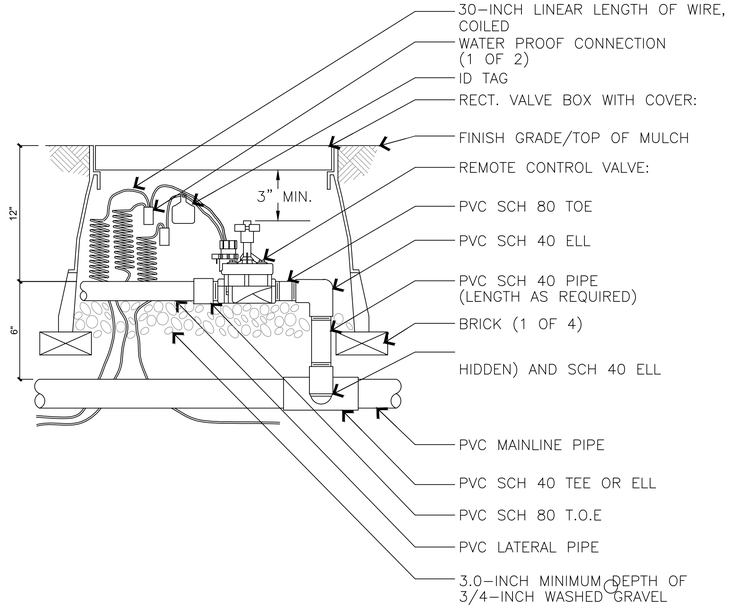
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Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

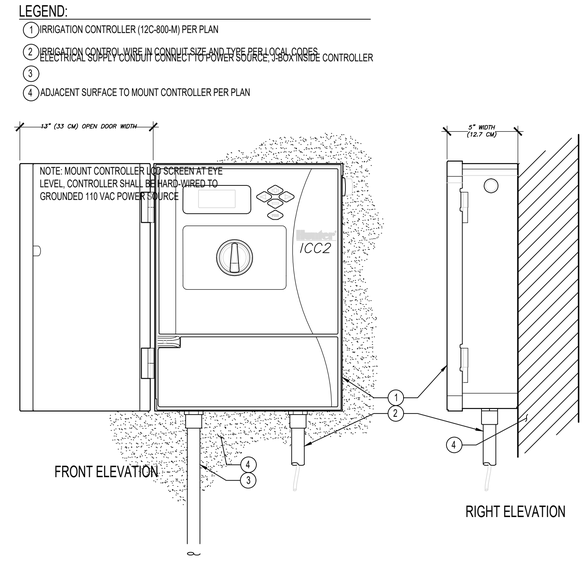
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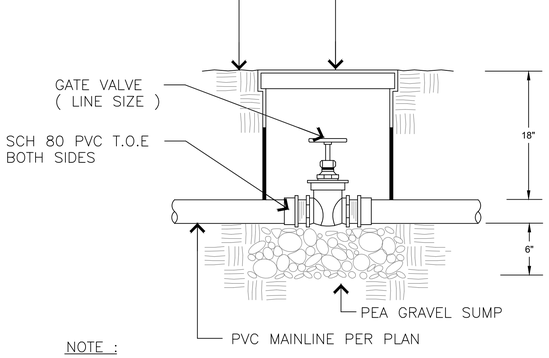
BACKFLOW PREVENTER



REMOTE CONTROL VALVE



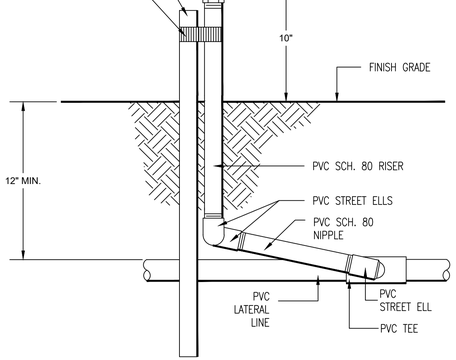
IRRIGATION CONTROLLER 12C-800-M



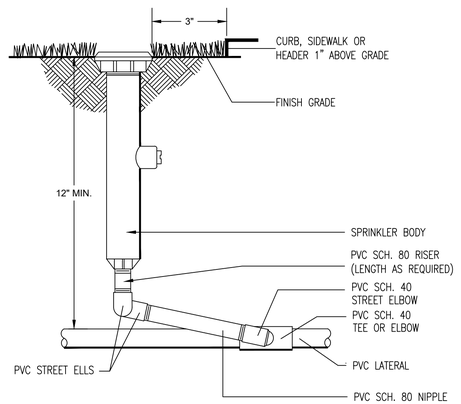
NOTE :

1. INSTALL IN SHRUB AREA WHEREVER POSSIBLE.

GATE VALVE



SHRUB HEAD ON FIXED RISER



POP-UP SPRINKLER

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IRRIGATION DETAILS

REVISIONS

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Drawn By:	AS
Checked By:	JF

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LI-3

IRRIGATION CONTROLLER CHART*

ICC2

Malibu, CA · Prepared by Robert Crandall on November 13, 2023

Seasonal Adjustment for November: 44% (What's this?)

Print

		PROGRAM A	PROGRAM B	PROGRAM C	PROGRAM D
Days to Water		S M T W T F S S **M** T **W** T F S S M T **W** T F S S M T W T F S			
Program Start Times	1		4:00 am	5:30 am	
	2		4:45 am	6:00 am	
	3			6:30 am	
	4			7:00 am	
STATION	LOCATION	STATION RUN TIME	STATION RUN TIME	STATION RUN TIME	STATION RUN TIME
4	Valve 4		10:00		
6	Valve 6		27:00		
1	Valve 1			3:00	
2	Valve 2			3:00	
3	Valve 3			3:00	
5	Valve 5			5:00	
7	Valve 7			5:00	
8	Valve 8			5:00	
9	Valve 7			5:00	

Your Watering Schedule

Check with your local water provider to find out the watering days and times allowed in your area.

1. Use your watering schedule as a guide. Program your automatic timer according to the numbers below or your local watering restrictions.
2. Watch your plants for stress, increasing or decreasing watering times accordingly. Do not exceed the maximum allowed minutes per day, per your local water restrictions.
3. Skip watering days when it rains or when the soil is already wet.
4. Re-program your timer each month using your Sprinkler Schedule as a guide. Do not exceed the maximum allowed minutes per day, per your local water restrictions.
5. If your timer allows you to adjust watering times by a percentage, you can set your timer for the highest month and adjust the percentage by using the Sprinkler Index published on our website. This index is scientifically calculated to allow even more efficient watering schedules based on estimated water needs for the week. *Please note that this option may not be suitable if local watering restrictions are in force.*

WATER AUDIT NOTES:

The contractor will conduct an irrigation audit using a certified irrigation auditor, after the final field observation has been completed and all irrigation components are installed in accordance with the plans and specifications and the irrigation system is accepted by the project architect for maintenance.

The irrigation audit will be conducted in accordance with the following schedule.

1. Place flags at each head in the zone.
2. Measure spacing and mark mid points between heads.
3. Place water measuring receptacles.
4. Take readings of water level in receptacles and record results.
5. Measure head pressure in each zone and record results.
6. After completing zone advance to next zone and repeat procedure.
7. Submit the results of the audit to the project architect.

The irrigation maintenance schedule tasks listed below are intended as minimum standards and more frequent attention may be required depending on the particular site conditions.

Irrigation Maintenance Schedule

Controller cabinet - open cabinet and clean out debris and replace battery as necessary. Check wiring and repair as needed and check clock and reset if necessary. **Task to be performed quarterly.**

Irrigation Schedule - Adjust schedule for seasonal variations and other conditions which may affect the amount of water needed to maintain plant health adjust as necessary. **Task to be performed monthly.**

POC - Visually inspect components for leaks, pressure settings, settlement or other damage affecting the operation of a component repair as needed. **Task to be performed quarterly.**

Remote control valves, isolation valves andquick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed. **Task to be performed quarterly.**

Mainline & laterals visually inspect for leaks or settlement of trench. **Task to be performed quarterly.**

Sprinklers visually check for any broken missigned or clogged heads. Heads with incorrect arc inadequate coverage or overspray and low head drainage repair as needed. **Task to be performed weekly.**

Filters and strainers visually check for leaks, broken fittings, clean and flush screens. **Task to be performed monthly.**

Audit shall be in accordance with the latest state of California Landscape Water Management Program as described in the latest Landscape irrigation Auditor Handbook. The landscape irrigation audits to be conducted at least once every five years in accordance with the requirements of Title 2o, Division 1 of the Los Angeles County Code.

LANDSCAPE MAINTENANCE SCHEDULE

MAINTENANCE SCHEDULES BY OWNER
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 BY CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

WATER MODEL EFFICIENT PLANS NOTE:

IRRIGATION PLANS AND PLANTING PLANS MUST BE INSTALLED PER DESIGN, INSTALLATION DETAILS AND SPECIFICATIONS IN ORDER TO RECEIVE CONSULTANT'S SIGNATURE POST CONSTRUCTION FOR CERTIFICATION OF COMPLETION REQUIRED BY CALIFORNIA STATE ORDINANCE MWELO AB-1881. ANY DEVIATION FROM APPROVED MWELO PLANS INCLUDING IRRIGATION PLANS DETAILS, PLANTING PLANS AND DETAILS, HYDROZONE PLANS, WATER BUDGET CALCULATIONS, ETC MAY RESULT IN NON-COMPLIANCE AND CONSULTANT'S SIGNATURE FOR CERTIFICATION OF COMPLETION WILL NOT BE PROVIDED.

STATEMENT OF COMPLIANCE:

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PREPARE NAME: ROBERT CRANDALL

PREPARE SIGNATURE: Robt Crandall

PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/26

STUDIO
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT · ROBERT CRANDALL · NO. 3360 · EXP. 2/26 · STATE OF CALIFORNIA

Robert Crandall
Landscape Architect
CA Lic. No. 3360

10541 Moon View Way
Escondido, CA 92026
(805) 832-3568

JULIE FRIEDRICHSEN DESIGN LLC.
Landscape Design
Box 1405 Topanga, CA 90290
tel 818 825 8580
jzdesign@verizon.net
www.juliefriedrichsen.com

RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

CONTROLLER CHART, FORMS & CERTS.

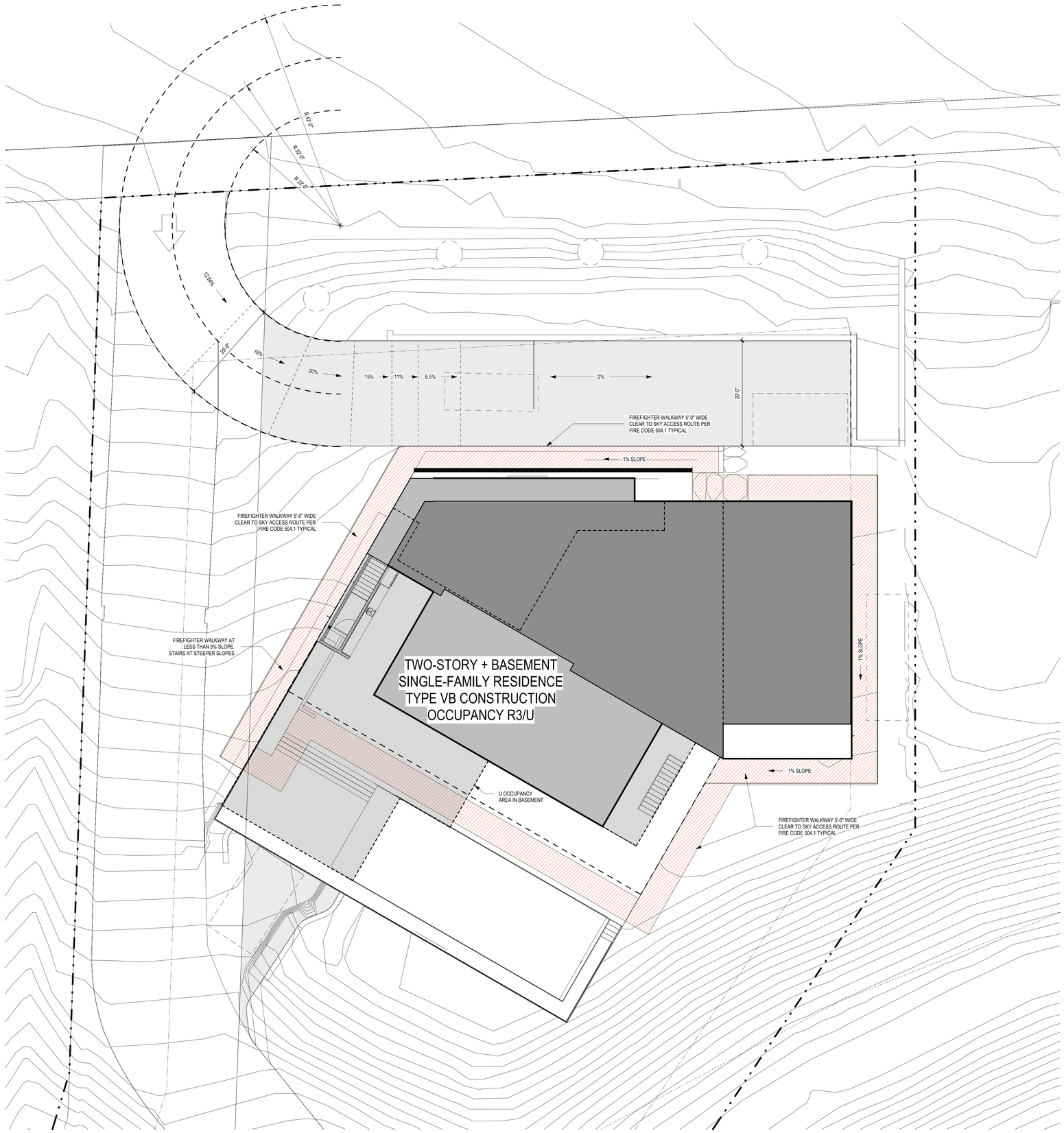
REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	03.07.25
Drawn By:	AS
Checked By:	JF

Sheet
LI-4



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

PLAN NORTH

SITE PLAN LEGEND

- BASEMENT U-OCCUPANCY
- 1ST FLOOR R3 OCCUPANCY
- 2ND FLOOR R3 OCCUPANCY

FIRE DEPT NOTES

1) FIRE DEPT.VEHICLE ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN SERVICEABLE MANNER PRIOR TO AND DURING TIME OF CONSTRUCTION. FIRE CODE 901.3

2) BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. FIRE CODE 901.4.4

3) A KEY BOX SHALL BE PROVIDED AT GATED ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.

