1. Meeting Agenda

   Documents:

   PC260601_AGENDA.PDF

2. Item 3B1

   Administrative Coastal Development Permit No. 25-022 / 6270 Sea Star Drive

   Documents:

   PC260601_ITEM 3B1.PDF

3. Item 3B2

   De Minimis Waiver No. 26-004 / 3651 McAnany Way

   Documents:

   PC260601_ITEM 3B2.PDF

4. Item 3B3

   Approval of Minutes / May 18, 2026 Regular Planning Commission meeting

   Documents:

   PC260601_ITEM 3B3.PDF

5. Item 4A

   Coastal Development Permit No. 21-045 / 24507 Vantage Point Terrace

   Documents:

   PC260601_ITEM 4A.PDF

6. Item 5A

   Conditional Use Permit No. 26-001 / 22935 Pacific Coast Highway (Pita Bu)

   Documents:

   PC260601_ITEM 5A.PDF

7. Item 5B

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

Documents:

PC260601_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, June 1, 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 22, 2026

1. **Ceremonial/Presentations**

None.

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

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

B. Community Development Director Report

3. **Consent Calendar**

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 25-022 – An application to construct a new single-family residence, install a new onsite wastewater treatment system, and associated development

Location: 6270 Sea Star Drive, not within the appealable coastal zone
APN: 4469-047-009
Owner: Sea Slug LLC
Case Planner: Contract Planner Paolini, 650-522-2500

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-022.

2. De Minimis Waiver No. 26-004 – An application for the relocation of a structure damaged in the 2025 Palisades Fire

Location: 3651 McAnany Way, not within the appealable coastal zone
APN: 4449-016-007
Owners: Jacob Benjamin and Michelle Sendowski
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-004 for the relocation of a 10 foot, 9 inch tall, 225 square foot structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire.

3. Approval of Minutes

Recommended Action: Approve the minutes of the May 18, 2026 Regular Planning Commission meeting.

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

4. **Continued Public Hearings**

A. Coastal Development Permit No. 21-045 and Variance 26-003 – An application to construct a detached accessory dwelling unit/second unit and associated development on a second building pad (Continued from April 20, 2026)

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 456-2489, ext. 247

Recommended Action: Either 1) 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 to grade and construct a new 594 square foot, approximately 11 foot 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 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); or 2) adopt Planning Commission Resolution No. 26-02 determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, 11 foot, 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 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).

5. **New Public Hearings**

A. Conditional Use Permit No 26-001 – An application to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (Alcohol Beverage Control [ABC] License Type 58) and to allow the onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu)

Location: 22935 Pacific Coast Highway
APN: 4452-019-010
Owner: Chabad of Malibu, Inc.
Tenant: Pita Bu LLC
Case Planner: Assistant Planner Santiago, 456-2489, ext. 382

Recommended Action: Adopt Planning Commission Resolution No. 26-22 determining the project is categorically exempt from the California Environmental Quality Act and exempt from a Coastal Development Permit, and approving Conditional Use Permit No. 26-001 to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (ABC License Type 58) and onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu) in the Commercial Visitor Serving zoning district at 22935 Pacific Coast Highway (Chabad of Malibu, Inc.).

B. Coastal Development Permit No. 21-036 and Site Plan Review No. 25- 016 – An application to construct a single-family residence, install a new onsite wastewater treatment system, and associated development

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

Recommended Action: Adopt Planning Commission Resolution No. 26-21 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 21-036 to construct a new 8,250 square foot, one-story, single-family residence with an enclosed, vaulted stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system, swimming pool, and associated site improvements; including Site Plan Review No. 25-016 for construction above 18 feet in height up to a maximum of 23 feet, 9 inches for a flat roof, located in the Rural Residential, Two-Acre zoning district at 27357 Pacific Coast Highway (Zad Ranch, LLC).

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 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
Monday, August 3, 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 22nd day of May 2026 at 3:00 p.m.



Gail Duncan, Management Analyst

Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Gina Paolini, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: May 21, 2026 Meeting date: June 1, 2026

Subject: Administrative Coastal Development Permit No. 25-022 – An application to construct a new single-family residence, install a new onsite wastewater treatment system, and associated development

Location: 6270 Sea Star Drive, not within the appealable coastal zone
APN: 4469-047-009
Owner: Sea Slug LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-022.

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

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

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

structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new onsite wastewater treatment system (OWTS), replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Local Appeal Period

On May 26, 2026, the Community Development Director will issue the ACDP thus beginning the appeal period. The appeal period will begin on May 27, 2026 and end on June 5, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

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

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

ATTACHMENT: ACDP No. 25-022

City of Malibu

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

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 25-022
Categorical Exemption No. 25-063
6270 Sea Star Drive
APN 4469-047-009

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Alexander Pettas Architecture, on behalf of the property owner, Sea Slug LLC, for an administrative coastal development permit (ACDP) to allow for the construction of a new 2,020 square foot (sf.), 18 foot (ft.) tall, one-story single-family residence, with a 955 sf. garage and 2,038 sf. of covered porches, extension of existing driveway, hardscape, new sports court, retaining and garden walls, landscape lighting, fencing, grading, underground cistern, and new onsite wastewater treatment system (OWTS) on a parcel located at 6270 Sea Star Drive. The subject parcel is zoned Rural Residential–Two Acre (RR-2) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

1. Construction of:
    a. 2,020 sf., maximum 18 ft. tall, one-story single-family residence with a flat roof, including a 955 sf. garage and 2,038 sf. of covered porches;
    b. Hardscape including the extension of an existing shared driveway;
    c. Sports court with minimum 42-inch glass guard rail and no lighting;
    d. Retaining walls and garden walls six ft. or less in height, with six ft. open/permeable perimeter fencing;
2. 978 cubic yards (c.y.) of non-exempt grading;
3. Installation of an OWTS including a 2,500-gallon treatment tank;
4. Installation of an underground cistern and detention tank; and
5. Installation of landscaping.

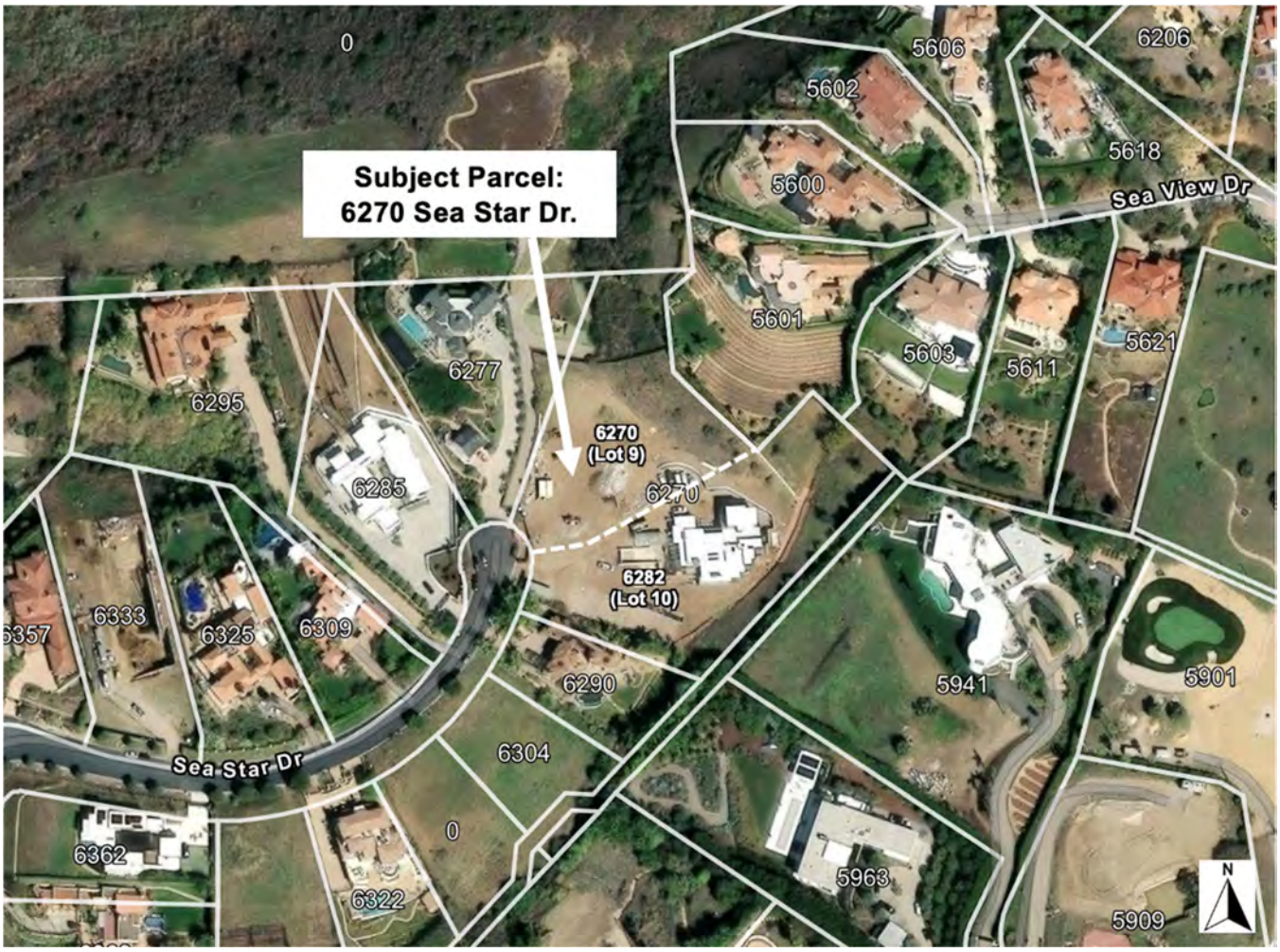
Proposed Total Development Square Footage (TDSF)

• Main Residence:	2,020 sf.
• Garage:	955 sf.
• Covered Porches:	2,038 sf.
Total:	**5,013 sf.**

Project Overview

The subject parcel is an irregularly shaped, non-beachfront, vacant parcel located in the Malibu Park neighborhood, east of Trancas Canyon Road, and north of Morning View Drive, at the northern terminus of Sea Star Drive in the Sea Star Estates gated residential subdivision, at 6270 Sea Star Drive (see Figure 1). A southerly-trending drainage course is located to the north of the parcel which flows into a storm-water detention and debris basin located within the northwest portion of the parcel and the adjacent parcel to the west at 6277 Sea Star Drive. The subject parcel is characterized by a gently sloping topography that ascends northeast, with steeper slopes along the northern property line.

Figure 1 – Project Area Aerial



Source: Malibu GIS 2026 with Staff Edits

As depicted by the dashed line on Figure 1, the subject parcel is a separate legal parcel from the south-adjacent parcel at 6282 Sea Star Drive, part of the larger subdivision of the Sea Star Estates. However, City Geographic Information System (GIS) records show both parcels as one parcel. This is due to an approved lot tie that was authorized on August 30, 2022 as part of the City's approval of Administrative Plan Review (APR) No. 21-074 for the development of a portion of a shared driveway and fire turnaround provided to 6282 Sea Star Drive. As part of the APR approval, the lot tie was required due to the absence of a primary structure on 6270 Sea Star Drive at that

time. With the development of the subject residence as part of this ACDP, a release of the lot tie is required as a condition of approval and must be recorded prior to issuance of building permits. Evidence shall also be provided to the Planning Division demonstrating that the subject parcel has a legal right to use the shared driveway on 6282 Sea Star Drive.

On May 10, 1990, the CCC approved Coastal Development Permit (CDP) No. 5-90-327 for the Sea Star Estates Subdivision (Tract No. 45585). To protect the scenic quality of this area, the CCC required all future development within Sea Star Estates to conform to the natural topography and minimize grading to the minimum amount necessary. CDP No. 5-90-327 states that "development of single-family residences shall conform to the natural contours of the site and grading of the development of the single-family residences shall be limited to the minimum amount necessary for driveway access. No grading for tennis courts, pools or other ancillary uses which require level pads shall be permitted." Due to these provisions, the City requested CCC staff review of the project plans to verify conformance with their previous stated condition, specifically because of the proposed sports court. The CCC staff agreed that the design of the sports court was acceptable, as the sports court would be structurally supported above grade and not cause creation of a new pad. Figure 2 includes a project rendering with the sports court in the foreground.

Figure 2 – Project Rendering



Source: Project Plans

As required by the Sea Star Estates by-laws, the Sea Star Estates Homeowners Association (HOA) approved the proposed plans on August 26, 2025 (Attachment 3).

On September 25, 2012, the property owner of the west adjacent parcel located at 6277 Sea Star Drive applied for a primary view determination (PVD). On February 26, 2013, staff conducted a PVD from the existing residence. The view determination determined the residence's main viewing area of bluewater views to the ocean is from an abutting outdoor deck consistent with Malibu Municipal Code (MMC) Section 17.45.030, situated within 10 ft. of the exterior wall of the living room. On April 20, 2026, story poles were installed and certified by the installer on the subject parcel representing the height, bulk, and location of the proposed residence. On April 23, 2026, staff visited the subject parcel to conduct a visual analysis of the proposed project based on the story poles (Attachment 4). Given the placement of the proposed residence on the subject parcel and the height of the residence not exceeding

18 feet, the proposed project was determined by staff not to impact the PVD for 6277 Sea Star Drive (Figure 3).

Figure 3 – Story Poles and PVD View



Staff Photo, April 23, 2026

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	264 ft.
Lot Width	186 ft. 8 inches (in.)
Gross Lot Area	57,555 sf.
1:1 Slopes	0 sf.
Street Easements	1,250 sf.
Net Lot Area*	56,305 sf.

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

The subject parcel is located on a private street within a gated community in western Malibu. Sea Star Drive is a relatively new residential subdivision, comprising a mix of developed and undeveloped lots that are zoned RR-2. The subject parcel is identified as Lot 9 in the tract map and is currently undeveloped. As previously discussed, the subject parcel is currently recorded with a lot tie to maintain the parcel together with the south-adjacent parcel (Lot 10, 6282 Sea Star Drive) which has a separate approval for a single-family residence and associated development.