3A) 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 BELISTED IN ACCORDANCE WITH UL325. GATE INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED,CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALLBE OF THE SLIDING OR SWINGING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON FIRE CODE 503.6

4) THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 1250 gpm AT 20 psi RESIDUAL PRESSURE, FOR A DURATION OF 1 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 508.3 AND FIRE DEPARTMENT REGULATION B*

4A) ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/2" 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

5) ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X 2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LODS ANGELES FIRE DEPT. REGULATION 8

6) ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION FIRE CODE 901.3

7) EGRESS DOORS SHALL BE READILY OPENABLEFROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1003.3.1.8

8) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TOPREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GITTER.(FIRE CODE 4715.2.1)

9) THE WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL BE NOT LESS THAN 3 FEET IN NOMINAL WIDTH BY 6'-8" IN NOMINAL HEIGHT AND SHALL BE CAPABLE OF OPENING SUCH THAT THE CLEAR WIDTH IS NOT LESS THAN 32" BUILDING CODE 1003.3.1.3

10) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN SECTION 1504.1 WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2, BUILDING CODE 6403.2

11) ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREAS OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBULE WIRE MESH WITH 1/4 INCH OPENINGS (FIRE CODE 4715.2.1)

12) EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENT OPENINGS SHALL BE PORTECTED WITH CORROSION RESISTANT, NON COMBUSTIBLE WIRE MESH WITH MESH OPENINGS OF 1/4 INCH (FIRE CODE 4715.2.1)

13) ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (BUILDING CODE 2802.1).

14) UNDERFLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS BUILDING CODE 6403.6

15) ACCESSORY STRUCTURES SUCH AS CARPORTS, DECKS, OR PATIO COVERS WHICH ARE ATTACHED OR ARE WITHIN 20 FEET OF A RESIDENTIAL BUILDING MUST BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9

16) A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPORVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL OCCUPANCY. SUBMIT 3 COPIES OF COMPLETED FUEL MODIFICATION PLANTO THE FUEL MODIFICATION UNIT: FIRE STATION 32, 605 N. ANGELENO AVENUE, AZUSA CA 91702-2904. PHONE (626) 969-5205, FAX (626)969-4848 FIRE CODE 317.2.1

17) PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGITATION CLEARANCE REQUIREMENTS PERSCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51182 AND THIS CODE (FIRE CODE 4706.3)

18) CLEARANCE OF BRUSH AND VEGATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 317.2.2

19) COMPLY WITH TITLE 24, 310.4 REGARDING ACCESS

20) POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS FIRE CODE 901.4.2 SEE DETAIL

21)COMPLY WITH TITLE 24,310.9.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP

22) 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; RESIDENCE AND GARAGE

TYPE OF FIRE SPRINKLER SYSTEM; FIRE CODE 903.3.1.3-NFPA 13D

23) 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 BACK-UP. RESIDENTIAL CODE R314.4

24) CLEARANCE OF BRUSH AND VEGITATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

25) THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION VB

VHMHSZ YES

SIZE OF LOT 1 ACRE

FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1250 GPM

REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 0 GPM

TOTAL FIRE FLOW REQUIRED 1250 GPM

2G) R3 OCCUPANCY 7571 SQ.FT.
U OCCUPANCY 1512 SQ. FT.



3 FIRE HYDRANT LOCATIONS
Scale: 1" = 50 ft

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/07/25
DRAWN BY	BK
CHECKED BY	AM
COPYRIGHT	© 2025 BFK

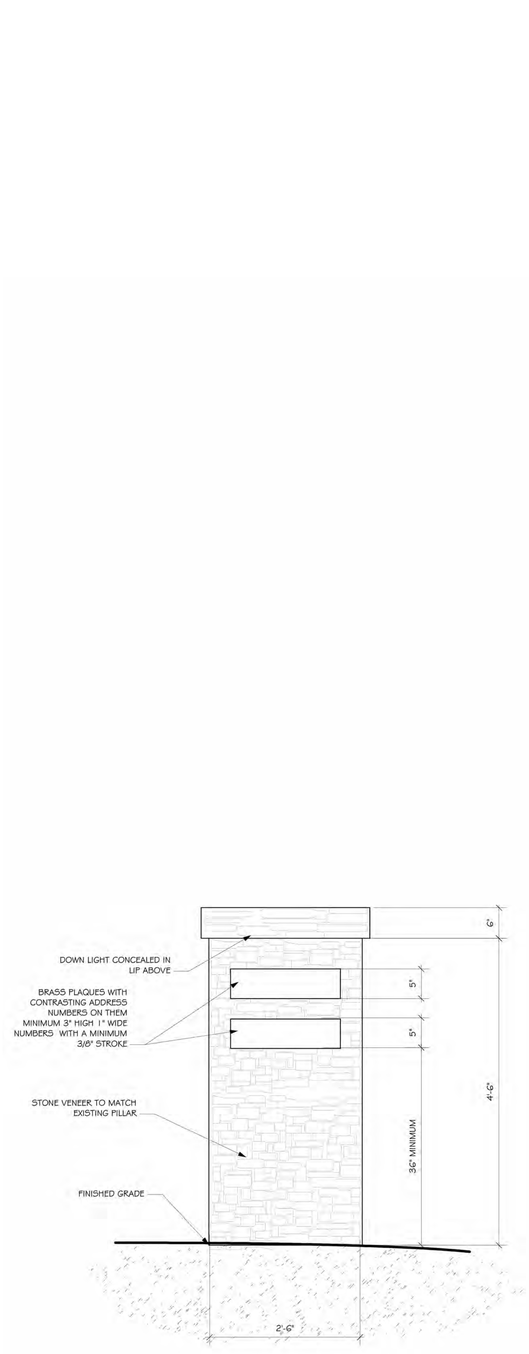
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FIRE DEPARTMENT PLAN

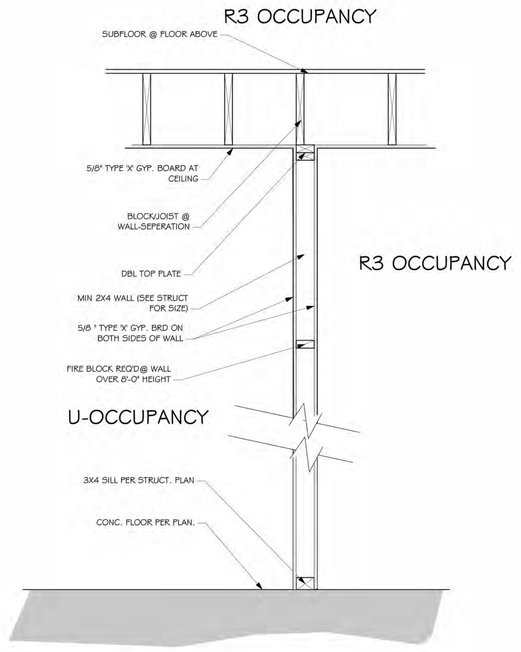
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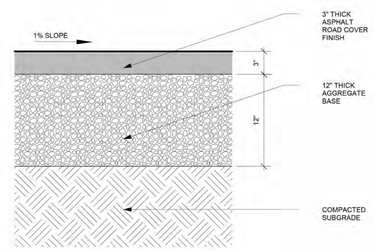
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3 -- ADDRESS PILLAR
Scale: 1" = 1'-0"



1 -- TYP. 1-HR ASSEMBLY @OCCUPANCY SEPERATION
Scale: 1" = 1'-0"



2 -- ROADWAY SECTION DETAIL
Scale: 1 1/2"= 1'-0"

FORM 195
Rev. 02/22

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 32832 Pacific Coast Highway
City or Area: Malibu APN 4473-017-023
Nearest Cross Street: Encinal Cyn Rd
Distance of Nearest Cross Street: 200 feet
Property Owner: Sun is Shining LLC Telephone: ( ) (917) 361-2624
Address: 2945 Townsgate Rd
City: Westlake Village Zip Code 91361
Occupancy (Use of Building): Single-Family Res Sprinklered: Yes ■ No ☐
Type of Construction VB
Square Footage: 5872 SFR +3211 Basement Number of Stories: 2

Stephanie Hawner Digitally signed by Stephanie Hawner Date: 2024.03.29 14:51:13 -07'00'
Applicant's Signature
03/29/2024
Date

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 145' feet via vehicular access. The fire flow services will be rendered from a 14" inch diameter water main. The hydrant is located on Pacific Coast Highway
1800' (Feet) West (Direction) of Encinal Canyon Road (Nearest Cross - Street)
Static PSI 95 Residual PSI 81 Orifice size 2.5", 4" Pitot N/A
Fire Flow at 20 PSI 1250 for one-hour duration ☐ Flow Test Date / Time N/A ■ Hydraulic model
Domestic Meter Size No meter

PART II (B)
LA County Waterworks District
Water Purveyor
(310) 317-0209 6/3/2024
Phone Number Date
Signature
William Johnson, Senior Civil Engineer
Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the **Building Department,** the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

APN: 4473-017-023 (32832 PCH)

BFK
ARCHITECTURE + PLANNING
1337 LIDA STREET
PASADENA, CA 91030
(626) 823-0150

IN ASSOCIATION WITH

NOT FOR CONSTRUCTION

PROJECT

SUN IS SHINING

32832 PACIFIC COAST HWY
MALIBU, CA, 90265

OWNER

MARK	DATE	DESCRIPTION

PROJECT NO	220608
SHEET ISSUE DATE	03/07/25
DRAWN BY	BK
CHECKED BY	AM
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SHEET TITLE

FIRE DEPARTMENT PLAN

SHEET NUMBER

FD 2

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Story Pole Photographs

Source: Planning Division Story Pole Inspection, October 22, 2025

View 1: Facing South on Encinal Canyon Road



View 2: Facing Northeast (Landward) on El Pescador State Beach



View 3 – Facing South on Pacific Coast Highway (Adjacent Right-of-Way)



View 4 – Facing Southwest on the Subject Property



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** 11/10/2025

PROJECT NUMBER: CDP 23-073

JOB ADDRESS: 32832 PACIFIC COAST HWY

APPLICANT / CONTACT: Stephanie Hawner

APPLICANT EMAIL: stephanie@sahplanning.com

PLANNER: Patrick Achis

PROJECT DESCRIPTION: NSFR with subterranean garage/basement, pool/spa, OWTS, grading, and landscaping

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 11/19/25

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)	Stephanie Hawner SAHplanning@gmail.com	
Project Address:	**32832 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 23-073	
Project Description:	NSFR with subterranean garage/basement, pool/spa, OWTS, grading, and landscaping	
Date of Review:	November 19, 2025	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/13/25
Site Survey:	3/13/25
Landscape Plan:	11/21/24
Hydrozone Plan:	11/21/24
Irrigation Plan:	11/21/24
Fuel Modification Plan:	11/21/24
Grading Plan:	3/13/25
OWTS Plan:	3/13/25
Bio Assessment:	5/25/23 (Forde Bio), 10/13/25 (updated memo)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	8/26/25 (CDFW Notification Letter)
Previous Reviews:	12/24/23 (Incomplete), 5/21/24 (Incomplete), 10/9/24 (Incomplete), 12/12/24 (Incomplete), 4/2/25 (Incomplete), 9/13/25 (Approved)

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 117,005 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 85,994 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. Per the CDFW letter: "The California Department of Fish and Wildlife (CDFW) has reviewed your Lake or Streambed Alteration Notification (Notification) and determined that your project is subject to the Notification requirement in Fish and Game Code section 1602. CDFW has also determined that your project, as described in the original Notification received prior to June 27, 2025, including any measures in the notification that are intended to protect fish and wildlife resources, will not substantially adversely affect an existing fish or wildlife resource. As a result, you will not need a Lake or Streambed Alteration Agreement for your project." The Applicant satisfied the CDFW notification requirement within Chapter 4 of the LIP.

RECOMMENDATIONS:

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

   A. Pursuant to LIP Section 4.7.1, the allowable development area is limited to 10,000 square feet as all feasible building areas will result in impacts to Environmentally Sensitive Habitat Area (ESHA). The proposed development area is 9,990 square feet.

   B. Pursuant to LIP Section 4.8.1, all new development shall include mitigation for unavoidable impacts to Environmentally Sensitive Habitat Area (ESHA) from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. The proposed project will result in 0.044 acres partial impacts (Fuel Modification Zone C). The project will also result in fuel modification impacts to the stream buffer: 0.30 acres of the buffer are in Zone B and 1.13 acres are in Zone C. One of the following three Habitat Impact Mitigation methods shall be required: (1) habitat restoration; (2) habitat conservation; or (3) in-lieu fee for habitat conservation. The CDP shall include conditions setting forth the requirements for habitat mitigation. Prior to final plan check the applicant shall provide either a detailed restoration plan, a habitat conservation plan, or evidence of payment of in lieu fees to the Santa Monica Mountains Conservancy.

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

   D. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   E. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Chapter 9.22). 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 9.22. (form attached)

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

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.

G. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

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

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

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

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

L. Grading shall be scheduled only during the dry season from April 1 - October 31. If it becomes necessary to conduct grading activities from November 1 – March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

M. 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.

N. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*ESHA*).

O. 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.

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.

3. **ERB REQUIRED**

Pursuant to LIP Section 4.4.4, the proposed project will require review by the Environmental Review Board (ERB) as it has the potential to impact special status biological resources.

-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 Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	May 9, 2025	**Review Log #:**	**5147**
Site Address:	32832 Pacific Coast Highway		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 23-073 P5**
Applicant/Contact:	Stephanie Hawner, stephanie@EPOCHprojects.com	**BPC/GPC #:**	
Contact Phone #:	310-713-9909 **Fax #:**	**Planner:**	**Raneika Brooks**
Project Type:	**Revision to development area boundary and reduction in square footage** New single-family residence with subterranean garage/basement, pool/spa, retaining walls, new Onsite Wastewater Treatment System (AOWTS) and SPR for height of 24 feet		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Gold Coast Geoservices, Inc. (Hogrefe, CEG 1516; Vardeh, RCE 56992): 11-19-2024, 7-31-2024, 7-26-2024, 2-8-2024, 6-2-2023 Gold Coast Geoservices, Inc. (Hogrefe, CEG 1516): 4-18-2024, 2-14-2024, 6-2-2023 Ref: Mountain Geology, Inc., 6-28-1996 **5th Planning Submittal** **Architectural plans prepared by BFK Architecture dated March 11, 2025.** Grading Plan by Robert Covell & Associates, Sheets 1-2, dated 1-31-79 **Civil Plans by Whitson Engineers, 6 sheets, dated February 27, 2025.** Landscape and Fuel Mod Plans prepared by Julie Friedrichsen Design LLC dated 7-7-23. Total Grading Yardage Verification Certificate by Richard Weber dated 12-7-23. OWTS Plot Plan prepared by Gold Coast Geoservices dated February 2024.
Previous Reviews:	12-12-2024, 9-25-2024, 6-7-2024, 12-28-2023; Ref: Environmental Health Review Sheets dated 4-2-2025 and 5-15-2024

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. 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.

Remarks

The referenced revised architectural plans and civil plans were reviewed by the City's consultants from a geotechnical perspective. The **revised** proposed development includes the construction of a new 5,201 (5,873 previous) square foot two-story single-family residence with a 3,082 (3,212 previous) square foot basement and attached garage, above-ground swimming pool and spa, retaining walls, access drive and exterior hardscape, and landscaping. Grading includes 1,600 (1,900 previous) yards of R & R; 1,350 (2,000 previous) yards of cut under structure; 60 yards of cut and 5 yards of fill for safety; 225 yards of cut and 15 yards of fill non-exempt; and 1,615 (2,165 previous) yards of export. A new OWTS will be installed on the property that consists of a traffic-rated 3,634-gallon MicroSepTec Enviroserver ES12 treatment tank system with UV disinfection and two 5' diameter x 40' BI seepage pits with 10' caps (B-1 and B-2) and 100% expansion consisting of two 6' diameter x 40' BI seepage pits with 10' caps (B-3 and B-4).

Note: The geotechnical consultant provides a bluff determination letter dated July 29, 2024. The Project Geotechnical Consultant references in the aforementioned letter a recent site survey, which concludes that the top of the bluff is approximately 118 feet from the subject property. Cross sections attached to the letter show the bluff at the top of the slope that descends to the beach. The top of the bluff should be reviewed and approved by the planning department to verify compliance with applicable codes and LIP/LCP definitions. The undersigned reviewers take no exception regarding the location of the top of the bluff. Our geotechnical approval should not be construed as an approval of the location or definition of the bluff.

Building Plan-Check Stage Review Comments:

1. Please provide reduced setback letters from the OWTS, geotechnical and structural consultants for any reduced setbacks between the OWTS components and foundations, as applicable.
2. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Structural Engineer prior to placement of reinforcing steel.*"

3. Show the recommended subgrade preparation under the exterior hardscape and other ancillary improvements as a note on the plans.

4. The following notes must be added to the grading plans:

   - *At the completion of grading, samples of the onsite soils should be collected and tested for corrosion potential. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finish grade materials.*
   - *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 differs from the assumed expansion range.*

5. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier be a minimum thickness of 15 mils, conform to ASTM E1745 Class A requirements, and be installed in accordance with ASTM E1643. Building plans shall reflect the Consultant's recommendation.

6. Please clearly show the Code-required minimum foundation setbacks from descending slopes on the plans, where applicable.

7. Please include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the proposed 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.*"

8. Please include the following note on the grading and architectural plans per the Project Geotechnical Consultant's recommendation: "*Direct shear tests need to be performed by the Project Geotechnical Consultant to verify the minimum cohesion strength value for surficial slope stability.*"

9. Include the following note on the swimming pool and residence 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, and a map depicting the locations of the piles."*

10. One set of electronic OWTS plans incorporating the Project Geotechnical Consultant's 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.

11. One set of electronic grading, retaining wall, swimming pool and spa, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical Engineer**. 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: _____ 5-9-2025

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

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, swimming pool and spa, and residence, plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 03/13/2025

PROJECT NUMBER: CDP 23-073

JOB ADDRESS: 32832 PACIFIC COAST HWY

APPLICANT / CONTACT: Stephanie Hawner

APPLICANT EMAIL: stephanie@EPOCHprojects.com

PROJECT DESCRIPTION: NSFR on vacant property with subterranean garage/basement, pool/spa, AOWTS, grading and retaining walls, landscaping and associated development, including SPR for height of 24-feet (flat roof) and Minor Modification for a 12.61% reduction in the required FYSB.

REVISION: Revision to development area boundary and square footage

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TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu 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 4/2/2025

Signature **Date**

* Please refer to the appended Environmental Health conformance review dated May 25, 2024 for conditions of OWTS and building plan check.

All existing and proposed trees must meet the required setback to the proposed OWTS per the M.M.C.

City of Malibu

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ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE 03/13/2025**

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

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

City of Malibu

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ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 05/14/2024

PROJECT NUMBER:	CDP 23-073
JOB ADDRESS:	32832 PACIFIC COAST HWY
APPLICANT / CONTACT:	Stephanie Hawner
APPLICANT ADDRESS:	28118 Chesebro Road Agoura Hills, CA 91301
APPLICANT PHONE #:	(310) 713-9909
APPLICANT FAX #:	
APPLICANT EMAIL:	stephanie@civil-survey.com
PROJECT DESCRIPTION:	NSFR with subterranean garage/basement, pool/spa, AOWTS, grading and retaining walls, landscaping and associated development, including SPR for height of 24-feet (flat roof)

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

____ **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 Sammut — May 25, 2024

Signature **Date**

City of Malibu

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ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 05/14/2024

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Stephanie Hawner stephanie@civil-survey.com		
Project Address:	**32832 Pacific Coast Hwy** Malibu, California 90265		
Planning Case No.:	CDP 23-073		
Project Description:	NSFR with subterranean garage/basement, pool/spa, AOWTS, grading and retaining walls, landscaping and associated development, including SPR for height of 24-feet (flat roof)		
Date of Review:	May 15, 2024		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Kalani Jensen: Plans dated 10-17-2023, 4-12-2024
Grading Plans:	Whitson Engineers: Plans dated 10-13-2023, 4-17-2024
Landscape Plans:	Julie Friedrichsen Design: Plans dated 7-24-2023, 4-30-2024
OWTS Plan:	Gold Coast: OWTS plan dated 6-1-2023, 2-14-2024
OWTS Report:	Gold Coast: Percolation Test Results and Onsite Wastewater Treatment System Design Report dated 6-2-2023; Response to City of Malibu Environmental Health Review Sheet dated 2-14-2024
Geology Report:	Gold Coast: Geotechnical Report dated 6-2-2023
Miscellaneous:	Kalani Jensen: Certified Fixture Units Worksheet dated 5-15-2023

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) **OWTS on Architectural, Grading, Landscape Plans:** The final architectural, grading and landscape plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

2) **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.

    - The final architectural plans must show 5 bedrooms / 75 drainage fixture units (DFU), or otherwise indicated by the OWTS designer in the final design report.

    - Show and label all drainage fixtures on the final floor plans.

    - Sheet A1.01 of the architectural plans depicts an outdoor sink. Per the 2016 California Plumbing Code, stormwater shall not be drained into sewers intended for sanitary drainage (1101.3). All outdoor fixtures must be covered by a permanent cover to decrease uncontrolled flow into the OWTS. Revise the plans, accordingly, and submit for review.

3) **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. Project plans must show NEOREST AS Dual Flush Toilet, 1.0 GPF / 0.8 GPF.

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. 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.]

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) **Traffic-Rated Slab Plan(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

10) **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.

11) **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**.

12) **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**.

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

14) **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.

15) **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.

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

17) **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.

18) **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

32832 PACIFIC COAST HWY (CDP 23-073)
MALIBU, CA 90265

S.F.D.:	5 Bedroom/75 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 5′ x 40′ BI w/10′ Cap (N) (projected; B-1,B-2)
FUTURE:	2 – 6′ x 40′ BI w/10′ Cap (F) (projected; B-3,B-4)
PERC RATE:	5,058 gpd/8.0 gpsf (proj; B-1)
	4,775 gpd/7.6 gpsf (proj; B-2)
	5,109 gpd/6.8 gpsf (proj; B-3)
	4,149 gpd/5.5 gpsf (proj; B-4)
DESIGNER:	Scott Hogrefe, CEG 1516
REFERENCE:	Gold Coast: Percolation Test Results and Onsite Wastewater Treatment System Design Report dated 6-2-2023; Response to City of Malibu Environmental Health Review Sheet dated 2-14-2024
	Gold Coast: Geotechnical Report dated 6-2-2023

NOTES:

1. This conformance review is for a new single family dwelling. The new advanced onsite wastewater treatment system 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.

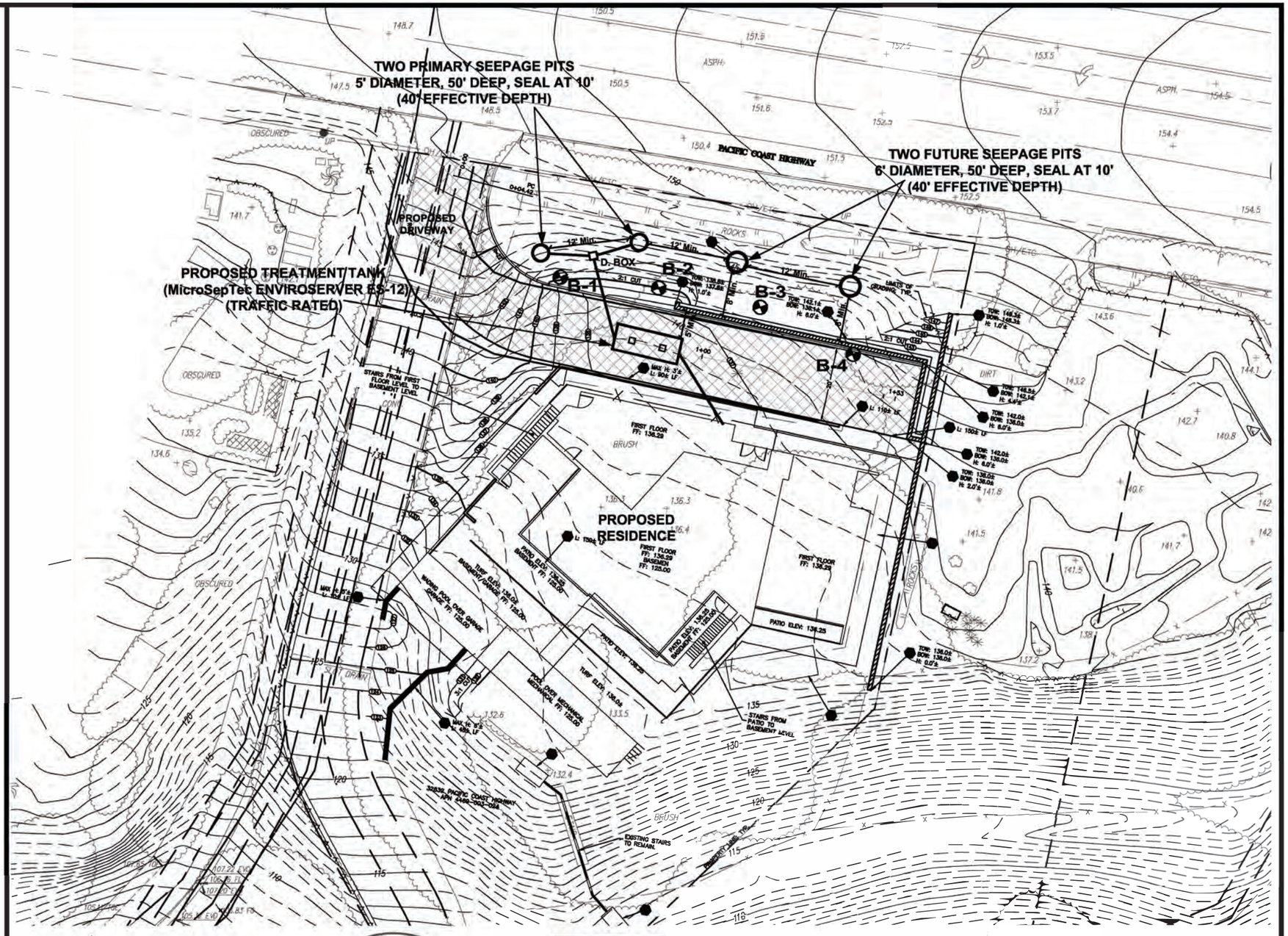
3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 5/15/24

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



N

SCALE: 1" = 30'

PROFESSIONAL GEOLOGIST
SCOTT J. HOGREFE
No.1516
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

PLATE 1	**GOLD COAST GEOSERVICES, INC.**			
	OWTS PLOT PLAN			
	32832 PACIFIC COAST HIGHWAY, MALIBU			
DATE: 06-01-2023	SIZE: C	CLIENT: SUN IS SHINING, LLC		REV: 02-2024
FILE NO: GC22-083354	SCALE: 1" = 30'	DRAWN BY: GH	APPROVED BY: SJH	

5251 VERDUGO WAY, SUITE J * CAMARILLO, CA 93012 * (805) 484-5070

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** 03/13/2025

PROJECT NUMBER:	CDP 23-073
JOB ADDRESS:	32832 PACIFIC COAST HWY
APPLICANT / CONTACT:	Stephanie Hawner
APPLICANT EMAIL:	stephanie@EPOCHprojects.com
PROJECT DESCRIPTION:	NSFR on vacant property with subterranean garage/basement, pool/spa, AOWTS, grading and retaining walls, landscaping and associated development, including SPR for height of 24-feet (flat roof) and Minor Modification for a 12.61% reduction in the required FYSB.
REVISION:	Revision to development area boundary and square footage

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

Nesha Fahorm
SIGNATURE

5/6/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nadia Fahoum, Assistant Civil Engineer

Date: May 6, 2025

Re: Proposed Conditions of Approval for 32832 Pacific Coast Hwy, CDP 23-073

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas 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.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

5. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These

Recycled Paper

pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

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

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

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

7. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A).