The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA), or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. The LCP Park Lands Map shows a portion of the planned Zuma Ridge Trail adjacent to and crossing the northern portion of the subject parcel. A public trail dedication was previously required as part of the creation of the subdivision approved as part of the Los Angeles County Department of Regional Planning review of Tentative Tract Map No. 45585. Presently, a 20-ft.-wide hiking and equestrian trail easement is located along the northeastern property line. The proposed development does not

encroach into the public trail easement but due to orientation on the parcel, the proposed residence will be visible from the planned Zuma Ridge Trail and the trail easement (if the trail were to be developed). The Mountains Recreation and Conservation Authority (MRCA) accepted the Offer-to-Dedicate in 2012 for the trail within the Sea Star Estate subdivision, however no improvements have been made to this trail. In addition, an open space easement is recorded on the northern third of the subject parcel. No development is proposed within the public trail easement and open space easement.

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

Table 2 – Surrounding Land Uses

Direction	Address	Size	Zone	Land Use
Subject Parcel	6270 Sea Star Drive (Lot 9)	52,555 sf.	RR-2	Undeveloped
North	4469-047-023	892,854 sf.	RR-2	Undeveloped
East	5601 Sea View Drive	55,729 sf.	RR-2	Single-family Residential
South	6282 Sea Star Drive (Lot 10)	46,609 sf.	RR-2	Single-family Residential
West	6277 Sea Star Drive (Lot 8)	56,054 sf.	RR-2	Single-family Residential

Administrative Coastal Development Permit Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of construction of a new single-family residence and installation of a new OWTS on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: April 30, 2025
- Posting of Property: February 27, 2026
- Completeness Determination: March 24, 2026
- Notice of Application Mailer (Attachment 5): May 7, 2026
- Notice of Decision Mailer (Attachment 5): May 21, 2026
- Issuance of ACDP: May 26, 2026
- Planning Commission Reporting: June 1, 2026
- Local Appeal Period to City Council: May 27, 2026 through June 5, 2026

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 project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These chapters are discussed in the LIP Findings section.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Division, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD). The review sheets are attached hereto as Attachment 2. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

Zoning (LIP Chapter 3)

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

Table 3 – LCP Non-Beachfront Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard (less of 20% or 65 ft.)	53’ 9” (min.)	53’ 9”	Complies
Rear Yard	40’ 4” (min.)	40’ 4”	Complies
Side Yard (10% - Minimum)	18’ 8” (min.)	18’ 8”	Complies
Side Yard (25% - Cumulative)	46’ 8” (min.)	46’ 8”	Complies
Height (ft.)	18’ (max.)	18’	Complies
TDSF (sf.)	7,302 (max.)	5,013 sf.	Complies
Residence	--	2,020	
Exterior Overhangs (≥6’)	--	2,038	

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
Garage	--	955	
PARKING SPACES			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
IMPERMEABLE COVERAGE (sf.)	16,891 (max.)	11,532	Complies
NON-EXEMPT GRADING (c.y.)	<1,000	978	Complies
SITE OF CONSTRUCTION	3 to 1 or less	3 to 1 or less	Complies
FENCES/WALLS/HEDGES/GATES (ft. in.)			
Front Yard	42” solid w/area up to 6’ to remain view permeable	42” solid w/area up to 6’ to remain view permeable	Complies
Rear Yard	6’	6 ft. open/view permeable	Complies
Side Yards	6’	6 ft. open/view permeable	Complies
Guard Rail-Sports Court	View permeable safety protection	42” glass (min.)	Complies
Retaining Walls	6’ (single) up to 12’ (double) with min. 3’ separation	6’	Complies
Garden Walls	6’	42”	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residentially zoned parcel. The total amount of proposed non-exempt grading is approximately 978 c.y. as provided for on the Total Grading Yardage Certificate on the civic plan cover sheet, which is less than the maximum allowable. No other grading is proposed. 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 to be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Matthew A. Boxt, Ph.D, Consulting Archaeologist for the subject parcel in July 2025. No indication of prehistoric or historic archaeological resources was yielded in the project area. Therefore, the proposed development within the project area is not anticipated to have adverse impacts on known cultural resources. 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 proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as 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. 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 proposes a new OWTS to serve the new residence, which includes a 2,500-gallon MicroSepTec ES7.5 treatment tank with an ultraviolet disinfection unit, two primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC (Attachment 2). Required conditions of approval are included to ensure continued operation, maintenance, and monitoring of onsite facilities.

ACDP Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

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

Finding 1. The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.

The project is located in the RR-2 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards.

Finding 2. If the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The subject parcel is not located between the first public road and the sea. However, a 20 ft. wide public hiking and equestrian trail easement is located along the northeastern property line. The proposed project will not adversely affect public access or recreation because no development is proposed within the trail easement. 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 Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

An alternate location for development could be considered; however, the proposed project has been sited on the subject parcel to comply with LACFD access requirements and avoids the recorded public trail easement and open space easement on the north portion of the parcel. Four alternatives locations were considered; however, they would require additional grading and result in increased TDSF and impermeable area. Re-siting the proposed project was not found to offer significant environmental advantages, given no significant impacts are anticipated as a result of the proposed project and the proposed residence complies with all LCP required standards including height, setbacks, TDSF, and impermeable coverage, and avoids siting structures on steep slopes.

As proposed, the project avoids encroachment into the public trail easement and open space easement, and meets the LACFD's access requirements. The proposed design is one-story, does not exceed 18 ft., and does not include or require any discretionary requests. Retaining walls are utilized to create a flat pad for the residence, but does not result in excessive grading or a flat pad for the proposed sports court, as required by the original CCC permit for the subdivision. Garden walls minimize heights of structures above grade to less than 6 ft.. Where possible, garden walls have been utilized in lieu of retaining walls. Hardscape has been minimized to the fire path, sports court, and driveway circulation as required to meet fire and parking codes. The majority of the parcel would remain in its existing and natural condition. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

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

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is visible from the planned Zuma Ridge Trail. 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.

An analysis of the project's potential visual impact to public views was conducted through a review of the surrounding development, project plans, and story poles installed onsite. The proposed one-story residence structure will be visible from the planned Zuma Ridge Trail, which orients along the northern portion of the parcel. Once developed, the trail would provide views north toward Zuma and Trancas Canyons and south to the Pacific Ocean. Due to topography, orientation of the proposed residence on the south portion of the parcel, and the proposed structure height, the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trail, consistent with LIP Section 6.5. The proposed structure is located on the site south of the trail easement and views of the Pacific Ocean will remain available due to the topographical difference between the structure siting and the portion of the unimproved trail on the subject property.

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. The project has been conditioned to include limitations on a maximum structure height at 18 ft. and exterior lighting and colors to prevent any significant adverse scenic or visual impacts to public viewing areas. The project will meet all requirements of LIP Chapter 6 which ensure scenic qualities will be preserved in relation to the development.

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

As discussed in Finding A.3, the project is the least environmentally damaging alternative. The project will use colors and materials that blend in with the surrounding environment. Lights will be diminished to meet LIP Chapter 6 and the City's Dark Sky Ordinance. The proposed residence is 18 feet in height which is line with allowable development height in scenic areas.

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. The project will use colors and materials that blend in with the surrounding environment. Lights will be diminished to meet LIP Chapter 6 and the City's Dark Sky Ordinance. The proposed residence is 18 feet in height which is line with allowable development height in scenic areas. No alternatives would be substantially superior tot the proposed.

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 project site is visible from the planned Zuma Ridge Trail, once developed. However, the proposed residence would not significantly impede upon public views of the canyons or ocean that are visible from the planned trail segment, per LIP Section 6.8. The proposed residence utilizes a flatter area of the parcel and includes a flat roof design that does not exceed the height allowance in LIP Chapter 3. The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

E. 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.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP 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, 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.

Geologic Hazards

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Land Phases, Inc. dated July 22, 2025, CalWest Geotechnical, Inc. dated July 24, 2025, and EPD Consultants, dated July 24, 2025. The referenced reports evaluated site-specific conditions and recommendations, and are provided to address any pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. 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.

Flood Hazards

The Public Works Department has prepared Post-Fire Flood Risk and Vulnerability Maps for the City. The Draft Map is the mathematical product of Flood Depth and Flow Velocity calculated in GIS based on a hypothetical six-hour, 2-year, 10-year, 25-year, or 50-year rainfall with little or no infiltration. The Flood Severity Categories were identified in accordance with Federal Emergency Management Agency Guidance Document 14. Based upon review of the Flood Risk and Vulnerability Maps, the subject parcel is at the lowest risk for flooding.

Fire Hazards

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 fire-fighting equipment can augment the LACFD. A conditions of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards. In addition, a fuel modification plan has been reviewed and approved for the project site by the LACFD. Occupancy of the residence will be subject to inspection and approval of the required fuel modification.

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 Finding F.1, the project as designed, conditioned, and approved by the City geotechnical consultants and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

Finding 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.

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, 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 is anticipated to result in more grading and land disturbance, construction on steep slopes, and encroachment adjacent to and/or into the public trail easement and/or open space easement.

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 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 as the subject property is not in a designated ESHA or ESHA buffer.

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.
B. Blufftop Access – The project is not located on a blufftop.
C. Trail Access – No additional trail access is required as adequate trail access is provided in the vicinity of the project site. A 20 ft. wide public hiking and equestrian trail easement is located along the northeastern property line for the planned Zuma Ridge Trail that was dedicated as part of the original tract map in 1990. The proposed structures do not encroach adjacent to or into the trail easement. The proposed development will be visible from the planned trail, upon development of the trail; however, as described in Finding D.1 and D.5, no significant adverse impacts to public views from the trail are anticipated to result due to project development.
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; 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. Therefore, the requirement for public access in LIP Section 12.4 does not apply and further findings are not required.

L. Land Divisions (LIP Chapter 15)

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

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(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 apply to this project (CEQA Guidelines Section 15300.2).

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-022

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 25-022, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

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

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

    1. Construction of:
        a. 2,020 sf., maximum 18 ft. tall, one-story single-family residence with a flat roof, including a 955 sf. garage and 2,038 sf. of covered porches;
        b. Hardscape including the extension of an existing shared driveway;
        c. Sports court with minimum 42-inch glass guard rail and no lighting;
        d. Retaining walls and garden walls six ft. or less in height, with six ft. open/permeable perimeter fencing;
    2. 978 cubic yards (c.y.) of non-exempt grading;
    3. Installation of an OWTS including a 2,500-gallon treatment tank;
    4. Installation of an underground cistern and detention tank; and
    5. Installation of landscaping.

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 3, 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. This ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension to 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.

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 of Malibu Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical engineering consultant reviewers, Public Works Department, Los Angeles County WD29, and the 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. This permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission requests that the ACDP becomes effective, pursuant to LIP Section 13.13.6.

11. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the Administrative Coastal Development Permit is effective. The ACDP is not effective until all appeals have been exhausted.

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

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

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the 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.

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

Lighting

16. 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 ft. 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.

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

18. 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 ft. candle.

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

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

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

22. No exterior lights shall be above 18 ft. in height except as required by building code.

23. Up-lighting of any kind is prohibited.

24. 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 and Walls

25. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six ft. in height or 12 ft. in height for a combination of two or more walls.

26. All fences must be completely view permeable. Three violations of this condition will result in a requirement to permanently remove the offending fences from the site.

Construction/Framing

27. 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, not within the 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.

28. 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.

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

30. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time;
    b. Grading activities shall be planned during the southern California dry season (April through October);
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination; and,
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

31. 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.

32. 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 Environmental Sustainability 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.

33. 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.

Biology

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

35. 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.

36. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). 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 Section 17.53.030.

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

38. 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 ft. 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 in. in height. Three sequential violations of this condition will result in a requirement to permanently remove the offending vegetation from the site.

39. 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).

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

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

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

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

44. 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.

45. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 in. high, and have a space greater than 14 in. between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

46. 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.

Environmental Health

47. The final architectural, landscape and grading plans must show the proposed OWTS, including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

48. All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

Architectural Plans

a. The final architectural plans must show 1 bedroom and 15 drainage fixture units (DFU), or otherwise indicated by the OWTS designer in the final design report; and,
b. Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.
c. Proof of 1.6 Gallon or Less Flushometer Water Closet: The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted. The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.
d. Certified Fixture Unit Worksheet: To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD). Please incorporate the fixture unit worksheet into the final plan set.

Landscape Plans

a. OWTS Setbacks: All proposed improvements, including structures and landscaping, must meet minimum required horizontal and vertical setback distances from all OWTS components in accordance with Malibu Municipal Code Chapter 15.42, Table 15.42.030(E). OWTS components include the treatment tank, present/future seepage pits, distribution box, and lines of connection.

   Note: The proposed trees depicted on Sheet L-2.2 of the landscape plans do not appear to meet the setback requirements to the proposed OWTS components per the MMC. The final landscape plans must be revised accordingly to clearly demonstrate that the minimum required setback distances to the proposed improvements are satisfied.

49. 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 LCP/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 onto an 11 inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend.

50. 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 design report shall contain the following information (in addition to the items listed above).

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable);
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per sf. per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is 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 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

52. All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

53. A Storm Water Pollution Prevention Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

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

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

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

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

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

59. 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.

Public Works – Grading/Drainage/Hydrology

60. 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;
    b. Includes grading on slopes greater than 4:1; or,
    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.

61. 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.

62. 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 sf. 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 grading limits to shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan;
    e. If the property contains trees that are to be protected, they shall be highlighted on the grading plan;
    f. If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist;

g. Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch in diameter shall also have a plan and profile for the system included with the grading plan; and,
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.

63. A Local SWPPP shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

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

All 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.

64. 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 BMPs that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

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

Water Quality/ Water Service

66. Prior to issuance of a building permit the applicant shall submit the Final Los Angeles County Waterworks District No. 29 Will Serve Approval Letter.

67. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a meter, if applicable.

Geology

68. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

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

Prior to Occupancy

70. The applicant shall request a final Planning Division inspection prior to final inspection by the Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this ACDP. 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.

71. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

72. 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.

73. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Site-Specific Condition

74. The guard rail for the sports court shall be view permeable (glass), with a minimum height of 42 in. for safety protection. Lighting of the sports court is prohibited pursuant to Condition No. 18.

75. Prior to the issuance of building permits, the property owner shall process a Release of Covenant and Agreement to release the property from being held as one (lot tie) with the parcel addressed as 6282 Sea Star Drive, prior to final Planning Division inspection and approval. The Release of Covenant and Agreement shall not be effective until recorded in the County of Los Angeles Recorders Office. The property owner shall provide evidence to the Planning Division demonstrating that the subject parcel has a legal right to use the shared driveway on 6282 Sea Star Drive, prior to final Planning Division inspection and approval.