The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

8. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works 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.

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.

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: 12/13/2023**

PROJECT NUMBER:	**CDP 23-073**
JOB ADDRESS:	**32832 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Stephanie Hawner**
APPLICANT EMAIL:	**stephanie@civil-survey.com**
APPLICANT PHONE #:	**(310) 713-9909**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**NSFR with subterranean garage/basement, pool/spa, AOWTS, grading and retaining walls, landscaping and associated development, including SPR for height of 24-feet (flat roof)**

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 1250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:

*FEPC2024-0243.

**CI fees to be determined at the time of water service application.

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 Angeles Fire Code an makes revisions to appli le ire Department regulations and standards.

SIGNATURE **DATE** 6/3/2024

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

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life, the Environment, and Property"

COUNTY OF LOS ANGELES FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
forestryfuelmodification@fire.lacounty.gov
www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

BOARD OF SUPERVISORS
JANICE HAHN, CHAIR
FOURTH DISTRICT

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

May 17, 2024

Dear Applicant:

FUEL MODIFICATION PLAN – 32832 PACIFIC COAST HIGHWAY, CITY OF MALIBU
PARCEL #4473-017-023 FM PROJECT #10971 – FFFM #202300264

The Final Fuel Modification Plan has been reviewed and approved. Occupancy is subject to onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

Very truly yours,

WILLIAM ROMO, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

WR:lp

Enclosures

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 grass, 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 Plan 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 ay 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

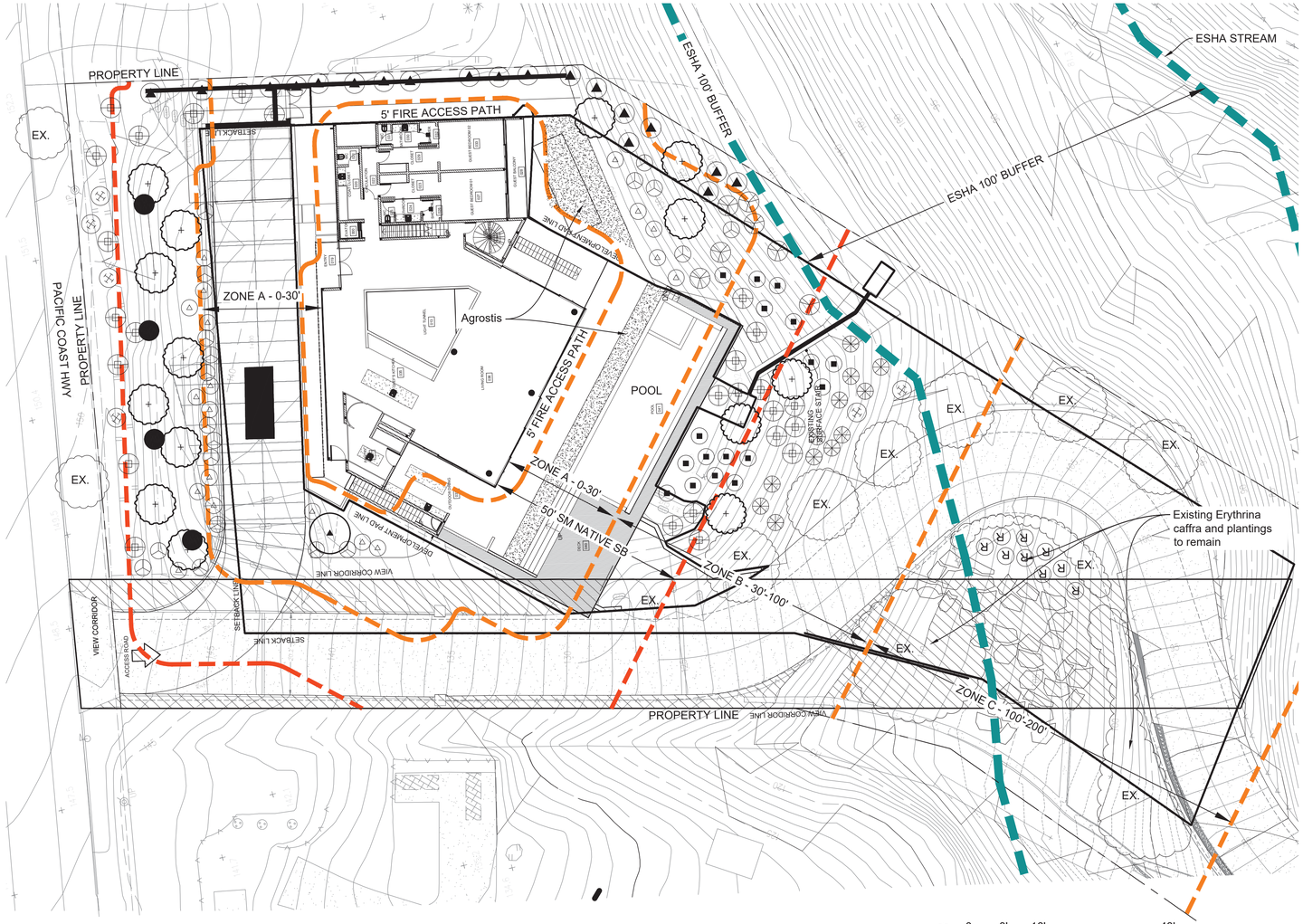
- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width 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 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.



FUEL MODIFICATION SETBACK (SB) DISTANCE FROM STRUCTURE:
ZONE A = 0-30'
ZONE B = 30-100'
ZONE C = 100-200'

CITY OF MALIBU
50' SANTA MONICA MOUNTAINS NATIVE SETBACK (SB)

Notes:

1. All trees to be kept trimmed off of driveway.
2. All plant material to be maintained per fuel modification requirements.
3. Contractor is responsible for final measurements and quantities.
4. Provide 5' pathway around all structures for fire access.

Irrigation Note:

1. Zone A and B to have automatic irrigation with 100% coverage.

Planting Notes:

1. All plant material to be sourced from a reputable grower and to be healthy, disease & pest free and high end residential quality material.
2. Planting and soil preparation should use Agromin products.
3. In addition to landscape standard soil amendment and preparations the following items are to be applied:
   - All new planting to have rootballs dusted with Mycorrhizal innoculant applied at rate per manufacturers recommendations.
   - All new planting to have Organic solutions Premium Worm Casting applied at rate as directed by manufacturers recommendations.
4. Topdress all planting areas with 3" of Agromin organic compost.

TREE LEGEND						
Symbol	Botanical/Common Name	Qty	Size	Height	Spread	PF
	Olea Europaea "Swan Hill'/ Fruitless Olive	1	24" box	18-25'	25'	M,L
	Heteromeles arbutifolia / Toyon	11	15 gal	15-30'	15-30'	L,VL
	Garrya elliptica/Silk Tassel	3	36" box, standard	10-20'	10-20'	L,VL
SHRUB & GROUNDCOVER LEGEND						
Symbol	Botanical/Common Name	Qty	Size	Height	Spread	PF
	Agave attenuata / Fox Tail Agave	14	5 gal	4-5'	4-5'	L,VL
	Salvia Mellifera/ Black Sage	32	5 gal	2-3'	8-10'	L,VL
	Ligustrum texanum / Wax Leaf Privet	19	24" box	10-12'	6'	M,L
	Lomandra l. 'Breeze' / Dwarf Mat Rush	14	5 gal	1-2'	2-4'	M,L
	Muhlenbergia rigens / Deer Grass	16	1 gal	1-2'	2'	L,VL
	Ribes speciosum	7	5 gal	4-8'	3-8'	L
	Agrostis pallens	730 sf	SOD	12"	spreading	L

10971
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED

By _____ Date 2024.05.16 16:02:31-07'00'
E=daniel.sheng@fire.lacounty.gov, O=LACoFD, Forestry, OU=Fuel Modification, CN=Daniel Sheng
FUEL MODIFICATION UNIT
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 or State law

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/24
STATE OF CALIFORNIA

DIGALERT
CALL 811
Know what's below
Call 811 before you dig

JULIE FRIEDRICHSEN DESIGN LLC.
Landscape Design
Box 1405 Topanga, CA 90290
tel 818 825 8580
jzdesign@verizon.net
www.juliefriedrichsen.com

RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

LANDSCAPE PLAN AND FUEL MODIFICATION NOTES

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	07.24.23
Drawn By:	AS
Checked By:	JF

Sheet
FM-3

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 grass, 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 Plan 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 Plan 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 ay 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

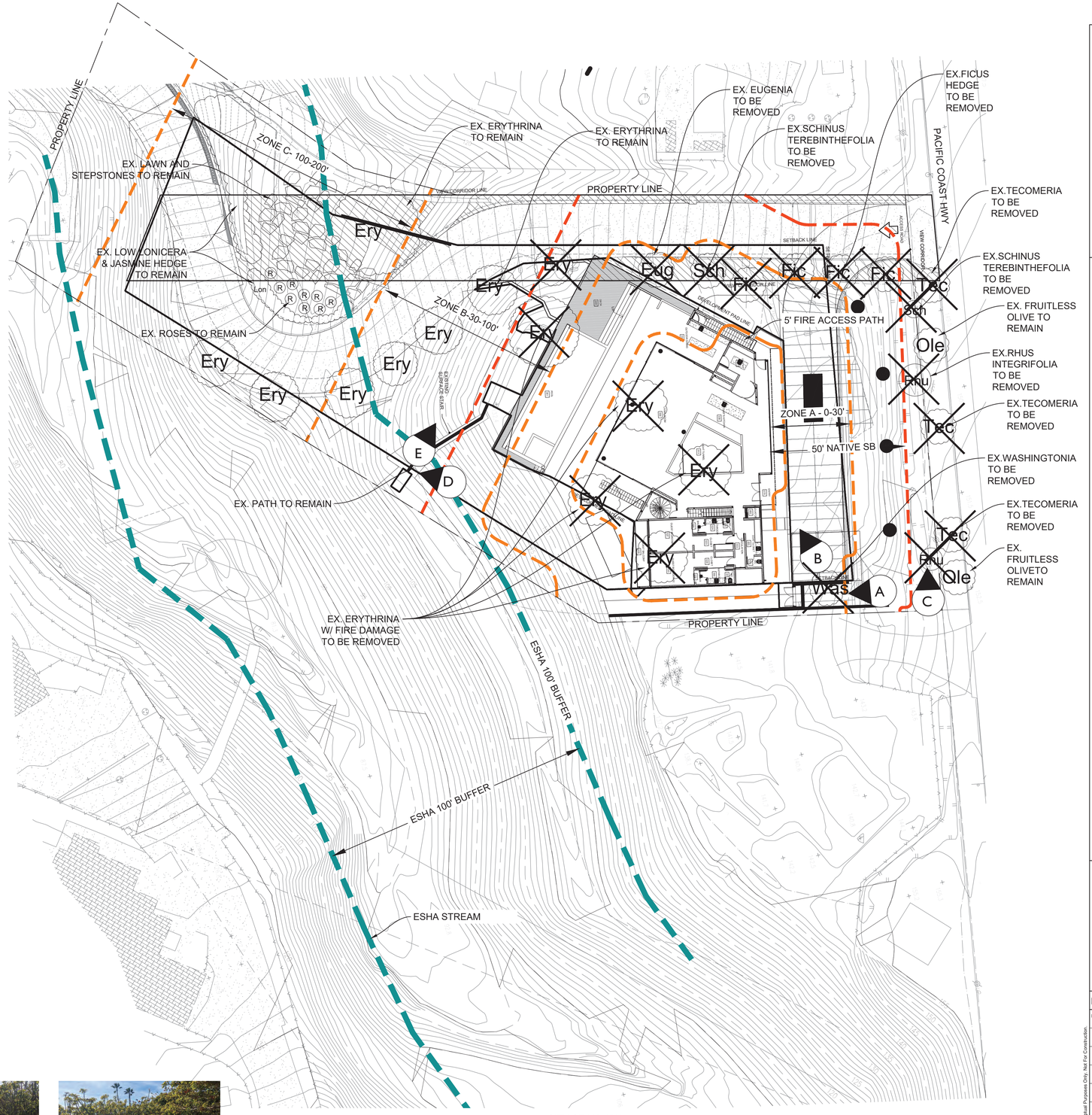
Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.

- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters, etc.
- Ensure 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.

Notes:

1. All trees to be kept trimmed off of driveway.
2. All plant material to be maintained per fuel modification requirements.
3. Contractor is responsible for final measurements and quantities.
4. Provide 5' pathway around all structures for fire access.



FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE A = 0-5' FIRE ACCESS PATH
ZONE A = 0-30'
ZONE B = 30-100'
ZONE C = 100-200'

CITY OF MALIBU
50' SANTA MONICA MOUNTAINS NATIVE SETBACK (SB)

0 10' 20' 40'
SCALE: 1" = 20'


Photo A


Photo B


Photo C


Photo D


Photo E

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/24
STATE OF CALIFORNIA

DIGALERT
CALL 811
Know what's below
Call 811 before you dig

JULIE FRIEDRICHSEN DESIGN LLC.
Landscape Design
Box 1405 Topanga, CA 90290
tel 818 825 8580
jzdesign@verizon.net
www.juliefriedrichsen.com

RESIDENCE
32832 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
APN # 4473-017-023

SITE PHOTOS AND EXISTING MATERIALS

REVISIONS

DATE	NAME

For Conceptual Purposes Only, Not For Construction

Origin Date	07.07.23
Plot Date	07.24.23
Drawn By:	AS
Checked By:	JF

Sheet
FM-2

Docusign Envelope ID: 855E1E4B-D413-46D4-9FE9-24781BB33454

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

August 26, 2025

Stephanie Hawner
stephanie@sahplanning.com

No Lake or Streambed Alteration Agreement Needed, EPIMS-LAN-60020-R5, 32832 PCH Malibu Brush Clearance

Dear Stephanie Hawner:

The California Department of Fish and Wildlife (CDFW) has reviewed your Lake or Streambed Alteration Notification (Notification) and determined that your project **is** subject to the Notification requirement in Fish and Game Code section 1602, subdivision (a)(4)(A)(i), including payment of the Notification fee.

CDFW has also determined that your project, as described in the original Notification received prior to June 27, 2025, including any measures in the notification that are intended to protect fish and wildlife resources, **will not** substantially adversely affect an existing fish or wildlife resource. As a result, you **will not** need a Lake or Streambed Alteration Agreement for your project. You are still responsible for complying with all applicable local, state, and federal laws required to complete your project. A copy of this letter and your Notification with all attachments should be available at all times at the work site.

Please note that if you proceed with this project, it must be the same as described and conducted in the same manner as specified in the Notification and any modifications to that Notification received by CDFW prior to June 27, 2025. This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the Notification. If the term proposed in your Notification has expired, you will need to re-notify CDFW before you may begin your project. Beginning or completing a project that differs in any way from the one described in the Notification may constitute a violation of Fish and Game Code section 1602, subdivision (a)(4)(A)(i).

Docusign Envelope ID: 855E1E4B-D413-46D4-9FE9-24781BB33454

Stephanie Hawner
EPIMS-LAN-60020-R5
August 26, 2025

Thank you for notifying us of your project. If you have questions regarding this letter, please contact Jennifer Blackhall, Environmental Scientist by phone[1] or by email[2].

Sincerely,

DocuSigned by:
Jennifer Turner
C3D449ECB7C14DE...

Jennifer Turner, Senior Environmental Scientist (Supervisory)

ec: California Department of Fish and Wildlife

Jennifer Turner, Senior Environmental Scientist (Supervisory)
Jennifer Blackhall, Environmental Scientist
Susan (Sue) Howell, Staff Services Analyst

[1] (858) 354-3285
[2] Jennifer.Blackhall@wildlife.ca.gov

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 **REVISED DATE** 10/09/2024

PROJECT NUMBER: CDP 23-073

JOB ADDRESS: 32832 PACIFIC COAST HWY

APPLICANT / CONTACT: Stephanie Hawner

APPLICANT EMAIL: stephanie@sahplanning.com

PROJECT DESCRIPTION: NSFR with subterranean garage/basement, pool/spa, OWTS, grading, and landscaping

REVISION:

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 10-9-2024

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.

Interior lot next to PCH, no coastal bluff. No coastal engineering review required.

City of Malibu

ERB RECOMMENDATION

To: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Prepared by: Patrick Achis, Senior Planner

Reviewed by: Courtney McCammon, City Biologist

Subject: Coastal Development Permit No. 23-073, Variance 25-019, Site Plan Review No. 23-035, and Minor Modification No. 24-005 – An application to construct the following on a previously disturbed vacant lot: a new 5,873-square-foot two-story, single-family residence with a 1,106-square-foot square foot subterranean garage and basement, onsite wastewater treatment system, driveway, hardscaping, pool and associated decks, landscaping and associated development; including a site plan review for construction above the height of 18 feet, a minor modification for up to a 50 percent reduction of the required front yard setback, and a variance for fuel modification encroachment into an environmentally sensitive habitat area buffer (32832 Pacific Coast Highway)

Meeting Date: December 17, 2025 **Date Prepared:** January 6, 2026

At its December 17, 2025 meeting, the above-referenced project was considered by the Environmental Review Board (ERB). The recommendations raised are enumerated below:

Recommendations:

1. **Protect Native Vegetation near the stream/riparian area**
   Noa Rishe Khalili, Conservation Expert, and Clark Stevens, Architect and Conservationist, recommended protecting native vegetation near the stream/riparian area.

2. **Treat work near the stream as a restoration opportunity**
   Clark Stevens, Architect and Conservationist, recommended that the area from the stream to the top of bank be considered as a restoration project and explore whether restoration credit may be available.

3. **Provide a detailed and specific plan for fuel modification**
   Noa Rishe Khalili, Conservation Expert, and Clark Stevens, Architect and Conservationist, recommended submittal of a clearly labeled fuel modification plan that identifies native versus non-native vegetation, describes ongoing management of native species (ensuring they reach maturity), and includes an explicit condition that fuel modification prioritize removal of non-native/invasive species while protecting native vegetation.

4. **Coordinate fuel modification with neighbors**
   Noa Rishe Khalili, Conservation Expert, recommended that any required fuel modification within/adjacent to ESHA be done in consultation with neighboring properties. Where work could involve state-managed lands, the applicant should confirm applicable permissions and approvals, including a Community Permit.

5. **Inventory and manage vegetation specifically in the area between the parcel and the stream, and clarify Zone B management**
   Noa Rishe Khalili, Conservation Expert, recommended identifying native vegetation that is present between the parcel and the stream and clarifying how vegetation will be managed in Zone B.

6. **Address monarch butterfly considerations in landscaping; Use winter nectar species in the landscape plan**
   Noa Rishe Khalili, Conservation Expert, recommended use of winter nectar species to support overwintering monarch butterflies and minimize using non-native species in landscaping.

7. **Add shade and appropriate canopy vegetation, coordinating with LA County and a landscape architect (especially on the slope)**
   Clark Stevens, Architect and Conservationist, recommended working with a landscape architect to add habitat value within the 100-foot buffer of the stream, including adding more shade and vegetation with appropriate canopy on the slope in collaboration with Los Angeles County. Such vegetation may also provide benefits related to wind exposure to mitigate fire hazards.

8. **Work with Los Angeles County to stabilize the slop with native vegetation**
   Clark Stevens, Architect and Conservationist, recommended working with Los Angeles County to identify appropriate native vegetation to stabilize the slope.

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, March 16, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for 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 NO. 23-073, VARIANCE NO. 25-019, SITE PLAN REVIEW NO. 23-035, AND MINOR MODIFICATION NO. 24-005 - An application for construction of a new 5,202 square foot two-story, single-family residence with a 880 square foot subterranean 2-car garage, 2,202 square foot basement, onsite wastewater treatment system, driveway, hardscaping, pool and associated decks, landscaping and associated development; including a variance for fuel modification encroachment into an Environmentally Sensitive Habitat Area buffer, a site plan review for construction above 18 feet in height not to exceed 24 feet with a flat roof, and a minor modification for up to a 50 percent reduction of the front yard setback

LOCATION / APN / ZONING:	**32832 Pacific Coast Hwy** / 4473-017-023 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER:	Stephanie Hawner / Sun is Shining LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a), 15303(e), and 15304(b)
APPLICATION FILED:	December 13, 2023
CASE PLANNER:	Patrick Achis, Senior Planner, pachis@malibucity.org (310) 456-2489, ext. 247

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: February 19, 2026

ATTACHMENT 6

Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 4.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate 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: May 7, 2026 Meeting date: May 18, 2026

Subject: Coastal Development Permit No. 18-029 – A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary bluff protection measures and the construction of permanent bluff protection measures consisting of two revetments on the ocean side of a private street (Continued from May 4, 2026)

Location: 31618 Sea Level Drive, within the appealable coastal zone
APNs: 4470-017-009; 4470-001-014/015/016/017/018/019/020/021/022/023/024/025/026
Owners: Malibu Encinal Homeowners Association (MEHOA); WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC

RECOMMENDED ACTION: Continue the item to the June 15, 2026 Regular Planning Commission meeting.

Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Analise Nash, 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: May 7, 2026 Meeting date: May 18, 2026

Subject: Conditional Use Permit No. 26-002 – An application to permit a temporary tow yard on weekends and holidays from May 23, 2026 through September 7, 2026 at the Malibu Middle and High School campus (MMHS)

Location: 30215 Morning View Drive
APN: 4469-017-901
Owner: Santa Monica-Malibu Unified School District

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-19 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit (CUP) No. 26-002 to permit a temporary tow yard in the lower parking lot of the Malibu Middle and High School (MMHS) campus to store impounded vehicles from 8:00 a.m. to 7:00 p.m. on weekends and holidays from May 23, 2026 through September 7, 2026 located in the Institutional zoning district and Malibu Middle and High School Specific Plan Overlay at 30215 Morning View Drive (APN 4469-017-901) (Santa Monica-Malibu Unified School District).

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

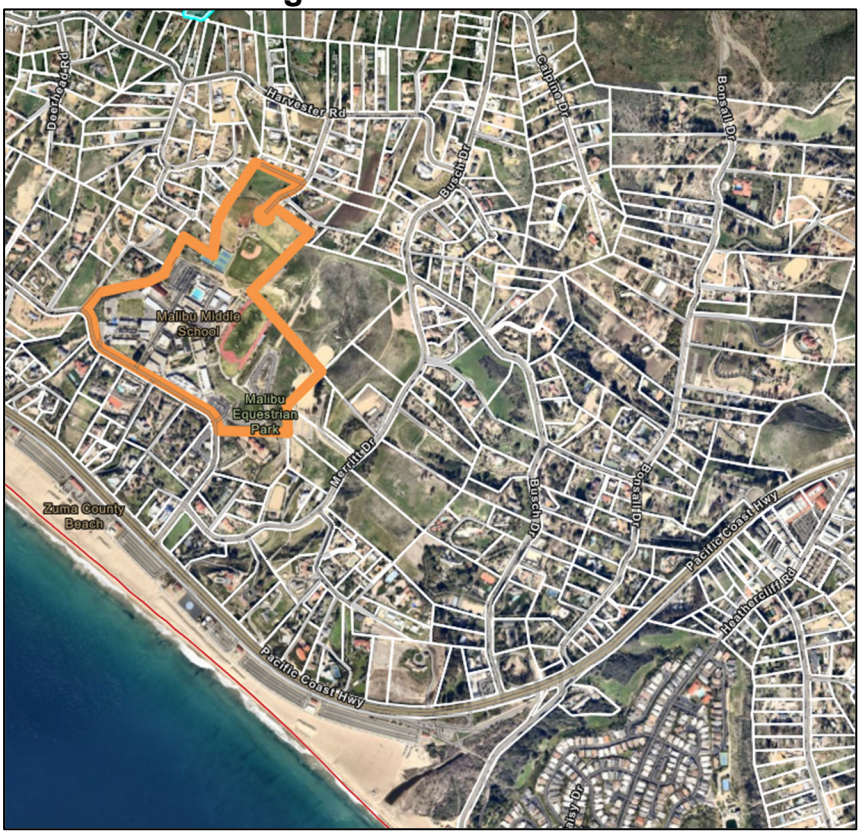
Coastal Development Permit (CDP) Exemption

The subject parcel is partially within the Appealable Jurisdiction Area of the California Coastal Commission (CCC) as depicted on the Post LCP Certification Permit and Appeal Jurisdiction Map for the City of Malibu. Although the lower parking lot at MMHS is not located in the Appealable Area, Section 13.4 of the LCP Local Implementation Plan (LIP) provides a list of the types of projects that are exempt from a Coastal Development Permit (CDP). The proposed CUP does not include permanent development and is consistent with LIP Section 13.4.3, "Exemption for Other Improvements." Additionally, the temporary fencing and kiosk are not listed among the classes of development in LIP Section 13.4.3(B) for which a CDP exemption does not apply. The temporary authorization of a tow yard at this location will facilitate, not hinder, public beach access for visitors and residents by ensuring vehicles are legally parked and operated safely. All temporary structures will be removed upon completion of the operating period.

Project Overview

Figure 1 shows the location of the subject property which is approximately 49 acres in size and is developed with the MMHS campus which fronts directly onto Morning View Drive. Figure 2 shows a zoomed in aerial image (Site Plan) of the proposed location of the temporary tow yard.

Figure 1 – Aerial View

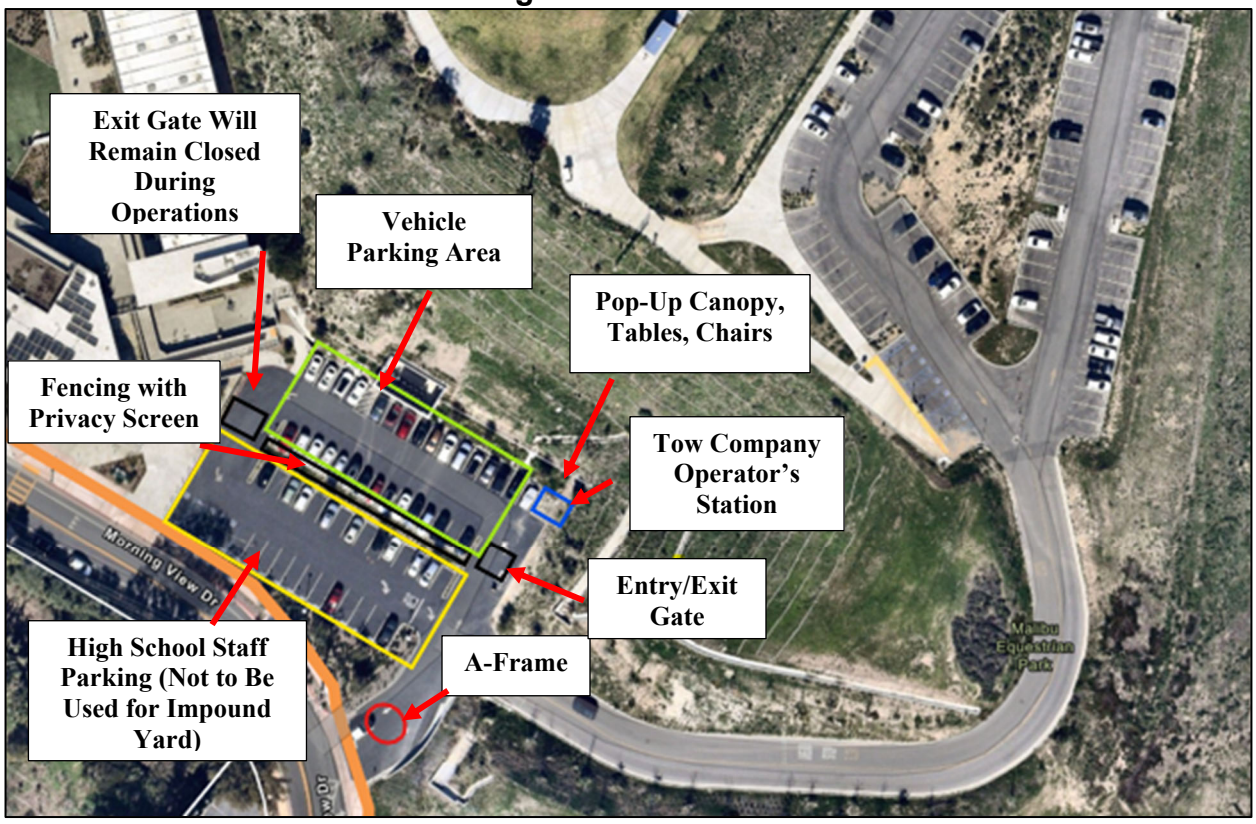


Source: ArcGIS 2026

Property Setting and Surrounding Land Uses

Surrounding land uses in the general vicinity of the campus include properties that are zoned Rural Residential (RR). These parcels are primarily developed with large homes on lots that range between one and two acres in size. Immediately adjacent to the proposed tow yard site to the west is the Malibu Middle School classroom building, while the Malibu Equestrian Center leases the Santa Monica Malibu Unified School District (SMMUSD)-owned property located to the east of the campus. The entirety of the SMMUSD-owned property, including the existing campus and the equestrian center, is zoned for institutional uses and is within the Malibu Middle and High School Specific Plan Overlay. To the south, across Morning View Drive, is the Malibu United Methodist Church and Nursery School. Zuma Beach and Pacific Coast Highway (PCH) are located approximately 1,000 feet and 1,500 feet (respectively) south of the proposed project site.