Deed Restrictions

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

77. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 16 to 24. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

Fixed Conditions

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

79. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **June 5, 2026 at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **June 1, 2026,** Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Gina Paolini at **gpaolini@malibucity.org**, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: May 26, 2026

Prepared by:

Gina Paolini
Contract Planner

Approved by:

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

Attachments:

1. Project Plans
2. Department Review Sheets
3. HOA Letter
4. Story Pole and Site Photographs
5. Notices

All reports referenced are available for review at City Hall.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 25-022, dated May 26, 2026, for the project located at 6270 Sea Star Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS
County of Los Angeles

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

personally appeared _____

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

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

WITNESS my hand and official seal.

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



SEA STAR LOT 9

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

Received
2/3/26
Planning Div.



VICINITY MAP
NOT TO SCALE 20

PROJECT ADDRESS 6270 SEA STAR DR. LOT 9 MALIBU, CA 90265

ZONING AND BUILDING INFORMATION

TRACT NUMBER	45585
LOT NUMBER	9
ASSESSOR'S PARCEL NUMBER	4469-047-025
ZONE	RR2
LOT SIZE (GROSS AREA)	57,555 SQ. FT. (1.32 ACRES)
CONSTRUCTION TYPE	TYPE V
NUMBER OF STORIES	1
FIRE ZONE	VHFHSZ
EXISTING BUILDING USE	N/A
PROPOSED BUILDING USE	SINGLE FAMILY
EXISTING BUILDING SQUARE FOOTAGE	N/A
PROPOSED TDSF BUILDING SQ.FT	5,011.96 SQ. FT.
EXISTING OCCUPANCY GROUP	N/A
PROPOSED OCCUPANCY GROUP	R-3

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. EXTENSION OF (E) DRIVEWAY. NEW SPORTS COURT, NEW UNDERGROUND CISTERN, NEW SEPTIC SYSTEM, NEW RETAINING WALLS 6'-0" OR BELOW, NEW GARDEN WALLS.

BUILDING HEIGHT:

HEIGHT LIMIT:	18'
PROPOSED BUILDING HEIGHT:	18'

PARKING:

REQUIRED PARKING:	4 SPACES, 2 OF WHICH SHALL BE ENCLOSED
PROVIDED PARKING:	2 COVERED AND 2 UNENCLOSED PARKING SPACES

RESIDENTIAL FLOOR AREA:

FIRST FLOOR PLAN	2,019.64 SQ. FT.
GARAGE	954.74 SQ. FT.
COVERED PORCHES OVER 6'	2,037.58 SQ. FT.
TOTAL DEVELOPMENT SQUARE FOOT:	5,011.96 SQ. FT.
TOTAL IMPERMEABLE LOT COVERAGE:	11,523.03 SQ. FT. (REFER TO CIVIL DRAWINGS, SHEET C-4 FOR DETAILED BREAKDOWN)

PARCEL NET AREA = 1.12 ACRES (48,942 SQ. FT.) SEE SHEET SU1.00

UP TO 1/2 ACRE: 21,780 x 0.177 = 3,855 + 1,000 =	4,855
1/2 ACRE TO 1 ACRE: (43,560 - 21,780) x 0.10 =	2,178
1 TO 1.5 ACRES: (48,942 - 43,560) x 0.05 =	269
TOTAL MAXIMUM ALLOWABLE SQUARE FOOTAGE: 4,855 + 2,178 + 269 =	7,302 SQ. FT.

PROJECT INFORMATION
NO SCALE 8

SETBACKS

REQUIRED SETBACK - FRONT YARD:	(20% OF THE LOT WIDTH)
REQUIRED SETBACK - SIDE YARD	(CUMMULATIVELY 25% OF THE LOT WIDTH)
MIN. SIDE YARD SETBACK:	10% OF LOT WIDTH
FIRE EXTINGUISHING SYSTEM:	AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 NFPA 13D.

APPLICABLE CODES

2023 CALIFORNIA BUILDING CODE (CBC) (VOLUME 1&2)
2023 CALIFORNIA RESIDENTIAL CODE (CRC) AND TITLE 24
2023 CALIFORNIA ELECTRICAL, MECHANICAL & PLUMBING CODE, (CMC), (CPC),(CEC)
2023 CA ENERGY CODE (2013 BUILDING ENERGY EFFICIENCY STANDARDS), (CENC) [§ R106.1.1 CRC)
2023 CGBSC (CALIFORNIA GREEN BUILDING CODE STANDARDS)
2023 COUNTY OF LA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING CODE

OWNERS
SEA SLUG, LLC
92 FLOOD CIRCLE
ATHERTON, CA 94027
T: (210) 381-8696

ARCHITECT
STUDIO APA
4501 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016
CONTACT: ALEX PETTAS
T: (310) 390-0465
WWW.STUDIO-APA.COM

STRUCTURAL ENGINEER
KURT FISCHER STRUCTURAL EG.
17547 VENTURA BLVD, SUITE 305
ENCINO, CA 91316
CONTACT: DEREK WAVERING
T: (818) 867-9074
WWW.KFSENG.COM

MEP ENGINEER
K2D CONSULTING ENGINEERS
13465 BEACH AVE., SUITE B
MARINA DEL REY, CA 90292
CONTACT: ARASH KHALIFEH
T: (310) 935-3773
WWW.K2D.COM

CIVIL AND SEPTIC ENGINEER
EPD CONSULTANTS
20722 MAIN STREET
CARSON, CA 90745
CONTACT: KEVIN POFFENBARGER
T: (310) 241-6565

LANDSCAPE ARCHITECT
ZFREEDMAN LANDSCAPE ARCHITECTURE
232 LINNIE CANAL
VENICE, CA 90291
CONTACT: ZACK FREEDMAN
T: (310) 955-4700
WWW.ZFREEDMAN.COM

GEOTECHNICAL
LAND PHASES INC.
5158 COCHRAN ST. SIMI VALLEY, CA 93063
CONTACT: JAKE HOLT
T: (805) 522-5174, x101
WWW.LANDPHASES.COM

LIGHTING
SEAN O'CONNOR LIGHTING, INC.
12955 W. WASHINGTON BOULEVARD
LOS ANGELES, CA 90066
CONTACT: SEAN O' CONNOR
T: (310) 659-5900
WWW.SEANOCONNORLIGHTING.COM

LOW VOLTAGE
METRO EIGHTEEN
8586 W PICO. LOS ANGELES CA 90035
T: 310 876 0071
WWW.METROEIGHTEEN.COM

PROJECT DIRECTORY
NO SCALE 4

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

COVER SHEET

A0.10

ATTACHMENT 1

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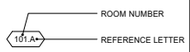
BUILDING GRID LINES



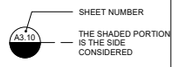
REVISION CLOUD



WINDOW SYMBOL



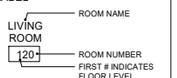
MATCH LINE



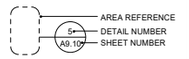
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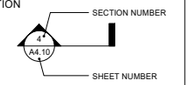
ROOM LABEL



DETAIL



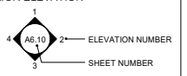
SECTION



EXTERIOR ELEVATION



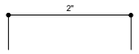
INTERIOR ELEVATION



CEILING HEIGHT



DIMENSION STRING



WORK OR CONTROL POINT

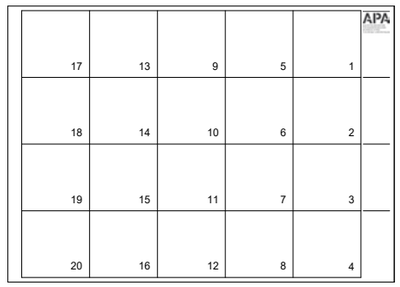


NORTH ARROW



ABBREVIATIONS
NO SCALE | 6

&	And	MAX	Maximum
<	Angle	MECH	Mechanical
@	At	MFG	Manufacturer
℄	Centerline	MIN	Minimum
ø	Diameter or Round	MIR	Mirror
(E)	Existing	MISC	Miscellaneous
#	Number or Pound	MTL	Metal
ADJ	Adjustable	(N)	New
A.F.F	Above Finish Floor	N	North
ALT	Alternate	N.I.C.	Not in Contract
ALUM	Aluminum	NO	Number
APPROX	Approximate	NOM	Nominal
ARCH	Architectural, Architect	N.T.S.	Not to Scale
BD	Board	O.C.	On Center
BLDG	Building	O.D.	Outside Diameter
BLK	Block	OPP	Opposite
BM	Beam	OV	Oven
B.O.	Bottom of	P.L.	Property Line
CAB	Cabinet	PLMG	Plumbing
CL	Centerline	PLYWD	Plywood
CLG	Ceiling	PT	Paint
CLO	Closet	R	Riser
CLR	Clear	RAD	Radius
CMU	Concrete Masonry Unit	R.C.P	Reflected Ceiling Plan
COL	Column	REF	Refrigerator
CONC	Concrete	REINF	Reinforced or Reinforcing
CTR	Center	REQ	Required
D	Deep, Depth	REV	Revised, Revision
DBL	Double	RM	Room
DEPT	Department	R.O.	Rough Opening
DIA	Diameter	S	South
DIM	Dimension	S.A.D.	See Architectural Drawings
DN	Down	S.C.D	See Civil Drawings
DS	Downspout	SD	Smoke Detector
DW	Dishwasher	S.E.D	See Electrical Drawings
DWG	Drawing	SF	Square Feet
DWR	Drawer	SHT	Sheet
(E)	Existing	SIM	Similar
E	East	S.L.D	See Landscape Drawings
EA	Each	S.M.D	See Mechanical Drawings
ELEC	Electrical	S.P.D	See Plumbing Drawings
EQ	Equal	SPEC	Specification
EXT	Exterior	SQ	Square
F.D.	Floor Drain	S.S.	Stainless Steel
F.G.	Finish Grade	S.S.D	See Structural Drawings
FL	Floor	STD	Standard
FLASH	Flashing	STL	Steel
FLUOR	Fluorescent	STOR	Storage
F.O.C.	Face of Concrete	STRUCT	Structural
F.O.F.	Face of Finish	T	Tread
F.O.M.	Face of Masonry	T&G	Tongue and Groove
F.O.P	Face of Plywood	T.B.C	To Be Confirmed
F.O.S.	Face of Stud	T.B.D	To Be Determined
FRZ	Freezer	TEL	Telephone
FP	Fireplace	THK	Thick, Thickness
FT	Foot, Feet	T.O.	Top of
FTG	Footing	T.O.C.	Top of Curb
GA	Gauge	T.O.D.	Top of Drain
GALV	Galvanized	T.O.S.	Top of Slab
GWB	Gypsum Wall Board	T.O.W.	Top of Wall
GYP	Gypsum	TV	Television
H	High, Height	TYP	Typical
H.B.	Hose Bib	U.O.N.	Unless Otherwise Noted
HDWR	Hardware	VERT	Vertical
HORIZ	Horizontal	V.I.F.	Verify in Field
HR	Hour	W	West
HT	Height	W/	With
HVAC	Heating, Ventilation and Air Conditioning	W.C.	Water Closet
I.D.	Inside Diameter	WD	Wood
INCL	Including	W.H.	Water Heater
INT	Interior	W.M.	Water Meter
KIT	Kitchen	W/O	Without
L.F.	Lineal Foot	WT	Weight
L.P.	Pound		
LT	Light		



ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

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ABBREVIATIONS
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PROJECT NO. 24105

SEA STAR LOT 9

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

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A0.11

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City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: May 20, 2025

Re: Proposed Conditions of Approval for 6270 Sea Star Dr, CDP 25-022

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.

https://malibucity.sharepoint.com/sites/LandDevelopment/Shared Documents/01 LD - PLN and BPC Reviews/6270 Sea Star Dr/CDP 25-022/Planning/PW 1st Review/6270 Sea Star Dr_CDP 25-022 PublicWorksStandardCondition.doc Recycled Paper

- 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.

STORMWATER

4. 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

https://malibucity.sharepoint.com/sites/LandDevelopment/Shared Documents/01 LD - PLN and BPC Reviews/6270 Sea Star Dr/CDP 25-022/Planning/PW 1st Review/6270 Sea Star Dr_CDP 25-022 PublicWorksStandardCondition.doc Recycled Paper

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.

5. 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.

MISCELLANOUS

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

https://malibucity.sharepoint.com/sites/LandDevelopment/Shared Documents/01 LD - PLN and BPC Reviews/6270 Sea Star Dr/CDP 25-022/Planning/PW 1st Review/6270 Sea Star Dr_CDP 25-022 PublicWorksStandardCondition.doc Recycled Paper

ZFREEDMAN
LANDSCAPE ARCHITECTURE

MEMORANDUM

July 10, 2025

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

FROM: ZFREEDMAN Landscape Architecture, Inc.

RE: **Coastal Development Permit No. 25-022 / 6270 SEA STAR DR TREE ASSESSMENT**

The site located at 6270 Sea Star Drive (Lot 9) contains no protected native trees including California oak (Quercus agrifolia), California walnut (Juglans californica), Western Sycamore (Platanus racemosa), Alder (Alnus rhombifolia), or Toyon (Heteromeles arbutifolia).

Zack Freedman
RLA# 5582
ZFREEDMAN Landscape Architecture, Inc

ZFREEDMAN LANDSCAPE ARCHITECTURE INC.

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158; SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY, SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
8. WATER HEATERS MUST BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
9. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314).
10. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR (6109 OF LABC)
11. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB 2977). (3162B)
12. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
13. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS.
14. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIS OR ADDITIONS , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
15. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
16. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
17. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).
18. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
19. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R.303.8)
20. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
21. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
22. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (R302.12).
23. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315).
24. ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR-CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES MUST BE DESIGNED AND/OR LOCATED ABOVE THE LOWEST FINISHED FLOOR, SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING. REFER TO FEMA PUBLICATION 348 FOR FURTHER DETAILS (ORDINANCE 172,081, SECTION 5C.3f).
25. AN ELEVATION AND FLOOD PROOFING CERTIFICATE MUST BE FILLED OUT FOR SUBMITTAL TO THE INSPECTOR CERTIFYING THAT FOUNDATION WAS BUILT AT THE REQUIRED ELEVATION.
26. SURVEY BY A LICENSED SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PERFORM SURVEY WORK IS REQUIRED TO VERIFY ELEVATION OF LOWEST FINISHED FLOOR.
27. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
28. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLED BY A HUMIDITY CONTROL.
29. PROVIDE 7D INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)
30. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)

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PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

GENERAL NOTES

A0.20

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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:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

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 05/20/2025 DATE

Rev 12/2019

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.]

5) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

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

8) **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.

9) **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.

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

11) **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.

12) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

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 Final Project Plans:** The final project site plans (architectural, grading, landscape) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

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.

Architectural Plans:

- The final architectural plans must show 1 bedroom and 15 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.
- Show and label all drainage fixtures on the final floor plans including kitchen sinks, clothes washers and dishwashers.
- **Proof of 1.6 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

  The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.
- **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD). Please incorporate the fixture unit worksheet into the final plan set.

Landscape Plans:

- **OWTS Setbacks:** All proposed improvements, including structures and landscaping, must meet minimum required horizontal and vertical setback distances from all OWTS components in accordance with Malibu Municipal Code Chapter 15.42, Table 15.42.030(E). OWTS components include the treatment tank, present/future seepage pits, distribution box, and lines of connection.

  Note: The proposed trees depicted on Sheet L-2.2 of the landscape plans do not appear to meet the setback requirements to the proposed OWTS components per the MMC. The final landscape plans must be revised accordingly to clearly demonstrate that the minimum required setback distances to the proposed improvements are satisfied.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator
FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

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 6/4/2025 Date

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.

Rev 11/2019

3) **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.

4) **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 (gpd). 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"

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)	Alexander Pettas info@pettas.com
Project Address:	**6270 Sea Star Drive** Malibu, California 90265
Planning Case No.:	CDP 25-022
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls
Date of Review:	June 4, 2025
Reviewer:	Matt Janousek Signature:
Contact Information:	Phone: (310) 456-2489 Email: mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	APA: Plans dated 4-16-2025
Grading Plans:	EPD: Plans dated 4-10-2025
Landscape Plans:	Zack Freedman, Plans dated 4-15-2025
OWTS Plan:	EPD: OWTS plan dated 4-15-2025
OWTS Report:	EPD: OWTS report dated 4-15-2025
Percolation Test:	Alpine Geotechnical: Report dated 12-17-2021
OWTS Geo. Report:	Land Phases Inc.: Report dated 3-24-2025
Miscellaneous:	
Previous Reviews:	(ACDP 19-039, 6-27-2019)

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.

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STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

CITY OF MALIBU - DEPARTMENT REVIEW SHEETS

A0.24

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET - 1

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

LEGEND:
PROPERTY LINE
(E) EASEMENT
(P) STRUCTURE
(P) SS PIPES (GRAVITY)
(P) SS PIPES (VENTILATION)
(P) SS PIPES (ELECTRICAL)
(P) SS PIPES (AIR)
(P) PRESENT SEEPAGE PIT (P-X)
(P) FUTURE SEEPAGE PIT (F-X)
BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

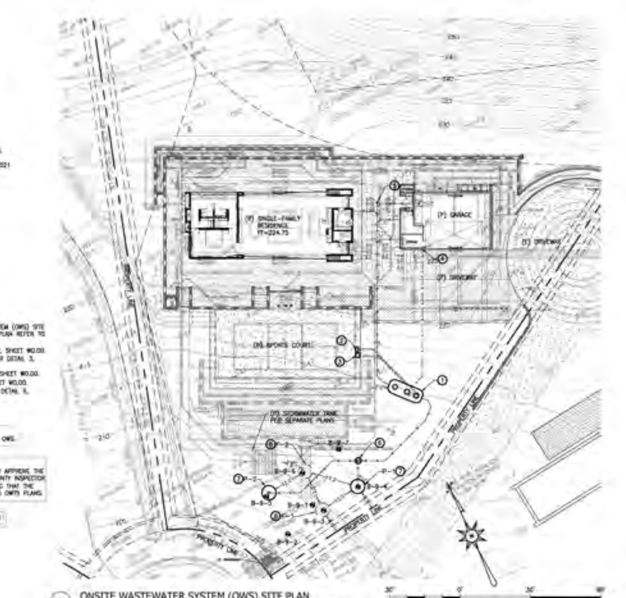
ABBREVIATIONS:
(E) EXISTING
(P) PROPOSED
BI BELOW INLET
DFU DRAINAGE FIXTURE UNIT
FF FINISHED FLOOR
FG FINISHED GRADE
FS FINISHED SURFACE
OWS ONSITE WASTEWATER SYSTEM
SFR SINGLE-FAMILY RESIDENCE
SS SANITARY SEWER
VIF VERIFY IN FIELD

NOTES:
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

SPECIAL NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (P) OWS.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

		▽ NO.	REVISIONS:	DATE:	BY:
EPD consultants	[stamp: PROFESSIONAL ENGINEER, KEVIN L. POFFENBARGER, CIVIL, STATE OF CALIFORNIA]	1	PC, NEW ARCH PLAN	7/1/25	MD
		2	NEW ARCH PLAN	7/24/25	MD
		3	NEW ARCH & CIVIL	11/10/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 6270 SEA STAR LOT 9, MALIBU, CA 90265
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.01
SHEET 2 OF 2 SHEETS

6270 SEA STAR DRIVE (CDP 25-022)
MALIBU, CA 90265

S.F.D.:	1 Bedroom/15 Fixture Units (N)
TREATMENT TANK:	2,500 Gallon MicroSepTec ES7.5 with UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 17' BI w/3' Cap (N) (projected: B-9-4)
	1 - 6' x 18' BI w/3' Cap (N) (projected: B-9-5)
FUTURE:	2 - 6' x 17' BI w/3' Cap (F) (projected: B-9-3, B-9-6)
PERC RATE:	4,274 gpd/13.3 gpsf (proj: B-9-3)
	8,370 gpd/26.1 gpsf (proj: B-9-4)
	8,250 gpd/24.3 gpsf (proj: B-9-5)
	7,814 gpd/24.4 gpsf (proj: B-9-6)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD Consultants: OWTS design report and plan dated 4-15-2025
	Alpine Geotechnical: Percolation test report dated 12-17-2021
	Land Phases: OWTS geology report dated 3-24-2025

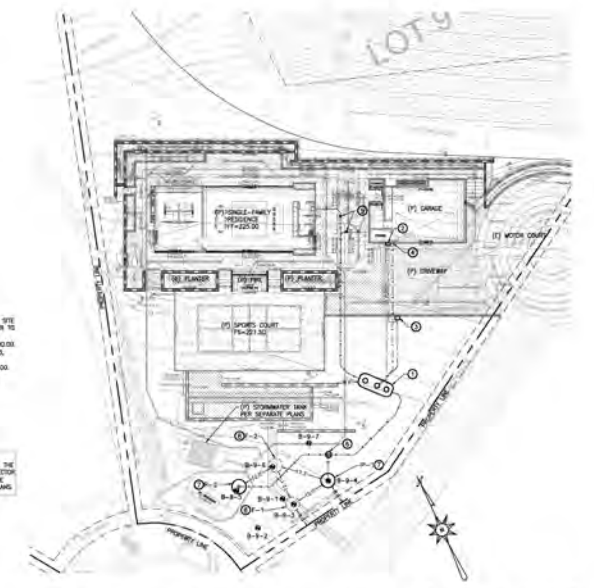
NOTES:

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

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE [signature] DATE 6/4/2025
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS ... TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT.

LEGEND:
PROPERTY LINE
(E) EASEMENT
(P) STRUCTURE
(P) SS PIPES (GRAVITY)
(P) SS PIPES (VENTILATION)
(P) SS PIPES (ELECTRICAL)
(P) SS PIPES (AIR)
(P) PRESENT SEEPAGE PIT (P-X)
(P) FUTURE SEEPAGE PIT (F-X)
BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

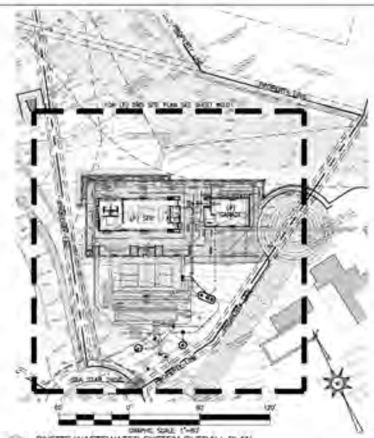
NOTES:
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.
SPECIAL NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (P) OWS.
SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.
PRELIMINARY - NOT FOR CONSTRUCTION



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

▽ NO.	REVISIONS:	DATE:	BY:

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 6270 SEA STAR LOT 9, MALIBU, CA 90265
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.01
SHEET 2 OF 2 SHEETS



1 ONSITE WASTEWATER SYSTEM OVERALL PLAN

LEGEND:
PROPERTY LINE
EASEMENT
(P) RESIDENCE
BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION

ABBREVIATIONS:
ADU ACCESSORY DWELLING UNIT
BGS BELOW GRADE SURFACE
BOT BOTTOM
DEMO DEMOLITION
(E) EXISTING
EG EXISTING GRADE
FF FINISHED FLOOR
FS FINISHED SURFACE
INV INVERT
LACWD LOS ANGELES COUNTY WATERWORKS DISTRICT
MPC MALIBU PLUMBING CODE
OWS ONSITE WASTEWATER SYSTEM
(P) PROPOSED
R&R REMOVAL AND REPLACEMENT
SDI SUBSURFACE DRIP IRRIGATION
SF SQUARE FEET
SFR SINGLE-FAMILY RESIDENCE
TOF TOP OF FINISH
TOR TOP OF ROCK
TOT TOP OF TANK
VIF VERIFY IN FIELD

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC LINES SHOWN HEREIN ARE APPROXIMATE LOCATIONS.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH LAND DEVELOPMENT CONSULTANTS, DATED APRIL 16, 2025; ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025; GRADING & DRAINAGE PLANS REVISION 3 PROVIDED BY EPD CONSULTANTS, INC., DATED NOVEMBER 10, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS (B-9-X) ARE APPROXIMATE LOCATIONS PER THE ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 17, 2021.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

EFFLUENT FROM (P) SINGLE FAMILY RESIDENCE → (P) MICROSEPTIC ENVIROSERVER ES7.5 TREATMENT TANK W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS OPTION AND TELEMETRY CONTROLS → (P) JENSEN PRECAST DISTRIBUTION BOX → (P) PRESENT SEEPAGE PITS (TOTAL OF 2) / (F) FUTURE SEEPAGE PITS (TOTAL OF 2)

3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

TOTAL BEDROOM: 1
TOTAL DRAINAGE FIXTURE UNITS: 20

SINGLE FAMILY RESIDENCE: 1 BEDROOM
1 BEDROOM @ 300 GPD/BED = 300 GPD

PEAK DESIGN DAILY FLOWRATE: 300 GPD
AVERAGE DESIGN DAILY FLOWRATE: 150 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR CBOD

NEW MICROSEPTIC ES7.5 TERTIARY TREATMENT TANK: 2,500 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.43.070): 1,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500-GALLONS (BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500-GALLONS (BASED UPON DFU COUNT)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:
B-9-4 = (8,370 GPD/6'Ø PIT)
B-9-5 = (8,250 GPD/6'Ø PIT)
TOTAL = 16,620 GPD/2-6'Ø PITS

PERC RATE FUTURE:
B-9-3 = (4,274 GPD/6'Ø PIT)
B-9-6 = (7,814 GPD/6'Ø PIT)
TOTAL = 12,088 GPD/2-6'Ø PITS

PRESENT SEEPAGE PITS: 2 TOTAL
(1 6'Ø X 17' BI PIT W/ 3' CAP DEPTH FROM EG @ B-9-4, & 1 6'Ø X 18' BI PIT W/ 3' CAP DEPTH FROM EG @ B-9-5)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'Ø X 17' BI PITS W/ 3' CAP DEPTHS FROM EG @ B-9-3 & B-9-6)

PEAK DESIGN DISPERSAL LOADING RATE: 2.66 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.23 GPD/SF

4 OWS CALCULATIONS

1. (P) MICROSEPTIC ENVIROSERVER ES7.5 TREATMENT TANK HOUSED IN A 2,500-GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR. W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS (OPTIONAL), TELEMETRY CONTROLS, AND THREE (3) 24"Ø FRP LIDS/RISERS TO GRADE. SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTIC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS. INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) MICROSEPTIC HIBLOW HP-150 AIR COMPRESSOR (TYP. OF 1) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR SPECIFICATIONS.
4. (P) ENVIROSERVER AIR VENT W/ 3"Ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (P) JENSEN PRECAST MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"Ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
7. (P) PRESENT 1 X 6'Ø X 17' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B-9-4 & 1 X 6'Ø X 18' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B-9-5. CONSTRUCT WITH 6"Ø ACCESS PORTS IN ENCLOSURES TO GRADE.
8. (P) FUTURE 2 X 6'Ø X 17' BI SEEPAGE PITS W/ 3' CAP DEPTHS FROM EG @ BORINGS B-9-3 & B-9-6.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

	SEEPAGE PIT #	PERC TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PS (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-9-4	20.00	210.00	209.50	3.00	2.50	207.00	207.50	17.00	190.00	176.00	14.00
	P-2	B-9-5	21.00	207.00	207.00	3.00	3.00	204.00	205.00	18.00	186.00	176.00	10.00
FUTURE SEEPAGE PITS	F-1	B-9-3	20.00	208.00	207.50	3.00	2.50	205.00	205.50	17.00	188.00	176.00	12.00
	F-2	B-9-6	20.00	209.00	208.50	3.00	2.00	206.00	206.50	17.00	189.00	176.00	13.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

▽NO.	REVISIONS:	DATE:	BY:
1	PC, NEW ARCH PLAN	7/1/25	MD
2	NEW ARCH PLAN	7/24/25	MD
3	NEW ARCH & CIVIL	11/10/25	MD

ADDRESS: 6270 SEA STAR LOT 9, MALIBU, CA 90265
SHEET TITLE: ONSITE WASTEWATER SYSTEM
PROJECT: PRIVATE RESIDENCE
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.00
SHEET 1 OF 2 SHEETS