Figure 2: Site Plan



Source: ArcGis 2026

On March 19, 2026, the Malibu Public Safety Department submitted a CUP application to allow a temporary tow yard in the lower parking lot of the MMHS campus as demonstrated in Figure 2. The tow yard would be operated by a towing company contracted with the Los Angeles County Sheriff's Department (LASD). The proposed temporary tow yard is similar to what was previously approved by the Planning Commission over the last three years under CUP Nos. 23-002, 24-005, and 25-004. The tow yard will be confined to the upper

portion of the lower lot with a capacity to store 31 impounded vehicles. All unclaimed vehicles will be transferred to an out-of-town location by 7:30 p.m., ensuring no vehicles are held on the lot overnight. Operations are limited to weekends and holidays between May 23, 2026, and September 7, 2026, from 8:00 a.m. to 7:00 p.m. Note that the public notice indicates the tow yard would begin operations under the CUP on May 23, 2026, with approval of this CUP. Although the public noticing for this CUP application indicates that the tow yard operation will begin on May 23, 2026, the appeal period (should the Planning Commission approve the requested CUP), would overlap with the start time. As a result, the tow yard will operate over the May 23-25, 2026, weekend under the April 29, 2026 issued Temporary Use Permit (TUP) No. 26-002. If approved, the CUP would carry the use through September 7, 2026.

Peak use of the MMHS campus occurs during the academic year from September to June. The proposed tow yard is not expected to intensify or conflict with the current middle and high school operations because it will operate when use of the campus is significantly reduced and standard school is not in session.

The temporary tow yard is warranted to meet the increased need for towing during the peak summer beach season, as well as aid in increased vehicle code violations such as illegal parking and no stopping zones.

The City is processing this application at the request of the Malibu Public Safety Commission, which determined the need for a local tow yard during summer months when parking violations increase in frequency and impact public safety. The number of vehicles impounded in the past two summers have varied from 287 vehicles in 2024 to 430 vehicles in 2025.

Illegally parked vehicles threaten the public welfare and are a public safety hazard. Parking violations which could result in a vehicle being impounded include:

- Abandoned Vehicle on Roadway
- Blocking Emergency Access
- Expired Registration
- Parking Within 15 Feet of a Fire Hydrant
- Parking in a Fire Lane
- Parking in a No Parking Anytime Area
- Obstructing Emergency Access Routes
- Obstructing A Roadway/Lane
- Parking in Front of a Driveway
- Parking in Front of a Fire Station
- Private/Public Illegal Parking
- Parking in a Temporary No Parking Area
- Failure to Obey Signs, Curbs, or Markings
- Impounded for reckless driving
- Inoperable following a collision

The LASD contracts with towing companies for the removal and processing of impounded vehicles. However, the closest tow yards to Malibu are located on the valley side of the Santa Monica Mountains. This geographical constraint makes it considerably more

challenging for tow trucks to collect vehicles in the City and transport them to the valley. Therefore, having a local temporary tow yard in the City has allowed for more effective enforcement of parking violations to the benefit of Malibu residents, businesses and visitors.

During the February 3, 2021 Regular Public Safety Commission meeting, potential locations for a temporary tow yard within City limits were discussed. Since parking violations are concentrated around Point Dume and Zuma Beach, it was decided that the tow yard should be located close to those areas. The lower parking lot of MMHS was selected as the location for a temporary tow yard because of its proximity to Morning View Drive, which prevents tow activities from entering the main campus (which hosts occasional sporting and recreational events during the summer) and residential neighborhoods north of the campus. As a result, the current location at the MMHS has been the ideal location and proven to be successful over the last three years.

Conditional Use Permit Findings (MMC Section 17.66.080)

The Planning Commission may approve, deny, and/or modify a CUP application in whole or in part, with or without conditions, provided that it makes all of the findings of fact required by MMC Section 17.66.080. Staff recommends that the Planning Commission approve CUP No. 26-002 based on the draft findings provided within the resolution (Attachment 1) for the Commission's consideration.

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 project is categorically exempt from the provisions of CEQA pursuant to Section 15304(e) – Minor Temporary Use of Land. 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 April 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-foot radius of both subject properties (Attachment 4).

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

SUMMARY: The required findings can be made that the proposed project complies with the 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, staff recommends approval of this project, subject to the

conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-19. The proposed project has been reviewed and conditionally approved for conformance with the MMC by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-19
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-19

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 CONDITIONAL USE PERMIT NO. 26-002 TO PERMIT A TEMPORARY TOW YARD IN THE LOWER PARKING LOT OF THE MALIBU MIDDLE AND HIGH SCHOOL CAMPUS TO STORE IMPOUNDED VEHICLES FROM 8:00 AM TO 7:00 PM ON WEEKENDS AND HOLIDAYS FROM MAY 23, 2026 THROUGH SEPTEMBER 7, 2026 LOCATED IN THE INSTITUTIONAL ZONING DISTRICT AND MALIBU MIDDLE AND HIGH SCHOOL SPECIFIC PLAN OVERLAY AT 30215 MORNING VIEW DRIVE (APN 4469-017-901) (SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT)

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

SECTION 1. Recitals.

A. On March 19, 2026, the City of Malibu Public Safety Department submitted Conditional Use Permit (CUP) No. 26-002 for the establishment of a temporary tow yard at the subject parcels to increase the efficacy of parking enforcement over the summer high season in the City of Malibu.

B. On April 2, 2026, the application was deemed complete.

C. On April 23, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

D. On May 18, 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 15304(e) – Minor Temporary Use of Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Conditional Use Permit Findings of Fact.

The applicant is requesting a CUP to allow the establishment of a temporary tow yard in an existing parking lot at Malibu Middle and High School (MMHS). Pursuant to Malibu Municipal Code (MMC) Section 17.66.080, the Planning Commission may approve, deny, and or modify an application for a CUP in whole or in part, with or without conditions, provided that it makes all of the following findings of fact. Based on evidence in the record, including the agenda report for the

project, the hearing on May 18, 2026, all written and oral testimony and pursuant to MMC Section 17.66.080, the Planning Commission hereby makes the following findings of fact and approves CUP No. 26-002.

1. *The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.*

Pursuant to MMC Section 17.34.030, towing and automobile storage is a conditionally permitted use in the Institutional zone. The proposed use will not intensify or conflict with the MMHS operations currently permitted onsite. The project includes the temporary placement of a canopy, gates, 6-foot-high fencing, and a table and chairs with no outdoor lighting or permanent development proposed. The project has been designed and conditioned to comply with all applicable provisions of the MMC.

2. *The proposed use would not impair the integrity and character of the zoning district in which it is to be located.*

Pursuant to MMC Section 17.34.010, the Institutional zoning district is intended to accommodate public and quasi-public uses in the City. These uses include emergency communications and services, libraries, museums, maintenance yards, educational (private and public) and religious institutions, community centers, parks, and recreational and governmental facilities. The tow yard serves the Malibu community by increasing the efficacy of parking enforcement for the benefit of the public. The proposed use will occur within an existing paved parking lot that will be sparingly used on summer weekends and holidays.

3. *The subject site is physically suitable for the type of land use being proposed.*

The proposed tow yard will operate on an existing paved parking lot that serves the MMHS staff and will be minimally used during the summer months. The proposed project has been reviewed by the appropriate City and County agencies, including the Los Angeles County Fire Department and LASD. Installation of the temporary fencing and kiosk will comply with all building/safety code requirements.

4. *The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.*

The proposed tow yard will be located on the MMHS campus where the peak use occurs during the academic year from September to June. As stated, the tow yard will operate on the weekends during the summer months from May to September when the use of campus facilities is significantly reduced. Since the tow yard parking lot is located near Morning View Drive, traffic and circulation impacts on campus will be minimized.

Surrounding parcels are zoned Institutional or Rural Residential, Two Acre (RR-2). The City of Malibu operates an equestrian center located on a plateau approximately 1,000 feet east of the proposed tow yard location. The tow yard operation is not expected to disturb the surrounding residential and equestrian areas since the entrance to the tow yard takes direct access from Morning View Drive, with the limited capacity to store 31 impounded vehicles. The project will be conditioned to be compliant with Malibu's Noise Ordinance MMC (Section 8.24).

5. *The proposed use would be compatible with existing and future uses within the zone and the general area in which the proposed use is to be located.*

The proposed tow yard includes the temporary storage of impounded cars in the existing MMHS campus parking lot within the Institutional zone. As stated, the proposed use is compatible with the existing land uses onsite and in the surrounding residential area because the use of the campus and the existing lot is significantly reduced during the summer months, does not include permanent development, and has limited operating hours. The proposed use is temporary and is not anticipated to impact future land uses within the Institutional zone.

6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.*

There is no development associated with the proposed project, resulting in no additional demand for water, sanitation, and public utilities and services. Additionally, solar access and existing public and private views will not be adversely impacted by the temporary use of an existing parking lot to store towed vehicles. Tow yard workers will have access to nearby facilities for use of sanitation.

7. *There would be adequate provisions for public access to serve the subject proposal*.

The entrance to the portion of the lot for tow yard operations will be secured by temporary non-mechanized gates and fencing to separate the proposed use from staff parking areas. The gates will remain open during weekdays when the tow yard is not in use for school staff to access additional parking areas. The placement of temporary gates or fencing will not obstruct onsite traffic and circulation.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan*.

The temporary tow yard is a conditionally permitted use in the Institutional zone. The proposed project will not change the nature of the existing permitted use. The General Plan defines the Institutional zone as accommodating public and quasi-public uses and facilities in the City. The Institutional zone allows uses that are permitted and/or conditionally permitted, including but not limited to the following: emergency communications and services, libraries, museums, maintenance yards, educational (private and public) and religious institutions, community centers, parks and recreational facilities, and governmental facilities, including police and fire stations. The MMC includes standards for the Institutional zone that ensure permitted uses and development are compatible with surrounding areas.

The General Plan includes the following policy measures related to the operation of a tow yard:

> **Safety (S) Policy 1.3.1:** The City shall strive to ensure uses within Malibu's Planning Area are consistent with the safety, health and welfare of the Malibu community.
>
> **S Implementation Measure 59:** Work with the appropriate jurisdictions to ensure that highways, roads, bike paths, foot paths, and trails are free of avoidable hazards.

S Policy 3.1.6: The City shall provide effective and efficient law enforcement protection services.

S Implementation Measure 92: Periodically evaluate Los Angeles County Sheriff's services and service criteria to ensure that the City continues to receive adequate law enforcement services.

The Malibu General Plan is a policy document that contains policy measures. The development standards for implementing these policy measures are in the MMC. As stated, the proposed tow yard is necessary to address the increased demand for towing during the summer months. Vehicles are towed for multiple reasons, which include blocking access to emergency services and the obstruction of circulation patterns and access to public and private property. The proposed tow yard assists in supporting the above-mentioned safety policies and is consistent with the General Plan because it is necessary to maintain public health and safety.

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

The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu. The proposed project is conditioned so that proper safety measures are in place, including the hours of operation, signage, entry and exit gates, fencing, and oil drip pans, to ensure the project is not detrimental. The project has been reviewed for conformance to all applicable codes by the City and County agencies.

10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare*.

The proposed project is a request for the establishment of a temporary tow yard by the City's Public Safety Department for the purpose of safely towing vehicles during the peak summer season in Malibu. As conditioned, the proposed use will not be detrimental to the public interest, health, safety, convenience, or welfare.

11. *If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not a risk from these hazards*.

The project will not be at risk from earth movement and flood hazards since the application only involves the addition of a use at an existing, developed property. No new development is proposed. The project will result in no new impacts related to earth movement, flooding or liquefaction. The project site has previously been evaluated for geologic hazards and the temporary structures will not induce any impacts.

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CUP No. 26-002 subject to the following conditions.

SECTION 5. Conditions of Approval.

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

2. This approval is for the establishment of a temporary tow yard on the lower parking lot of the MMHS campus to store up to 31 impounded vehicles per day from 8:00 a.m. to 7:00 p.m. on weekends and holidays from May 23, 2026, through September 7, 2026.

   The temporary tow yard includes the following ancillary development and operations:

   a) Temporary fencing and non-mechanized gates to separate towing operations from high school staff parking;
   b) Kiosk, canopy, table, and chairs for site operator; and
   c) Temporary a-frame signage.

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. 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.

5. This conditional use permit shall not be effective until all appeals are exhausted and the property owner, applicant and the business operator execute the Affidavit of the Acceptance of Conditions. Said documents shall be recorded with the Los Angeles County Recorder and a certified copy of said recordation shall be filed with the Planning Division within 10 days of the effective date of the approval.

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 of Malibu Environmental Sustainability Division,, City Public Works Department, Los Angeles County Fire Department, and Los Angeles County Sheriff's 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 Malibu Municipal Code and the Local

Coastal Program. 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 or the placement of temporary structures.

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

Site Specific Conditions

11. The temporary tow yard requires a Temporary Use Permit for any operations outside of the times set forth in this application – weekends and holidays from 8:00 a.m. to 7:00 p.m., May 23 – September 7, 2026.

12. All noise shall be subject to the MMC Section 8.24 Noise Ordinance. Violation of the Noise Ordinance shall be cause for revocation of the permit and may result in denial of any Temporary Use Permits requested for the subject property in the future. If any agent of the City requests that the noise level be reduced, applicant shall ensure immediate compliance.