UPDATED OWTS SITE PLAN 12



1 ONSITE WASTEWATER SYSTEM OVERALL PLAN

LEGEND:
PROPERTY LINE
EASEMENT
(P) RESIDENCE
BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021
SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.
PRELIMINARY - NOT FOR CONSTRUCTION

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC LINES SHOWN HEREIN ARE APPROXIMATE LOCATIONS.
2. TOPOGRAPHIC SURVEY PROVIDED BY CHRIS NELSON & ASSOCIATES, INC., DATED APRIL 2025; ARCHITECTURAL PLAN PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED MARCH 4, 2025; GRADING & DRAINAGE PLANS PROVIDED BY EPD CONSULTANTS, INC., DATED APRIL 12, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS (B-9-X) ARE APPROXIMATE LOCATIONS PER THE ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 17, 2021.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

EFFLUENT FROM (P) SINGLE FAMILY RESIDENCE → (P) MICROSEPTIC ENVIROSERVER ES7.5 TREATMENT TANK W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS OPTION AND TELEMETRY CONTROLS → (P) JENSEN PRECAST DISTRIBUTION BOX → (P) PRESENT SEEPAGE PITS (TOTAL OF 2) / (F) FUTURE SEEPAGE PITS (TOTAL OF 2)

3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

TOTAL BEDROOM: 1
TOTAL DRAINAGE FIXTURE UNITS: 15

SINGLE FAMILY RESIDENCE: 1 BEDROOM
1 BEDROOM @ 300 GPD/BED = 300 GPD

PEAK DESIGN DAILY FLOWRATE: 300 GPD
AVERAGE DESIGN DAILY FLOWRATE: 150 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR CBOD

NEW MICROSEPTIC ES7.5 TERTIARY TREATMENT TANK: 2,500 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.43.070): 1,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500-GALLONS (BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500-GALLONS (BASED UPON DFU COUNT)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:
B-9-4 = (8,370 GPD/6'Ø PIT)
B-9-5 = (8,250 GPD/6'Ø PIT)
TOTAL = 16,620 GPD/2-6'Ø PITS

PERC RATE FUTURE:
B-9-3 = (4,274 GPD/6'Ø PIT)
B-9-6 = (7,814 GPD/6'Ø PIT)
TOTAL = 12,088 GPD/2-6'Ø PITS

PRESENT SEEPAGE PITS: 2 TOTAL
(1 6'Ø X 17' BI PIT W/ 3' CAP DEPTH FROM EG @ B-9-4, & 1 6'Ø X 18' BI PIT W/ 3' CAP DEPTH FROM EG @ B-9-5)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'Ø X 17' BI PITS W/ 3' CAP DEPTHS FROM EG @ B-9-3 & B-9-6)

PEAK DESIGN DISPERSAL LOADING RATE: 2.66 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.23 GPD/SF

4 OWS CALCULATIONS

1. (P) MICROSEPTIC ENVIROSERVER ES7.5 TREATMENT TANK HOUSED IN A 2,500-GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR. W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS (OPTIONAL), TELEMETRY CONTROLS, AND THREE (3) 24"Ø FRP LIDS/RISERS TO GRADE. SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTIC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS. INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) MICROSEPTIC HIBLOW HP-150 AIR COMPRESSOR (TYP. OF 1) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR SPECIFICATIONS.
4. (P) ENVIROSERVER AIR VENT W/ 3"Ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (P) JENSEN PRECAST MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"Ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
7. (P) PRESENT 1 X 6'Ø X 17' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B-9-4 & 1 X 6'Ø X 18' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B-9-5. CONSTRUCT WITH 6"Ø ACCESS PORTS IN ENCLOSURES TO GRADE.
8. (P) FUTURE 2 X 6'Ø X 17' BI SEEPAGE PITS W/ 3' CAP DEPTHS FROM EG @ BORINGS B-9-3 & B-9-6.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

	SEEPAGE PIT #	PERC TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PS (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-9-4	20.00	210.00	210.00	3.00	3.00	207.00	208.00	17.00	190.00	176.00	14.00
	P-2	B-9-5	21.00	207.00	207.00	3.00	3.00	204.00	205.00	18.00	186.00	176.00	10.00
FUTURE SEEPAGE PITS	F-1	B-9-3	20.00	208.00	208.00	3.00	3.00	205.00	206.00	17.00	188.00	176.00	12.00
	F-2	B-9-6	20.00	209.00	209.00	3.00	3.00	206.00	207.00	17.00	189.00	176.00	13.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

▽NO.	REVISIONS:	DATE:	BY:

ADDRESS: 6270 SEA STAR LOT 9, MALIBU, CA 90265
SHEET TITLE: ONSITE WASTEWATER SYSTEM
PROJECT: PRIVATE RESIDENCE
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.00
SHEET 1 OF 2 SHEETS

ENVIRONMENTAL HEALTH REVIEW - STAMPED OWTS 4

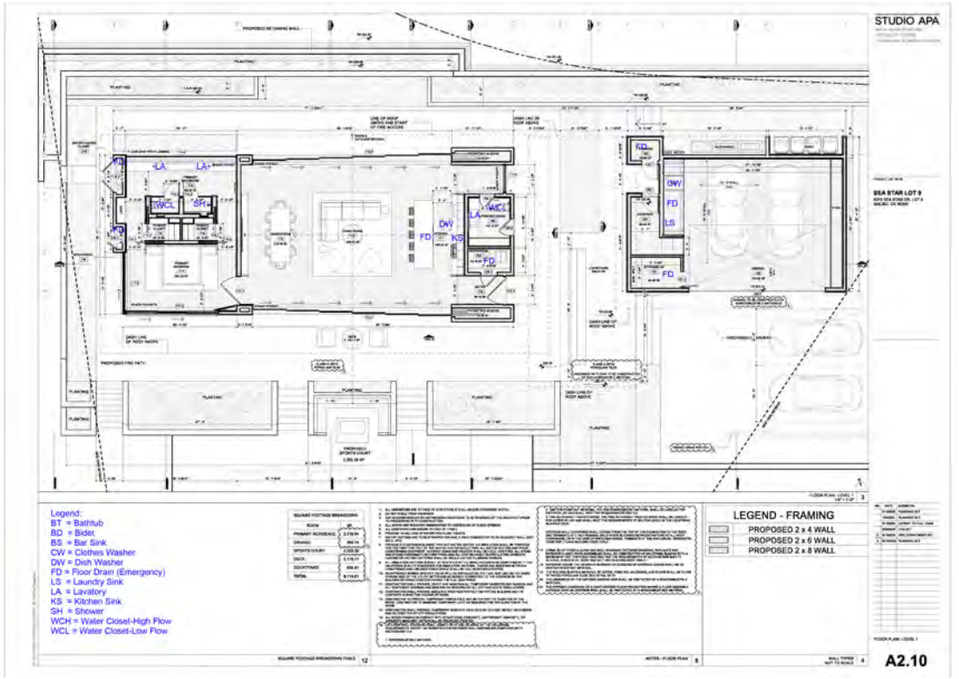
NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

OWTS SITE PLANS

A0.25

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET 5

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City of Malibu

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

ONSITE WASTEWATER TREATMENT SYSTEM BEDROOM AND FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, City of Malibu Registered Practitioner, or an "A", "C-42", "C-36" Licensed Contractor.

Date: 11/10/25
Applicant:
Project Address: 6270 Sea Star Lot 9
Number of Bedrooms (Existing):
Number of Bedrooms (Future): 1

Planning Division Reference Number:
Worksheet Certification by
Kevin Poffenbarger, PE
Print name
Signature C 69088
Applicable California State License or Registration No.
State License or Registration Number

Type of Plumbing Fixture:	Existing Fixtures: "A"	×	Proposed Fixtures: "B"	=	Total Fixtures: "A – B"	×	Unit Value: "C"	=	Existing Fixture Units: A × C"	Total Future Fixture Units: "(A – B) × C"
Bathtub (or Combination Bath/Shower)	0	-	0	=	0	x	2	=	0	0
Bidet	0	-	0	=	0	x	2	=	0	0
Bar Sink	0	-	0	=	0	x	1	=	0	0
Clothes Washer	0	-	0	=	0	x	2	=	0	0
Dishwasher	0	-	0	=	0	x	2	=	0	0
Laundry Sink	0	-	0	=	0	x	2	=	0	0
Lavatory (Wash Basin)	0	-	1	=	-1	x	1	=	0	-1
Kitchen Sink	0	-	1	=	-1	x	2	=	0	-2
Shower (Single Head)	0	-	1	=	-1	x	2	=	0	-2
Water Closet (Tank Type)[1]	0	-	0	=	0	x	6	=	0	0
Water Closet (Flush Tanker)	0	-	2	=	-2	x	6	=	0	-12
Floor Drain (Emergency)	0	-	0	=	0	x	1	=	0	0

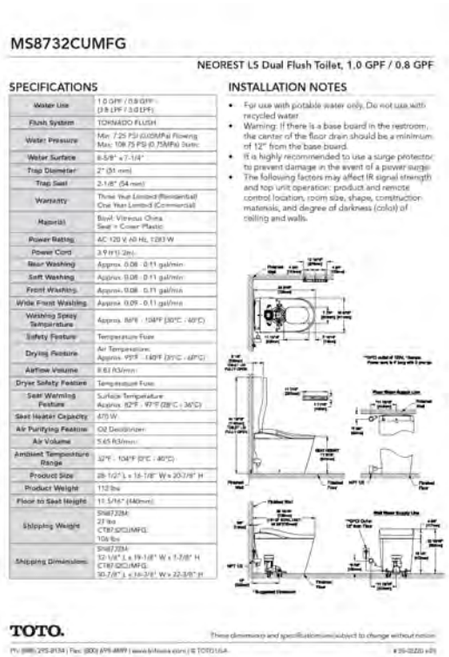
TOTAL ALLOWED FIXTURE UNITS: 10
TOTAL FUTURE FIXTURE UNITS: -16

Notes:

1 The fixture units listed on this form may not reflect the permitted number of fixture units on file with the City. Please consult with City staff to determine the approved number of fixture units for the dwelling(s).

1. By completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (-) next to the proposed fixture quantity in column "B".
3. For plumbing fixtures not shown in this table please refer to California Plumbing Code.
4. When determining septic tank sizes based on Appendix H of the California Plumbing Code, California Code of Regulations, Title 24, Part 5, water closets shall be computed as 6 fixture units.
5. A water closet shall be computed as 3 fixture units if the proposed water closet is categorized as a flushometer tank with a 1.0 GPF. Specifications of the flushometer tank shall be submitted to the City for verification.

Revised 10/2/2025



MS8732CUMFG

NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF

SPECIFICATIONS

Water Use	1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
Flush System	TORNADO FLUSH
Water Pressure	Min. 7.25 PSI (0.05MPa) Flowing Max. 108.75 PSI (0.75MPa) Static
Water Surface	8-5/8" x 7-1/4"
Trap Diameter	2" (51 mm)
Trap Seal	2-1/8" (54 mm)
Warranty	Three Year Limited (Residential) One Year Limited (Commercial)
Material	Bowl: Vitreous China Seat + Cover: Plastic
Power Rating	AC 120 V, 60 Hz, 1283 W
Power Cord	3.9 ft (1.2m)
Rear Washing	Approx. 0.08 - 0.11 gal/min
Soft Washing	Approx. 0.08 - 0.11 gal/min
Front Washing	Approx. 0.08 - 0.11 gal/min
Wide Front Washing	Approx. 0.09 - 0.11 gal/min
Washing Spray Temperature	Approx. 86°F - 104°F (30°C - 40°C)
Safety Feature	Temperature Fuse
Drying Feature	Air Temperature: Approx. 95°F - 140°F (35°C - 60°C)
Airflow Volume	0.6 L/s/mm
Dryer Safety Feature	Temperature Fuse
Seat Warming Feature	Surface Temperature: Approx. 82°F - 97°F (28°C - 36°C)
Seat Heater Capacity	475 W
Air Purifying Feature	O2 Deodorizer
Air Volume	5.65 R3/min
Ambient Temperature Range	32°F - 104°F (0°C - 40°C)
Product Size	28-1/2" L x 16-7/8" W x 20-7/8" H
Product Weight	112 lbs
Floor to Seat Height	15 5/16" (440mm)
Shipping Weight	SN8732M: 27 lbs CT8732CUMFG: 106 lbs
Shipping Dimensions	SN8732M: 32-1/8" L x 19-1/8" W x 17-7/8" H CT8732CUMFG: 30-7/8" L x 16-3/8" W x 22-3/8" H

INSTALLATION NOTES

- For use with potable water only. Do not use with recycled water.
- Warning: If there is a base board in the restroom, the center of the floor drain should be a minimum of 12" from the base board.
- It is highly recommended to use a surge protector to prevent damage in the event of a power surge.
- The following factors may affect IR signal strength and top unit operation: product and remote control location, room size, shape, construction materials, and degree of darkness (color) of ceiling and walls.

TOTO.

These dimensions and specifications subject to change without notice.

TOTO USA, Inc. | 1155 Sonora Court, Sunnyvale, CA 94086 | Ph: (888) 295-8134 | Fax: (800) 495-4699 | www.totousa.com | © TOTO USA

NEOREST. MS8732CUMFG

NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF



FEATURES

- Sleek, low profile one-piece skirted Smart Bidet Toilet with integrated personal cleansing and comfort features
- Decorative metallic trim and matching remote (select finish options: silver, nickel, or black
- Ultra high-efficiency dual flush functionality : 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
- TORNADO FLUSH® System utilizes 360° cleaning power to reach every part of the hole-free rim design bowl
- Auto flush - with back-up manual flush for power outages
- Auto open/close lid
- PREMIST® automatically mists the bowl before each use
- CEFIONTECT® ceramic glaze minimizes waste from sticking to porous ceramic surfaces
- Gentle aerated, warm water, dual-action spray with oscillating and pulsating features
- Instantaneous water heater for continuous warm water and energy savings
- Adjustable spray position, water temperature, and water pressure
- EWATER+® auto-cleans wand, bowl, and under-seat after every use
- Heated seat with temperature control
- Seamless seat design eliminates the gap where dirt collects
- Warm air dryer with five variable temperature settings
- Automatic air deodorizer
- Automatic and programmable energy saving systems
- Multifunction ergonomic stick-style remote control
- 4 users' personalized memory settings
- Universal Height, ADA compliant
- Night light

1.0 ONE GALLON PER FLUSH
CEFIONTECT
EWATER+
TORNADO FLUSH
UNIVERSAL HEIGHT

COMPONENTS

- SN8732M#01S - Top Unit with Silver Trim
- SN8732M#01N - Top Unit with Nickel Trim
- SN8732M#01B - Top Unit with Black Trim
- CT8732CUMFG - Elongated Bowl Unit

COLORS/FINISHES

- #01S Cotton with Silver Trim
- #01N Cotton with Nickel Trim
- #01B Cotton with Black Trim

PRODUCT SPECIFICATION

The NEOREST LS with the TORNADO FLUSH system toilet shall be 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF). Toilet shall have CEFIONTECT ceramic glaze and be at Universal Height.Toilet shall be of skirted design, elongated front bowl with auto open and close seat. Toilet shall be TOTO Model MS8732CUMFG#___.

CODES/STANDARDS

- Meets and exceeds: ASME A112.4.2; ASME A112.19.2/CSA B45.1; ASME A112.18.1/CSA B125.1; UL 1431; CSA C22.2 # 68
- Certifications: IAPMO(cUPC), State of Massachusetts, City of Los Angeles and others
- Code Compliance: UPC, IPC, NSPC, and others
- ADA Compliant
- Complies with CA Prop 65 warning requirements

CALGreen

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

DFU WKSHT ESC UL

A0.26

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SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

EXISTING DRIVEWAY (CUT)

FOUNDATION AREA=	1075	(ft2)
FOUNDATION DEPTH=	4	(ft)
TOTAL VOLUME=	4302	(cu.ft)
TOTAL VOLUME (CUT)=	119	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW DRIVEWAY (CUT)

FOUNDATION AREA=	1429	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	2858	(cu.ft)
TOTAL VOLUME (CUT)=	106	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

EXISTING RETAINING WALLS (CUT)

FOUNDATION AREA=	585	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	1169	(cu.ft)
TOTAL VOLUME (FILL)=	43	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW RETAINING WALLS (CUT)

FOUNDATION AREA=	2253	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	3380	(cu.ft)
TOTAL VOLUME (CUT)=	125	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW LANDSCAPE WALLS (CUT)

FOUNDATION AREA=	1137	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	1706	(cu.ft)
TOTAL VOLUME (CUT)=	47	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

NEW GARAGE FOUNDATIONS (CUT)

FOUNDATION AREA=	230	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	345	(cu.ft)
TOTAL VOLUME (CUT)=	13	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW GARAGE SLAB (CUT)

FOUNDATION AREA=	955	(ft2)
FOUNDATION DEPTH=	6	(ft)
TOTAL VOLUME=	5730	(cu.ft)
TOTAL VOLUME (CUT)=	212	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW SPORTS COURT FOUNDATIONS (CUT)

FOUNDATION AREA=	483	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	725	(cu.ft)
TOTAL VOLUME (CUT)=	27	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW DECKS, WALKWAYS, STAIRS (CUT)

FOUNDATION AREA=	1883	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	3766	(cu.ft)
TOTAL VOLUME (CUT)=	139	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW DECKS, WALKWAYS, STAIRS (FILL)

FOUNDATION AREA=	1282	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	2564	(cu.ft)
TOTAL VOLUME (FILL)=	95	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

EXISTING DRIVEWAY (CUT) - FIRE DEPARTMENT

FOUNDATION AREA=	252	(ft2)
FOUNDATION DEPTH=	4	(ft)
TOTAL VOLUME=	1008	(cu.ft)
TOTAL VOLUME (CUT)=	28	(cu.yd)
CLASSIFICATION=	SAFETY	

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

EXISTING DRIVEWAY & RETAINING WALLS (R&R)

FOUNDATION AREA=	1774	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	3549	(cu.ft)
TOTAL VOLUME (R&R)=	99	(cu.yd)
CLASSIFICATION=	EXEMPT - REMOVAL AND REPLACEMENT	

NEW STRUCTURES, SPORTS COURT & RETAINING WALLS (R&R)

FOUNDATION AREA=	14810	(ft2)
FOUNDATION DEPTH=	4	(ft)
TOTAL VOLUME=	59240	(cu.ft)
TOTAL VOLUME (R&R)=	2194	(cu.yd)
CLASSIFICATION=	EXEMPT - REMOVAL AND REPLACEMENT	

NEW SLABS ON GRADE, DRIVEWAY & DECKS (R&R)

FOUNDATION AREA=	1065	(ft2)
FOUNDATION DEPTH=	3	(ft)
TOTAL VOLUME=	3195	(cu.ft)
TOTAL VOLUME (R&R)=	118	(cu.yd)
CLASSIFICATION=	EXEMPT - REMOVAL AND REPLACEMENT	

NEW RESIDENCE FOUNDATIONS (CUT)

FOUNDATION AREA=	332	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	498	(cu.ft)
TOTAL VOLUME (CUT)=	18	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW RESIDENCE SLAB (CUT)

FOUNDATION AREA=	1143	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	1715	(cu.ft)
TOTAL VOLUME (CUT)=	64	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW RESIDENCE SLAB (FILL)

FOUNDATION AREA=	878	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	1317	(cu.ft)
TOTAL VOLUME (CUT)=	49	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

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: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265

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	2,411	564	28	711	0	3,734
Fill	2,411	49	0	267	0	2,727
Total	4,822	613	28	978	0	6,461
Import	0	0	0	0	0	0
Export	0	535	28	444	0	1,007

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 in 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: KEVIN POFFENBARGER

DATE: 11/10/2025

REGISTERED PROFESSIONAL ENGINEER · KEVIN POFFENBARGER · C 60658 · CIVIL · STATE OF CALIFORNIA

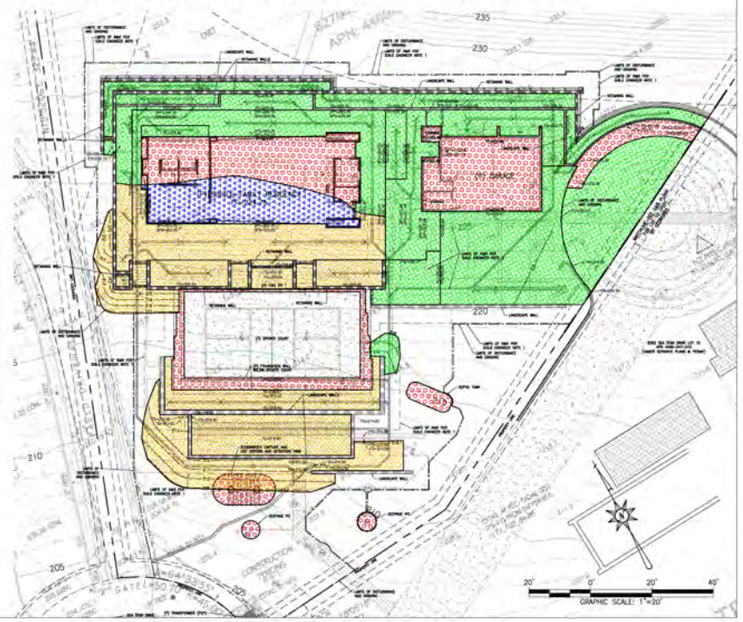
Page 1 of 1
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6270 SEA STAR DRIVE LOT 9 - GRADING CALCULATIONS

LEGEND:
- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) LIMITS OF DISTURBED AREA AND GRADING
- (P) LIMITS OF R&R
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL

CUT (EXEMPT) · CUT (NON-EXEMPT) · FILL (EXEMPT) · FILL (NON-EXEMPT)

SOILS ENGINEER NOTES:
1. THE NEW BUILDING STRUCTURES, SPORTS COURT AND RETAINING WALLS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 4' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 5' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
2. THE NEW SLABS ON GRADE, DRIVEWAY AND DECKS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 3' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 3' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
3. SURFACE SOILS FOUND ON THE PROJECT ARE SUITABLE FOR USE IN COMPACTED FILLS, PROVIDED THAT THE SOILS ENGINEER REVIEWS AND APPROVES ALL MATERIAL.



PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
ENGINEER: CB
DATE: 11/10/2025

SUMMARY OF EARTHWORK QUANTITIES:

SECTOR	EXEMPT (CY)			NON-EXEMPT (CY)
	R & R	UNDER STRUCTURE	SAFETY	
EXISTING DRIVEWAY & RETAINING WALLS	99			
	-99			
NEW STRUCTURES, SPORTS COURT & RETAINING WALLS	2,194			
	-2,194			
NEW SLABS ON GRADE, DRIVEWAY & DECKS	118			
	-118			
NEW RESIDENCE FOUNDATIONS		18		
		0		
NEW RESIDENCE SLAB		64		
		-49		
NEW GARAGE FOUNDATIONS		13		
		0		
NEW GARAGE SLAB		212		
		0		
NEW SPORTS COURT FOUNDATIONS		27		
		0		
NEW DECKS, WALKWAYS, STAIRS				139
				-95
EXISTING DRIVEWAY - FIRE DEPARTMENT			28	
			0	
EXISTING DRIVEWAY				119
				0
NEW DRIVEWAY				106
				0
EXISTING RETAINING WALLS				43
				0
NEW RETAINING WALLS				125
				0
NEW LANDSCAPE WALLS				47
				0
EXISTING LANDSCAPE AREA				35
				0
NEW LANDSCAPE AREA				97
				-172
NEW SEEPAGE PITS		43		
		0		
NEW SEPTIC TANK		51		
		0		
NEW STORMWATER TANK		156		
		0		
TOTAL (CUT)	**2,411**	**564**	**28**	**711**
TOTAL (FILL)	**-2,411**	**-49**	**0**	**-267**

(-) Fill Volume
(+) Cut Volume

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

EXISTING LANDSCAPE AREA (CUT)

FOUNDATION AREA=	315	(ft2)
FOUNDATION DEPTH=	3	(ft)
TOTAL VOLUME=	945	(cu.ft)
TOTAL VOLUME (CUT)=	35	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW LANDSCAPE AREA (CUT)

FOUNDATION AREA=	1746	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	3492	(cu.ft)
TOTAL VOLUME (CUT)=	97	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW LANDSCAPE AREA (FILL)

FOUNDATION AREA=	3102	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	6053	(cu.ft)
TOTAL VOLUME (CUT)=	172	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW SEEPAGE PITS (CUT)

EXCAVATION DIAMETER=	6	(ft)
EXCAVATION DEPTH=	21	(ft)
NUMBER PITS=	2	
TOTAL VOLUME=	1159	(cu.ft)
TOTAL VOLUME (CUT)=	43	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDER STRUCTURE	

NEW SEPTIC TANK (CUT)

EXCAVATION LENGTH=	19	(ft)
EXCAVATION WIDTH=	9	(ft)
EXCAVATION DEPTH=	8	(ft)
TOTAL VOLUME=	1368	(cu.ft)
TOTAL VOLUME (CUT)=	51	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDER STRUCTURE	

NEW STORMWATER TANK (CUT)

EXCAVATION LENGTH=	25	(ft)
EXCAVATION WIDTH=	14	(ft)
EXCAVATION DEPTH=	12	(ft)
TOTAL VOLUME=	4200	(cu.ft)
TOTAL VOLUME (CUT)=	156	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDER STRUCTURE	

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

EARTHWORK PACKAGE

A0.27

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SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET

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/vegetation-forestry-fuel-modification/

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life, the Environment, and Property"

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

Tuesday, November 4, 2025

Dear Applicant:

FUEL MODIFICATION PLAN – 6270 SEA STAR DRIVE, LOT 9, MALIBU
PARCEL# 4469-047-025 – FM PROJECT# 3454 – FFFM# 202500296

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,

Theron Cheatham

THERON CHEATHAM, ASSISTANT CHIEF, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

TC:RD

Enclosures

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

City of Malibu
23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(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:** 04/30/2025

PROJECT NUMBER: CDP 25-022
JOB ADDRESS: 6270 SEA STAR DR
APPLICANT / CONTACT: Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL: info@pettas.com
APPLICANT PHONE #: (310) 390-0465
PLANNER: To Be Assigned
PROJECT DESCRIPTION: New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

TO: Malibu Planning Department and/or Applicant
FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval:

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a *Will Serve Letter (Final Waterworks Districts approval)*	X
The project **DOES** require capital improvement fees and/or participation fees	X**
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is 1,250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:
* FEPC2025-1511.
**Fees to be determined upon receipt of full 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 in the county of Los Angeles Fire Code or makes revisions to adopt time Department regulations and standards.

9-12-2025
SIGNATURE DATE

Additional requirements/conditions may be imposed upon review of complete and final plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1766 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265, Hours: Monday-Thursday 7:00am - 12:00pm

MIRMAN BUSBMAN NAHMIAS

Michael E. Bubman, Esq.
mbubman@mbn.law

August 26, 2025

Via Email Only

Mr. David Krane
c/o Ms. Lauren Swolenski
Universal Asset Management
15821 Ventura Blvd. Suite 500
Encino, CA 91436

Re: Lot 9, Sea Star Estates

Dear Mr. Krane:

I am writing to you once again on behalf of my client, State Court Appointed Receiver, Stephen Donell, in his capacity as the Architectural Review Committee ("ARC") of the Sea Star Estates HOA ("HOA"). As you are aware, the development plans for Lot 9, located at 6270 Sea Star Drive, Malibu, California ("Lot 9") have been submitted to the ARC for its review and approval. The purpose of this letter is to respond to the recent re-submission of your plans for Lot 9 to the ARC, submitted on August 21, 2025.

As a result of the revisions to the plans, I am pleased to advise that the ARC of Sea Star Estates has conditionally approved the plans that you have submitted for Lot 9, dated August 20, 2025 and supports its development. This approval is subject to the condition that the plans, as submitted, do not change or otherwise deviate from the plans as submitted on August 21, 2025 to the ARC. As of today, the project has not been approved by the City of Malibu and the design, as submitted, may deviate from what exists currently. Further, changes may be requested or required by the City/State/Coastal Commission. In the event either of these things do occur, the plans must be resubmitted to the ARC for its review and approval. Additionally, as noted in the marked-up set provided with this correspondence, the plans submitted, while adequate for this review, did not contain a complete set of plans. Please provide a complete set of plans for the ARC's files.