13. Drip pans will be placed under leaky vehicles to prevent liquid from discharging onto the parking lot surface.

14. The temporary tow yard shall be operated solely by the City of Malibu Public Safety Department and its partners.

15. "No smoking" signs shall be posted at the entrance of the parking lot that shall be approved by the Community Development Director.

16. Any vehicles remaining in the tow yard will be taken off site at the end of each day by 7:00 p.m.

17. No exterior lighting is permitted. Any exterior lighting would require additional Planning Division review to comply with all provisions of the Malibu Dark Sky Ordinance and be minimized, shielded, or concealed and restricted to low-intensity features, so that no light source is directly visible from public view.

18. 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.

19. An operator shall be onsite at all times during tow yard operations.

20. 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 of Malibu Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent prior to installation of any new sign.

21. No signs shall be placed in the Caltrans right of way unless all required encroachment permits are first obtained from Caltrans. No signs shall be placed in the public right of way without required City of Malibu encroachment permits.

22. All signs and temporary improvements placed in conjunction with the conditionally permitted use shall be removed by no later than 8:00 p.m. on September 7, 2026.

23. Applicant shall ensure that traffic does not back up from the site onto Morning View Drive and shall ensure that vehicular sounds do not disturb the peace of residents or tenants in the surrounding area.

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. The project site shall be left clean and free of litter and debris. The premises shall be returned to their pre-existing conditions. All generated recyclables, trash, and associated litter must be picked up and removed by termination of the conditional use permit.

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

PASSED, APPROVED AND ADOPTED this 18th day of May 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall or by calling (310) 456-2489, extension 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. 26-19 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 18th day of May 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
3/19/2026
Planning Division
Area to remain clear for ADA access.
Morning View Dr
Morning View Dr
Morning View Dr
Pole Placement
Black Privacy Screen on Chain Link Fence
Pole Placement
Tow Company Staging Area
Mobile Unit
(16ft L, 8.5 W, 10ft H)
Portable Restroom
ATTACHMENT 2

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:** 03/19/2026

PROJECT NUMBER:	CUP 26-002
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Luis Flores, City of Malibu
APPLICANT EMAIL:	lflores@malibucity.org
PROJECT DESCRIPTION:	Annual temporary impound yard at Malibu High School from Memorial Day to Labor Day

---

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

4/1/2026
DATE

No conditions necessary.

Rev 120910

ATTACHMENT 3

City of Malibu

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

CONDITIONAL USE PERMIT
REFERRAL SHEET

TO: Los Angeles County Sheriff - Malibu Lost Hills Station

FROM: City of Malibu Planning Department **DATE:** 03/19/2026

PROJECT NUMBER:	CUP 26-002
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Luis Flores, City of Malibu
APPLICANT ADDRESS:	23825 Stuart Ranch Rd Malibu, CA 90265
APPLICANT PHONE #:	(424) 644-4412
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Annual temporary impound yard at Malibu High School from Memorial Day to Labor Day

This Approval Form (including detailed project description and plans) will be forwarded to:

Sergeant Chris Soderlund
27050 Agoura Road, Calabasas, CA 91302
(323) 365-2293 Fax (818) 880-5209
Hours: Monday – Thursday 9:00 a.m. – 5:00 p.m.

Planning Staff to send review packet to casoderl@lasd.org.

Separate applications and fees may be required by the Sheriff's Department. A CUP will not be issued until this form, signed by an authorized member of this agency, has been returned to the City of Malibu. Any conditions imposed by this agency will be included in the CUP.

☒ Approved ☐ Denied (reasons below) Conditions imposed: ☑ No ☐ Yes (see below)

Christopher Soderlund — 3/19/26
NAME — DATE

Sergeant
SIGNATURE — TITLE

Rev 110707 sld

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 Division **DATE:** 03/19/2026

PROJECT NUMBER:	CUP 26-002
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Luis Flores, City of Malibu
APPLICANT ADDRESS:	23825 Stuart Ranch Rd Malibu, CA 90265
APPLICANT PHONE #:	(424) 644-4412
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Annual temporary impound yard at Malibu High School from Memorial Day to Labor Day

---

TO: Malibu Planning Division 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 _____ 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.

R. Bartlett — 3/23/26
SIGNATURE DATE

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

Rev 04/21/10 mr

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED
By R. Bartlett Date 3/23/26
FIRE PREVENTION ENGINEER
☒ Subject to field inspection approval
☒ Subject to conditions on plans
☐ Subject to compliance with correction sheet requirements
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 County/City Codes

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, May 18, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for 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.

CONDITIONAL USE PERMIT NO. 26-002 - An application for a short-term tow yard on the lower parking lot of the Malibu Middle and High School campus to store impounded vehicles from 8:00 AM to 7:00 PM on weekends (Saturday and Sunday) and holidays from Saturday, May 23, 2026, to Monday, September 7, 2026; including temporary gates, fencing, signage, a kiosk, and portable tables and chairs; no outdoor lighting is proposed

LOCATION / APN:	**30215 Morning View Dr** / 4469-017-901
ZONING:	Institutional (I) and Malibu Middle and High School Specific Plan
APPLICANT / OWNER:	City of Malibu / Santa Monica-Malibu Unified School District
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304 (e)
APPLICATION FILED:	March 19, 2026
CASE PLANNER:	Analise Nash, Assistant Planner, anash@malibucity.org (310) 456-2489, ext. 294

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.

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: April 23, 2026

ATTACHMENT 4

Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Tyler Eaton, Assistant Community Development Director and Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: May 7, 2026 Meeting date: May 18, 2026

Subject: Local Coastal Program Amendment No. 26-002 and Zoning Text Amendment No. 26-002 – An amendment to Chapter 2 (Definitions) of the Local Coastal Program Local Implementation Plan and Title 17 (Zoning) of the Malibu Municipal Code to add a definition of Beachfront and make a recommendation to the City Council

Applicant: City of Malibu
Location: Citywide

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-20 (Attachment 1) recommending that the City Council approve Local Coastal Program Amendment (LCPA) No. 26-002 and Zoning Text Amendment (ZTA) No. 26-002 to add a definition of Beachfront to Chapter 2 (Definitions) of the Local Coastal Program (LCP) Local Implementation Plan (LIP) and Title 17 (Zoning) of the Malibu Municipal Code (MMC).

SUMMARY: The item before the Planning Commission is consideration of a new definition of Beachfront being added to LIP Section 2.1 (Definitions) and MMC Section 17.02.060 (Definitions). This term is currently not defined in the LIP or MMC and its inclusion would be beneficial when applying development standards to projects whether on the beach or not. The proposed definition would not change any City practices or policies but would memorialize the City's longstanding application of this term in its codes. The proposed definition was reviewed by the City Council's Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) on March 26, 2026, where it was recommended the Planning Division proceed with the definition as proposed to the Planning Commission for review. Preparation of the Beachfront definition was directed by the City Council on December 8, 2025.

DISCUSSION: When applying development standards to projects requiring setbacks, height, impermeable coverage, two-thirds calculation, and Total Development Square Footage (TDSF), the LIP and MMC provide a different set of development standards for "beachfront" and "non-beachfront" projects. Beachfront development standards allow less setbacks and increased height than non-beachfront development standards. Additionally, beachfront development is not subject to the impermeable coverage, two-thirds calculation, and TDSF limitations that are otherwise applied to non-beachfront development. Since these limitations do not apply to beachfront development, it is important for the City to clearly define what parcels are subject to beachfront development standards to prevent non-beachfront development from mistakenly leveraging those allowances. As will be explained further in this report, beachfront parcels are typically smaller and compressed which is why policy makers of the past allowed lesser development standards. On the contrary many non-beachfront parcels are larger, given Malibu's rural characteristics, with much more room for development.

Neither the LIP nor MMC provide a definition of Beachfront or Non-Beachfront and, while in most cases the distinction is obvious, there are nuances with the location of development and configuration of some ocean-fronting parcels in the City that have resulted in ambiguity for applicants, the City's reviewers, and decision-makers. In practice, the Planning Division and the California Coastal Commission (CCC) through their review of development projects in the City, have historically qualified that beachfront development standards apply based on a parcel's orientation to the coast, the zoning designation, and the location of the structure. It should be noted that the City and CCC have historically agreed on what is considered a beachfront parcel. Geologic characteristics associated with the location of the primary use structure, such as the footprint of a residence as it is situated on a parcel, is a defining factor and not just the location of the parcel itself. Establishing a definition of Beachfront in the LIP and MMC would provide clarity to the public and City, improve consistency in project review, and reduce the need for case-by-base interpretations. It would also better position the City if challenges to a project's development standards were made by an applicant looking to maximize the extra code allowances of beachfront development that are intended to be for the typical constrained beachfront parcel.

Proposed Definition

The proposed definition would read:

> BEACHFRONT: A parcel is considered beachfront when one of its parcel boundary lines is the Pacific Ocean or beach directly adjacent to the Pacific Ocean, the parcel does not have a zoning designation of Rural Residential, and the site of proposed development is either directly on the beach or within a low-lying shoreline area contiguous with the beach and not separated from the beach by a coastal bluff, cliff, hill, or other elevated coastal landform. Parcels not meeting these criteria shall be

considered non-beachfront. Beachfront development standards shall only apply to parcels meeting this definition where the primary use structure is located in one of these areas. An ancillary structure on the beach shall not constitute a parcel to be beachfront if the primary use structure is not located on the beach.

The proposed definition would align LIP Section 2.1 (Definitions) and MMC Section 17.02.060 (Definitions) with the City's longstanding practice for qualifying when beachfront development standards apply. The structure of the proposed definition is characterized by the following three components:

1) Physical Relationship to the Pacific Ocean: A parcel must directly abut the ocean. This component is important to ensure beachfront development standards are applied to parcels adjacent to the coast and not parcels adjacent to other low-lying areas, such as lagoons or blue-line streams; and

2) Consistency with the General Plan and Zoning Maps: A parcel must not be located within the General Plan, zoning code, or LCP land use designation of Rural Residential (RR) due to the lower-intensity development pattern envisioned for the RR residential land use and minimum lot size of one acre. This component is important because several parcels in the City are designated as RR and are oriented along the coast, as well as typically being larger in lot size. These lots are typically larger in size and have development that is separated from the beach by elevated landforms covered in the paragraph below. Allowing the use of beachfront development standards for these large RR parcels along the coast could allow for the parcels to develop in a relatively dense pattern that would not be consistent with the rural ambiance envisioned by the General Plan for such areas; and

3) Geologic Characteristics of a Beachfront Environment: The footprint of the primary use structure of a parcel must be reflective of geologic characteristics of a beachfront environment such as representing a low-lying coastal landform contiguous to the beach and not being separated from the beach by a coastal bluff, cliff, hill, or other prominent elevated coastal landform. This component is important because some parcels in the City are oriented along the coast and not within the RR land use designation, such as parcels in the Single Family Medium (SFM) land use designation; however, the location of proposed development for a primary use is separated from the beach by a coastal bluff, hill, or some other prominent coastal landform. Typically, parcels that include coastal bluffs or other prominent elevated coastal landforms are also larger in lot size than the parcels that are reflective of a beachfront environment. Allowing the use of beachfront development standards for parcels along the coast that are separated from the beach by a coastal bluff or some other prominent coastal landform would allow for development much larger than intended by the General Plan.

ZORACES

The proposed definition was reviewed by ZORACES at its meeting on March 26, 2026. The subcommittee voted 2-0 to proceed with the definition as recommended by staff to the Planning Commission for review. For clarity to the public, the subcommittee provided the following feedback:

1) Clarify that the LCPA/ZTA would not be changing any City practices or policies but rather memorializing the City's longstanding practice when applying beachfront development standards;
2) In the staff presentation, include enhanced mapping of example areas using the City's GIS and Google Earth; and
3) In the staff presentation, include Broad Beach Road in the examples of when beachfront development standards apply.

General Plan & LCP Consistency

The proposed amendment is supported by the following General Plan Mission Statement and Land Use (LU) Element, and LCP Land Use Plan (LUP) policies.

General Plan

1) Mission Statement (excerpt): Malibu will maintain its rural character by establishing programs and policies that avoid suburbanization and commercialization of its natural and cultural resources.
2) LU Policy 1.1.1: The City shall protect the natural environment by regulating design and permitting only land uses compatible with the natural environment.
3) LU Policy 1.1.4: The City shall preserve the City's rural residential character.
4) LU Policy 1.1.5: The City shall require careful site planning which blends development with the natural topography.
5) LU Policy 2.3.2: The City shall discourage "mansionization" by establishing limits on height, bulk, and square footage for all new and remodel single-family residences.
6) LU Policy 2.4.1: The City shall preserve and protect vistas and large open areas that contribute to the rural feeling of the area.
7) LU Policy 6.1.1: The City shall use development standards and procedures that protect the property owners' reasonable use of their land consistent with the goals and policies of this General Plan.

LUP

1) LUP Policy 5.7: New development shall conform to the hillside management provisions of the LIP, including measures to minimize impacts to scenic and visual resources and to minimize the risk from hazards. The measures include but are not limited to limiting grading and retaining walls, restricting development on steep slopes, protecting ridgelines, and applying siting and design restrictions (scenic and visual policies). The slope density criteria of the subdivision ordinance shall apply

to sloping terrain and be applied in combination with the base land use designation in order to determine the maximum allowable density.

2) LUP Policy 5.25: In order to protect the rural character, improvements, which create a suburban atmosphere such as sidewalks and streetlights, shall be avoided in any rural residential designation.
3) LUP Policy 6.5: New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas visible from scenic highways or public viewing areas, through measures including, but not limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height standards, clustering development, minimizing grading, incorporating landscape elements, and where appropriate, berming.
4) LUP Policy 6.7: The height of structures shall be limited to minimize impacts to visual resources. The maximum allowable height, except for beachfront lots, shall be 18 feet above existing or finished grade, whichever is lower. On beachfront lots, or where found appropriate through Site Plan Review, the maximum height shall be 24 feet (flat roofs) or 28 feet (pitched roofs) above existing or finished grade, whichever is lower. Chimneys and rooftop antennas may be permitted to extend above the permitted height of the structure.