Please do not hesitate to let me or Mr. Donell know if you should have any questions.

Very Truly Yours,

Michael E. Bubman

MEB
Enclosures
cc: Mr. Stephen Donell

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

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, sports court, garage, 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 address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.
3. Include the following note on all the Foundation Plans: *"All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
4. Include the following note on Grading and Foundation Plans: *"Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs. Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate."*
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design as recommended by the Project Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional comments may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu *Geotechnical Review Sheet*

6. 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, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. 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, as appropriate.
7. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must **be reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.
8. One set of final electronic civil, retaining wall, sports court, swimming pool, and single-family 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/Civil 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.

Geotechnical Engineering Review by: 9-3-2025
Matthew Jacobson, G.E. #3000, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjacobson@mwhsantv.org

Engineering Geology Review by: 9-3-2025
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (405-696-3210)
Email: cdean@mwhsantv.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.

City of Malibu *Geotechnical Review Sheet*

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

- City of Malibu Local Coastal Program—Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

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

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

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform:
https://www.malibucity.org/DocumentCenter/View/29469/Electronic-Plans-Submittal-Guidelines

Remarks:

The referenced addendum engineering geologic report, addendum geotechnical engineering report, architectural plans, civil plans, landscape plans, updated OWTS design report, and OWTS plans have been reviewed by the City's consulting reviewers from a geotechnical perspective. The project includes constructing a new 1,796-square foot one-story single-family residence and detached 924 square foot garage with 1,791 square feet of covered porches over 6', patios and decks, a sports court, planters, retaining walls, and grading (5,224 yards of B & R; 582 yards of cut and 49 yards of fill under structure; 28 yards of cut for safety; 713 yards of cut and 280 yards of fill non-exempt; and 994 yards of export.

A new OWTS will be installed on the property consisting of a MicroSepTec EnviroServer ES7.5 treatment unit housed in a 2,500-gallon FRP tank with UV disinfection, with one present 6' diameter x 17' BI seepage pit with a 3' cap from EG (B-9-4) and one present 6' diameter x 18' BI seepage pit with a 3' cap from EG (B-9-5); and two future 6' diameter x 17' BI seepage pits with 3' caps from EG (B-9-3 and B-9-6).

Building Plan Check Stage Review Comments:

1. Please include the name, address, and phone number of the Project Geotechnical Consultants on the cover sheet of the plans.
2. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
3. 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."*
4. The Project Geotechnical Consultant's recommendations for moisture barrier thickness beneath slabs-on-grade should be included as notes on the plans.
5. Include the following note on the foundation plans, as appropriate: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles."*

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:	September 3, 2025	**Review Log #:**	5337
Site Address:	6270 Sea Star Drive		
Lot/Tract/PM #:	Tract 45585	**Planning #:**	**CDP 25-022**
Applicant/Contact:	Alexander Pettas, info@pettas.com	**BPC/GPC #:**	**P2**
Contact Phone #:	(310) 390-0465	**Fax #:**	**Planner: Gina Paolini**
Project Type:	New single-family residential development, Onsite Wastewater treatment System (OWTS), retaining walls, grading, sports court		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in* ***Bold****.)*
Land Phases, Inc. (Geol. CEG 2262): **7-22-2025**, 3-24-2025; Ref: 11-16-2021, 9-20-2021(for APR 21-074, driveway expansion)
CalWest Geotechnical, Inc. (Rpts: GE 2690; Limits, PE 93125): **7-24-2025**, 3-25-2025; Ref: 11-16-2021, 9-21-2021 (for APR 21-074)
EPD Consultants (Pull/Imberger, RCE 60089): **7-24-2025**, 4-15-2021
Ref: Aljibe Geotechnical, Inc. (Silvas, CEG 2565): 12-17-2003, Ref: 11-09-2016; 9-23-2016 (for PA 16-0108); 2-27-2006 to 2-28-2006, 5-25-2006, 12-6-2007, 6-5-2007, 10-16-2006, 5-14-2008, 1-5-2005, 7-16-2008

2nd Coastal Development Permit Submittal
Architectural plans prepared by Studio APA dated August 5, 2025.
Civil plans prepared by EPD Consultants dated July 24, 2025.
Structural plans prepared by Kurt Fischer Structural Engineering dated July 31, 2025.
Landscape plans prepared by Zfreedman Landscape Architecture dated July 8, 2025.
OWTS plans prepared by EPD Consultants dated July 24, 2025.

Previous Reviews: 6-11-2025: Ref: Environmental Health Review Sheet dated 6-4-2025, Ref: 12-6-2021, 10-15-2021 (for APR 21-074); Ref: 7-9-2019 (for ACDP 19-019), 12-5-2018, 11-14-2018 (for PA 16-0108)

Review Findings

Coastal Development Permit Review

☒ The project is **ACCEPTABLE** from a geotechnical perspective.
☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.
☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached "Geotechnical Notes for Building Plan Check" and incorporate into Building Plan-Check submittals.
☐ The plans are **NOT COMPLETE** from a geotechnical perspective. Please respond to the listed "Building Plan-Check Stage Review Comments" AND review and incorporate the attached "Geotechnical Notes for Building Plan Check" into the plans. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
2	2/3/2026	PLANNING SET

HOA APPROVAL LETTER AND CITY OF MALIBU DEPARTMENT REVIEW SHEETS

A0.28

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET.

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City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department
FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT ADDRESS:	4501 W Adams Blvd Los Angeles, CA 90016
APPLICANT PHONE #:	(310) 390-0465
APPLICANT FAX #:	
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

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

	App'd	Nnapp'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	✓	
Required twin/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.

02/02/2026
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) 880-0340 or at the Fire Department Counter (26600 Agoura Road, Suite 110, Calabasas, CA 91302. Hours: Monday – Thursday between 7:30 AM and 11:00 AM

Rev 04/21/2016

-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

DISCUSSION:

I. The Maximum Applied Water Allowance (MAWA) for this project totals 418,088 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 195,735 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC 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 17.53. (form attached)

   D. 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:

   LANDSCAPE WATER USE APPROVAL
   COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WATERWORKS DIVISION

   LA County Waterworks District 29
   Address: 23533 Civic Center Way, Malibu, CA 90265 (SERVE PURPOSE: LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29)
   Email: wwmaeng@dpw.lacounty.gov
   Phone: (310) 317 – 0209
   BY: _____
   DATE: 1/27/2026

   Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition (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.

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

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

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

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

   J. 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.

   K. 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.

   L. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

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

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** 01/07/2026

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PLANNER:	Gina Paolini
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls
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 Rec'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).**

1/5/26
Signature Date

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

Contact Information:
Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

Rev 05/29/2018

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)	Alexander Pettas, Alex Pettas Architecture info@pettas.com		
Project Address:	6270 SEA STAR DR Malibu, CA 90265		
Planning Case No.:	CDP 25-022		
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls		
Date of Review:	January 9, 2026		
Reviewer:	Courtney McCammon	Signature:	
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/18/25
Site Survey:	12/18/25
Landscape Plan:	1/7/26
Hydrozone Plan:	1/7/26
Irrigation Plan:	1/7/26
Fuel Modification Plan:	1/7/26
Grading Plan:	12/18/25
OWTS Plan:	12/18/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	5/4/25 (Incomplete), 8/17/25 (Incomplete), 1/5/26 (Incomplete)

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.

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STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

CITY OF MALIBU - DEPARTMENT REVIEW SHEETS

A0.29

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET

LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- IRON FENCE
- CHAIN LINK FENCE
- WALL
- CONCRETE
- CONCRETE CURB & GUTTER
- FLOWLINE
- ASPHALT
- TREE CANOPY
- DENSE BRUSH

SYMBOLS:

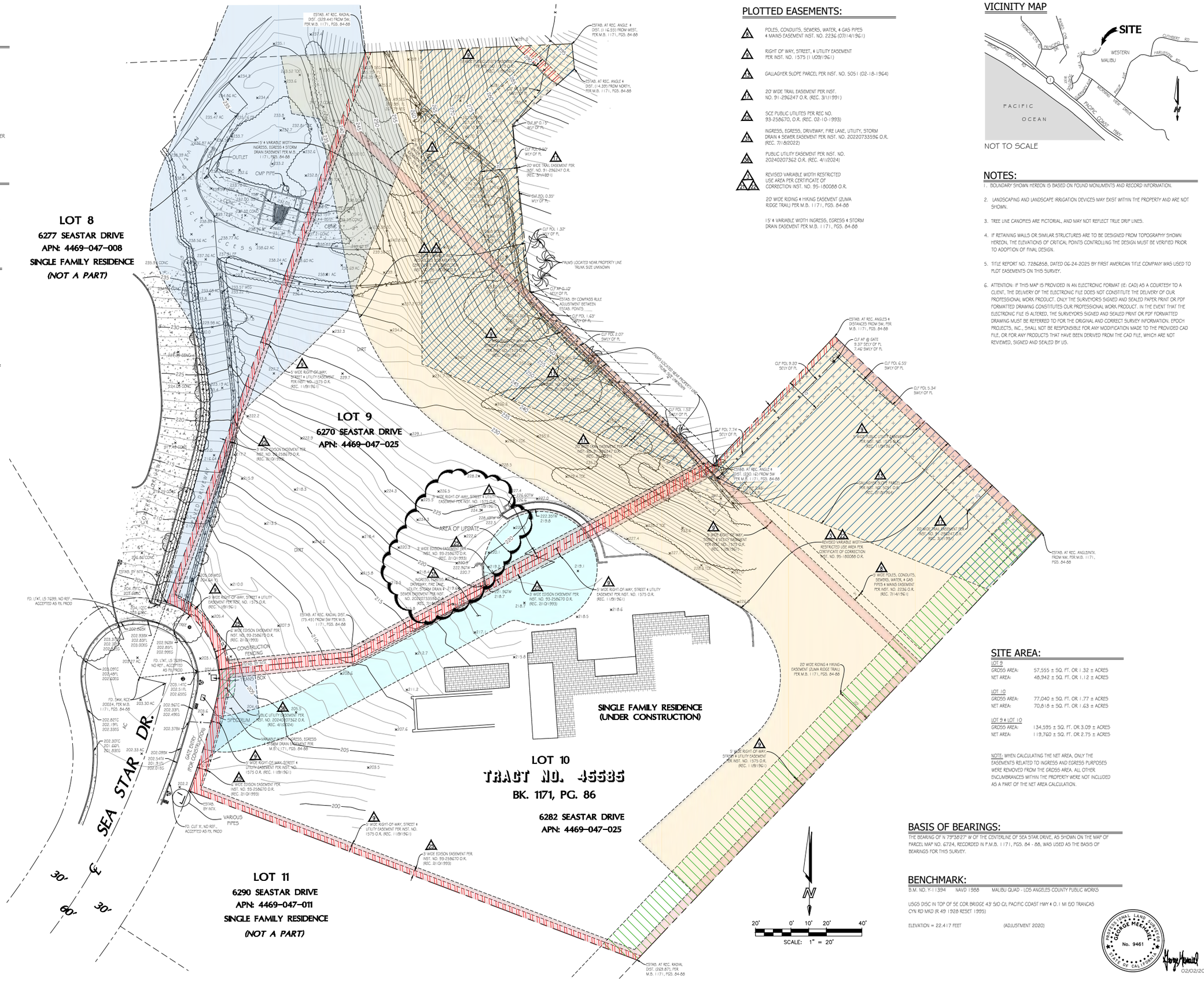
- FIRE HYDRANT
- TREE TRUNK
- PALM
- MISCELLANEOUS UTILITY
- WATER METER
- WATER VALVE

HATCHES:

- ASPHALT
- BUILDING/ STRUCTURE
- CONCRETE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BS/TP	BOTTOM OF STEPS
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
EEG	EASTERLY EDGE OF GUTTER
NEG	NORTHERLY EDGE OF GUTTER
SEG	SOUTHERLY EDGE OF GUTTER
WEG	WESTERLY EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FL	FLOWLINE
TC	TOP OF CURB
TS/TP	TOP OF STEPS
TW	TOP OF WALL



PLOTTED EASEMENTS:

1. POLES, CONDUITS, SEWERS, WATER, & GAS PIPES & MAINS EASEMENT INST. NO. 2236 (07/14/1961)
2. RIGHT OF WAY, STREET, & UTILITY EASEMENT PER INST. NO. 1575 (11/09/1961)
3. GALLAGHER SLOPE PARCEL PER INST. NO. 5051 (02-18-1964)
4. 20' WIDE TRAIL EASEMENT PER INST. NO. 91-298247 O.R. (REC. 3/1/1991)
5. SCE PUBLIC UTILITES PER REC NO. 93-258670, O.R. (REC. 02-10-1993)
6. INGRESS, EGRESS, DRIVEWAY, FIRE LANE, UTILITY, STORM DRAIN & SEWER EASEMENT PER INST. NO. 20220733596 O.R. (REC. 7/18/2022)
7. PUBLIC UTILITY EASEMENT PER INST. NO. 20240207362 O.R. (REC. 4/1/2024)
8. REVISED VARIABLE WIDTH RESTRICTED USE AREA PER CERTIFICATE OF CORRECTION INST. NO. 95-180066 O.R.

20' WIDE RIDING & HIKING EASEMENT (ZUMA RIDGE TRAIL) PER M.B. 1171, PGS. 84-88

15' & VARIABLE WIDTH INGRESS, EGRESS & STORM DRAIN EASEMENT PER M.B. 1171, PGS. 84-88

VICINITY MAP

NOT TO SCALE

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND RECORD INFORMATION.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
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5. TITLE REPORT NO. 7286858, DATED 06-24-2025 BY FIRST AMERICAN TITLE COMPANY WAS USED TO PLOT EASEMENTS ON THIS SURVEY.
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SITE AREA:

LOT 9
GROSS AREA: 57,555 ± SQ. FT. OR 1.32 ± ACRES
NET AREA: 48,942 ± SQ. FT. OR 1.12 ± ACRES

LOT 10
GROSS AREA: 77,040 ± SQ. FT. OR 1.77 ± ACRES
NET AREA: 70,818 ± SQ. FT. OR 1.63 ± ACRES

LOT 9 & LOT 10
GROSS AREA: 134,595 ± SQ. FT. OR 3.09 ± ACRES
NET AREA: 119,760 ± SQ. FT. OR 2.75 ± ACRES

NOTE: WHEN CALCULATING THE NET AREA, ONLY THE EASEMENTS RELATED TO INGRESS AND EGRESS PURPOSES WERE REMOVED FROM THE GROSS AREA. ALL OTHER ENCUMBRANCES WITHIN THE PROPERTY WERE NOT INCLUDED AS A PART OF THE NET AREA CALCULATION.