NEXT STEPS: A proposed ordinance (Attachment 1, Exhibit A) will be presented to the City Council if recommended by the Planning Commission. If adopted by the City Council, a second reading would occur at a subsequent City Council meeting and then be transmitted to the CCC for certification. The LCPA (and ZTA as a corollary amendment) would become effective upon certification by the CCC.

ENVIRONMENTAL REVIEW: Pursuant to California Environmental Quality Act (CEQA), the proposed LCP and MMC amendment actions have been analyzed by the Community Development Director and determined to be Statutorily Exempt pursuant to CEQA Guidelines Section 15265 because CEQA does not apply to activities or approvals by a local government as necessary for the preparation and adoption of an LCPA for review and certification by the CCC as set forth in Section 21080.9 of the Public Resources Code. Accordingly, the certified City of Malibu LCP constitutes a plan for use in the CCC's regulatory program as certified under Section 21080.5 of the Public Resources Code.

CORRESPONDENCE: To-date, no correspondence has been received on this topic. Correspondence had been received for the City Council Initiation meeting in December of 2025, but it was related the Council's consideration of adding TDSF requirements to beachfront parcels. TDSF was not included in the Council's Initiation of this LCPA/ZTA.

PUBLIC NOTICE: On April 23, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed to interested parties (Attachment 2).

ATTACHMENTS:

1. Planning Commission Resolution No. 26-20
   Exhibit A - Draft Ordinance
2. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE LOCAL COASTAL PROGRAM AMENDMENT NO. 26-002 AND ZONING TEXT AMENDMENT NO. 26-002 TO ADD A DEFINITION OF BEACHFRONT TO CHAPTER 2 (DEFINITIONS) OF THE LOCAL COASTAL PROGRAM LOCAL IMPLEMENTATION PLAN AND TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE

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

Section 1. Recitals.

A. On December 8, 2025, the City Council adopted Resolution No. 25-56 to initiate the preparation of a Beachfront definition.

B. On March 26, 2026, the Zoning Ordinance Revision and Code Enforcement Subcommittee (ZORACES) met to discuss the proposed amendments and provided feedback for staff to incorporate as the ordinance advances to the Planning Commission.

C. On April 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 interested parties.

D. On May 18, 2026, the Planning Commission held a duly noticed public hearing on the proposed amendment in Local Coastal Program Amendment (LCPA) No. 26-002 and Zoning Text Amendment (ZTA) No. 26-002, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

Section 2. Environmental Review.

Pursuant to California Environmental Quality Act (CEQA), the proposed Local Coastal Program (LCP) and Malibu Municipal Code (MMC) amendment actions have been analyzed by the Planning Commission and determined to be Statutorily Exempt pursuant to CEQA Guidelines Section 15265 because CEQA does not apply to activities or approvals by a local government as necessary for the preparation and adoption of an LCPA for review and certification by the California Coastal Commission (CCC) as set forth in Section 21080.9 of the Public Resources Code. Accordingly, the certified City of Malibu LCP constitutes a plan for use in the CCC's regulatory program as certified under Section 21080.5 of the Public Resources Code.

Section 3. Local Coastal Program Amendment Findings.

Pursuant to LIP Section 19.6, the Planning Commission hereby makes the following findings and recommends the City Council adopt the ordinance in Exhibit A amending the LIP as stated in Section 4 of the ordinance.

A. Section 30251 of Chapter 3 of the Coastal Act states that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. The Section requires that coastal development must protect scenic views, be visually compatible with surroundings, and, where feasible, restore and enhance visual quality in visually degraded areas. Highly scenic areas, including areas to and along the ocean, scenic roads, and public viewing areas, require development to be subordinate to the setting. Establishing a proper definition of "Beachfront" will ensure that only true beachfront development utilizes the standards which are meant for more constrained parcels along the coast bound by the ocean and limited parcel width, and further preserve more scenic and visual qualities of coastal areas in Malibu.

B. Chapters 5 and 6 of the Malibu LUP incorporate the Coastal Act's development policies, including Section 30251, to minimize impacts on scenic resources. This includes restricting development and applying siting and design restrictions.

C. LIP Chapter 3 implements the LUP by requiring development standards applicable to beachfront and non-beachfront development. Non-beachfront development standards require increased setbacks and lower heights than beachfront development standards, as well as restrictions on impermeable coverage, limits on the volume of development above 18 feet (two-thirds calculation), and Total Development Square Footage (TDSF) limitations. This is due to non-beachfront parcels being larger in size where those extra limitations help to preserve Malibu's coastal resources. Historically, the City and CCC through its review of coastal development have qualified that beachfront development standards apply based on a parcel's orientation to the coast, the zoning designation, and the location of the structure. Geologic characteristics associated with the location of the primary use structure, such as the footprint of a single-family residence as it is situated on a parcel, is a defining factor and not just the location of the parcel itself. Establishing a definition of Beachfront in the LIP would further implement Chapters 5 and 6 of the LUP and Section 30251 of the Coastal Act by ensuring the appropriate application of non-beachfront development standards are being applied to parcels that do not meet the eligibility components of a beachfront parcel.

Section 4. Zoning Text Amendment Findings.

Pursuant to MMC Section 17.74.040, the Planning Commission hereby makes the following findings and recommends the City Council adopt the ordinance in Exhibit A amending the MMC Title 17 (Zoning) as stated in Section 6 of the ordinance.

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement and protect the natural environment and rural residential character by regulating land use, discouraging "mansionization," and preserving vistas and open areas.

B. The Planning Commission held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan and MMC, and finds

that ZTA No. 26-002 is consistent and recommends approval. The Planning Commission found that the Beachfront definition is consistent with the historical application of the MMC and LCP by the City and CCC and does not change how Malibu has applied beachfront development standards previously. Rather, it clarifies what is and is not subject to beachfront development standards which differs from non-beachfront development standards.

Section 5. Planning Commission Action.

Based on the foregoing findings and evidence contained in the record, the Planning Commission hereby recommends that the City Council approve LCPA No. 26-002 and ZTA No. 26-002 contained in Sections 3 and 4 of this resolution.

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

PASSED, APPROVED AND ADOPTED this 18th day of May 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

Exhibit A: Recommended Ordinance for Council Adoption

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-20 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 18th day of May, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

Exhibit A

ORDINANCE NO. xxx

AN ORDINANCE OF THE CITY OF MALIBU APPROVING LOCAL COASTAL PROGRAM AMENDMENT NO. 26-002 AND ZONING TEXT AMENDMENT NO. 26-002 TO ADD A DEFINITION OF BEACHFRONT TO CHAPTER 2 (DEFINITIONS) OF THE LOCAL COASTAL PROGRAM LOCAL IMPLEMENTATION PLAN AND TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE; AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Findings.

A. On December 8, 2025, the City Council adopted Resolution No. 25-56 to initiate the preparation of a Beachfront definition.

B. On March 26, 2026, the Zoning Ordinance Revision and Code Enforcement Subcommittee (ZORACES) met to discuss the proposed amendments and provided feedback for staff to incorporate as the ordinance advances to the Planning Commission.

C. On April 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 interested parties.

D. On May 18, 2026, the Planning Commission held a duly noticed public hearing on the proposed amendment in Local Coastal Program Amendment (LCPA) No. 26-002 and Zoning Text Amendment (ZTA) No. 26-002, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

E. On xxx xx, 2026, a Notice of City Council Public Hearing and Notice of Availability of Local Coastal Program (LCP) Amendments was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties indicating that the City Council would a hold public hearing on xxx xx, 2026 to consider the proposed Ordinance.

E. On xxx xx, 2026, the City Council held a duly noticed public hearing on the proposed amendments, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council conducted a first reading and introduction of the Ordinance and directed staff to set a second reading for adoption of Ordinance No. xxx, approving LCPA No. 26-002 and ZTA No. 26-002.

SECTION 2. Environmental Review.

The City Council finds that pursuant to the California Environmental Quality Act (CEQA), the proposed LCP and Malibu Municipal Code (MMC) amendment actions have been analyzed and determined to be Statutorily Exempt pursuant to CEQA Guidelines Section 15265 because CEQA does not apply to activities or approvals by a local government as necessary for the preparation and adoption of an LCPA for review and certification by the California Coastal Commission (CCC) as set forth in Section 21080.9 of the Public Resources Code. Accordingly, the certified City of Malibu LCP constitutes a plan for use in the CCC's regulatory program as certified under Section 21080.5 of the Public Resources Code.

SECTION 3. Local Coastal Program Amendment Findings.

Pursuant to LCP Local Implementation Plan (LIP) Section 19.6, the City Council hereby makes the following findings to approve LCPA No. 26-002 as stated in Section 4 of this ordinance.

A. Section 30251 of Chapter 3 of the Coastal Act states that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. The Section requires that coastal development must protect scenic views, be visually compatible with surroundings, and, where feasible, restore and enhance visual quality in visually degraded areas. Highly scenic areas, including areas to and along the ocean, scenic roads, and public viewing areas, require development to be subordinate to the setting. Establishing a proper definition of "Beachfront" will ensure that only true beachfront development utilize the standards which are meant for more constrained parcels along the coast bound by the ocean and limited parcel width, and further preserve more scenic and visual qualities of coastal areas in Malibu.

B. Chapters 5 and 6 of the Malibu LCP Land Use Plan (LUP) incorporate the Coastal Act's development policies, including Section 30251, to minimize impacts on scenic resources. This includes restricting development and applying siting and design restrictions.

C. LIP Chapter 3 implements the LUP by requiring development standards applicable to beachfront and non-beachfront development. Non-beachfront development standards require increased setbacks and lower heights than beachfront development standards, as well as restrictions on impermeable coverage, limits on the volume of development above 18 feet (two-thirds calculation), and Total Development Square Footage (TDSF) limitations. This is due to non-beachfront parcels being larger in size where those extra limitations help to preserve Malibu's coastal resources. Historically, the City and CCC through its review of coastal development have qualified that beachfront development standards apply based on a parcel's orientation to the coast, the zoning designation, and the location of the structure. Geologic characteristics associated with the location of the primary use structure, such as the footprint of a single-family residence as it is situated on a parcel, is a defining factor and not just the location of the parcel itself. Establishing a definition of Beachfront in the LIP would further implement Chapters 5 and 6 of the LUP and Section 30251 of the Coastal Act by ensuring the appropriate application of non-beachfront

development standards are being applied to parcels that do not meet the eligibility components of a beachfront parcel.

SECTION 4. Local Coastal Program Amendments.

Pursuant to LIP Section 19.5(B), the LIP shall be amended as follows:

A. Amend LIP Section 2.1 (Definitions) to include a new definition as follows:

BEACHFRONT: A parcel is considered beachfront when one of its parcel boundary lines is the Pacific Ocean or beach directly adjacent to the Pacific Ocean, the parcel does not have a zoning designation of Rural Residential, and the site of proposed development is either directly on the beach or within a low-lying shoreline area contiguous with the beach and not separated from the beach by a coastal bluff, cliff, hill, or other elevated coastal landform. Parcels not meeting these criteria shall be considered non-beachfront. Beachfront development standards shall only apply to parcels meeting this definition where the primary use structure is located in one of these areas. An ancillary structure on the beach shall not constitute a parcel to be beachfront if the primary use structure is not located on the beach.

SECTION 5. Zoning Text Amendment Findings.

Pursuant to MMC Section 17.74.040(C), the City Council hereby makes the following findings to approve ZTA No. 26-002 as stated in Section 6 of this ordinance.

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement and protect the natural environment and rural residential character by regulating land use, discouraging "mansionization," and preserving vistas and open areas.

B. The City Council held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan and MMC, and finds that ZTA No. 26-002 is consistent with the General Plan. The City Council found that the Beachfront definition is consistent with the historical application of the MMC and LCP by the City and CCC and does not change how Malibu has applied beachfront development standards previously. Rather, it clarifies what is and is not subject to beachfront development standards which differs from non-beachfront development standards.

SECTION 6. Zoning Text Amendments.

Pursuant to MMC Section 17.74.040(D), the MMC shall be amended as follows:

A. Amend MMC Section 17.02.060 (Definitions) to include a new definition as follows:

"Beachfront" means that a parcel is considered beachfront when one of its parcel boundary lines is the Pacific Ocean or beach directly adjacent to the Pacific Ocean, the parcel does not have a zoning designation of Rural Residential, and the site of proposed development is either directly on the beach or within a low-lying shoreline area contiguous with the beach and not separated from the beach by a coastal bluff, cliff, hill, or other elevated coastal landform. Parcels not meeting these criteria shall be considered non-beachfront. Beachfront development standards shall only apply to parcels meeting this definition where the primary use structure is located in one of these areas. An ancillary structure on the beach shall not constitute a parcel to be beachfront if the primary use structure is not located on the beach.

SECTION 7. Submittal to California Coastal Commission.

The City Council hereby directs staff to submit the LCPA to the CCC per Title 14, California Code of Regulations Section 13544(c).

SECTION 8. Effective Date.

LCPA No. 26-002 and corollary ZTA No. 26-002 approved in this Ordinance shall become effective only upon final certification of the LCPA by the CCC.

SECTION 9. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 10. Certification.

The City Clerk shall certify the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this ___ day of _____, 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

_____
TREVOR RUSIN, Interim City Attorney

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, May 18, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for 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.

BEACHFRONT DEFINITION

Local Coastal Program Amendment No. 26-002 and Zoning Text Amendment No. 26-002 - The Planning Commission will consider amendments to Chapter 2 (Definitions) of the Local Coastal Program Local Implementation Plan and Title 17 (Zoning) of the Malibu Municipal Code to add a definition of Beachfront and make a recommendation to the City Council

LOCATION: **Citywide Project**
CASE PLANNER: Tyler Eaton, Assistant Community Development Director, teaton@malibucity.org (310) 456-2489, ext. 273

Pursuant to California Environmental Quality Act (CEQA), the proposed Local Coastal Program (LCP) and Malibu Municipal Code amendment actions have been analyzed by the Community Development Director and determined to be Statutorily Exempt pursuant to CEQA Guidelines Section 15265 because CEQA does not apply to activities or approvals by a local government as necessary for the preparation and adoption of an LCP Amendment for review and certification by the California Coastal Commission (CCC) as set forth in Section 21080.9 of the Public Resources Code. Accordingly, the certified City of Malibu LCP constitutes a plan for use in the CCC regulatory program as certified under Section 21080.5 of the Public Resources Code.

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.

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: April 23, 2026

ATTACHMENT 2