BASIS OF BEARINGS:

THE BEARING OF N 79°36'27" W OF THE CENTERLINE OF SEA STAR DRIVE, AS SHOWN ON THE MAP OF PARCEL MAP NO. 6724, RECORDED IN P.M.B. 1171, PGS. 84 - 88, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

B.M. NO. Y-11394 NAVD 1988 MALIBU QUAD - LOS ANGELES COUNTY PUBLIC WORKS

USGS DISC IN TOP OF SE COR BRIDGE 43' S/O CL PACIFIC COAST HWY & 0.1 MI E/O TRANCAS CYN RD MKD (R 49 1928 RESET 1995)

ELEVATION = 22.417 FEET (ADJUSTMENT 2020)

PROFESSIONAL LAND SURVEYOR GEORGE MECHAIEL No. 9461 STATE OF CALIFORNIA

02/02/2026

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
P: 818.991.0201
www.EpochProjects.com

PREPARED FOR:
SEA SLUG, LLC

PARTIAL TOPOGRAPHIC SURVEY

LOT 9 & 10 OF TRACT NO. 45585, BK. 1171, PG. 86
(APN: 4469-047-025)
6270 & 6282 SEA STAR DRIVE
CITY OF MALIBU, COUNTY OF LOS ANGELES

REVISION NOTES			
DESCRIPTION	DATE	BY	CK
UPDATED CONTOURS AND SPOT ELEVATIONS	02/02/2026	BJA	

JOB NO. 20-5277-01
SCALE: 1" = 20'
DATE: JULY 30, 2025
DRAFTED: BJA

SHEET NO.
1
OF 1 SHEET

O:_PROJECTS\2020\20-5277-01 THE AGENCY 6270 SEA STAR DR MALIBU\PRODUCTION\SURVEY DRAWINGS\2026-01-27_20-5277-01_6270 SEA STAR DR_TOPOGRAPHIC SURVEY.DWG (02-02-26 2:32:26PM) Plotted by: Cameron

LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- IRON FENCE
- CHAIN LINK FENCE
- WALL
- CONCRETE
- CONCRETE CURB & GUTTER
- FLOWLINE
- ASPHALT
- TREE CANOPY
- DENSE BRUSH

SYMBOLS:

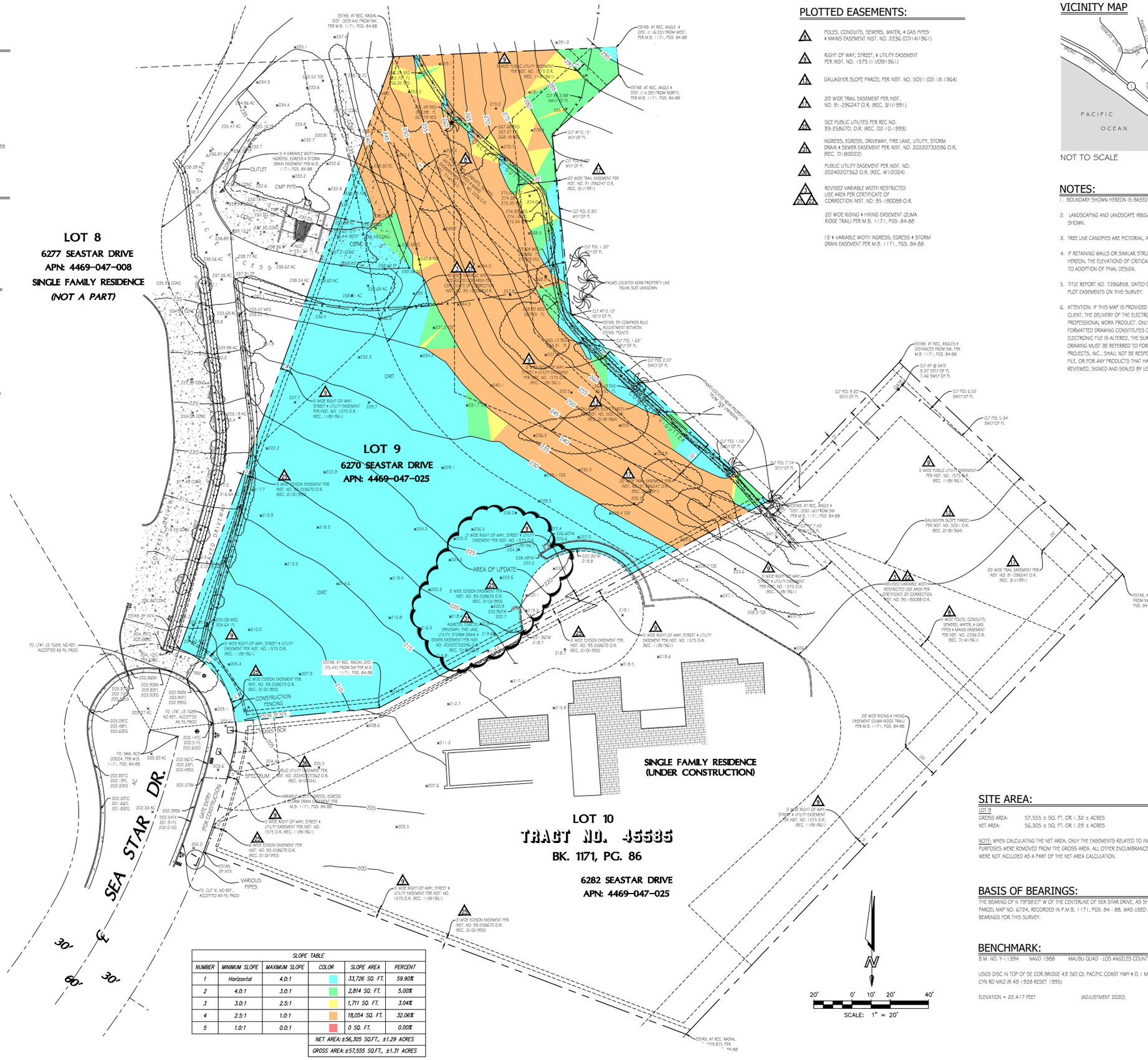
- FIRE HYDRANT
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- PALM
- MISCELLANEOUS UTILITY
- WATER METER
- WATER VALVE

HATCHES:

- ASPHALT
- BUILDING/ STRUCTURE
- CONCRETE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BSTP	BOTTOM OF STEPS
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
EEG	EASTERLY EDGE OF GUTTER
NEG	NORTHERLY EDGE OF GUTTER
SEG	SOUTHERLY EDGE OF GUTTER
WEG	WESTERLY EDGE OF GUTTER
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C. GALLAGHER SLOPE PARCEL PER INST. NO. 5051 (02-16-1964)

D. 20' WIDE TRAIL EASEMENT PER INST. NO. 91-296247 O.R. (REC. 3/11/1991)

E. SCE PUBLIC UTILITES PER REC NO. 93-256670, O.R. (REC. 02-10-1993)

F. INGRESS, EGRESS, DRIVEWAY, FIRE LANE, UTILITY, STORM DRAIN & SEWER EASEMENT PER INST. NO. 20220733596 O.R. (REC. 7/18/2022)

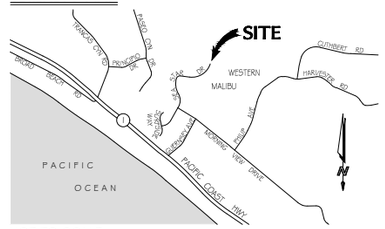
G. PUBLIC UTILITY EASEMENT PER INST. NO. 20240207362 O.R. (REC. 4/1/2024)

H. REVISED VARIABLE WIDTH RESTRICTED USE AREA PER CERTIFICATE OF CORRECTION INST. NO. 95-180086 O.R.

I. 20' WIDE RIDING & HIKING EASEMENT (ZUMA RIDGE TRAIL) PER M.B. 1171, PGS. 84-86

J. 15' & VARIABLE WIDTH INGRESS, EGRESS & STORM DRAIN EASEMENT PER M.B. 1171, PGS. 84-86

VICINITY MAP



NOT TO SCALE

NOTES:

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SITE AREA:

LOT 9

GROSS AREA: 57,555 ± SQ. FT. OR 1.32 ± ACRES

NET AREA: 56,305 ± SQ. FT. OR 1.29 ± ACRES

NOTE: WHEN CALCULATING THE NET AREA, ONLY THE EASEMENTS RELATED TO INGRESS AND EGRESS PURPOSES WERE REMOVED FROM THE GROSS AREA. ALL OTHER ENCUMBRANCES WITHIN THE PROPERTY WERE NOT INCLUDED AS A PART OF THE NET AREA CALCULATION.

BASIS OF BEARINGS:

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BENCHMARK:

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USGS DISC IN TOP OF SE COR BRIDGE 43' S/O CL PACIFIC COAST HWY & 0.1 MI E/O TRANCAS CYN RD MKD (R 49 1928 RESET 1995)

ELEVATION = 22.417 FEET (ADJUSTMENT 2020)

SLOPE TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENT
1	Horizontal	4.0:1		33,726 SQ. FT.	59.90%
2	4.0:1	3.0:1		2,814 SQ. FT.	5.00%
3	3.0:1	2.5:1		1,711 SQ. FT.	3.04%
4	2.5:1	1.0:1		18,054 SQ. FT.	32.06%
5	1.0:1	0.0:1		0 SQ. FT.	0.00%
				NET AREA: ±56,305 SQ.FT., ±1.29 ACRES	
				GROSS AREA: ±57,555 SQ.FT., ±1.31 ACRES	

PROFESSIONAL LAND SURVEYOR GEORGE MEHAIEL No. 9461 STATE OF CALIFORNIA

02/03/2026

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
P: 818.991.0201
www.EpochProjects.com

PREPARED FOR:
SEA SLUG, LLC

SLOPE ANALYSIS SURVEY
LOT 9 OF TRACT NO. 45585, BK. 1171, PG. 86
(APN: 4469-047-025)
6270 SEA STAR DRIVE
CITY OF MALIBU, COUNTY OF LOS ANGELES

REVISION NOTES

DESCRIPTION	DATE	BY
UPDATED WITH 1ST REPORT COMMENTS & SLOPE ANALYSIS	02/03/2026	CH
UPDATED CONTOURS AND DRAWINGS	01/12/2026	CH

JOB NO. 20-5277-01
SCALE: 1" = 20'
DATE: SEPT, 2025
DRAFTED: CH

SHEET NO.
1
OF 1 SHEET

LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- IRON FENCE
- CHAIN LINK FENCE
- WALL
- CONCRETE
- CONCRETE CURB & GUTTER
- FLOWLINE
- ASPHALT
- TREE CANOPY
- DENSE BRUSH

SYMBOLS:

- FIRE HYDRANT
- TREE TRUNK
- PALM
- MISCELLANEOUS UTILITY
- WATER METER
- WATER VALVE

HATCHES:

- ASPHALT
- BUILDING/ STRUCTURE
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ABBREVIATIONS:

AC	ASPHALT CONCRETE
BSTP	BOTTOM OF STEPS
CONC	CONCRETE
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WEG	WESTERLY EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FL	FLOWLINE
TC	TOP OF CURB
TSTP	TOP OF STEPS
TW	TOP OF WALL

LOT 8
6277 SEASTAR DRIVE
APN: 4469-047-008
SINGLE FAMILY RESIDENCE
(NOT A PART)

LOT 9
6270 SEASTAR DRIVE
APN: 4469-047-025

SINGLE FAMILY RESIDENCE
(UNDER CONSTRUCTION)

LOT 10
TRACT NO. 45585
BK. 1171, PG. 86
6282 SEASTAR DRIVE
APN: 4469-047-025

SEA STAR DR.

PLOTTED EASEMENTS:

1. POLES, CONDUITS, SEWERS, WATER, & GAS PIPES & MAINS EASEMENT INST. NO. 2236 (07/14/1961)
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VICINITY MAP



NOT TO SCALE

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NOTE: WHEN CALCULATING THE NET AREA, ONLY THE EASEMENTS RELATED TO INGRESS AND EGRESS PURPOSES WERE REMOVED FROM THE GROSS AREA. ALL OTHER ENCUMBRANCES WITHIN THE PROPERTY WERE NOT INCLUDED AS A PART OF THE NET AREA CALCULATION.

BASIS OF BEARINGS:

THE BEARING OF N 79°56'27" W OF THE CENTERLINE OF SEA STAR DRIVE, AS SHOWN ON THE MAP OF PARCEL MAP NO. 6724, RECORDED IN P.M.B. 117, PGS. 84 - 85, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

B.M. NO. Y-1394 NAVD 1988 MALIBU QUAD - LOS ANGELES COUNTY PUBLIC WORKS

USGS DISC IN TOP OF SE COR BRIDGE 43' SO CL PACIFIC COAST HWY & 0.1 MI SO TRANCAS CYN RD MKD JR 48 1926 RESET 1985)

ELEVATION = 22.417 FEET (ADJUSTMENT 2020)

N

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

PROFESSIONAL LAND SURVEYOR GEORGE MEKHAIEL No. 9461 STATE OF CALIFORNIA

02/03/2026

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
P: 818.991.0201
www.EpochProjects.com

PREPARED FOR:
SEA SLUG, LLC

SLOPE ANALYSIS SURVEY

LOT 9 OF TRACT NO. 45585, BK. 1171, PG. 86
(APN: 4469-047-025)

6270 SEA STAR DRIVE
CITY OF MALIBU, COUNTY OF LOS ANGELES

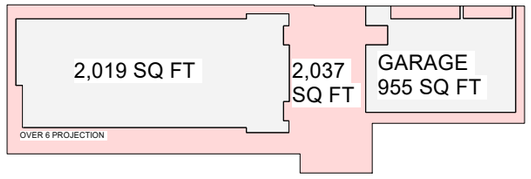
REVISION NOTES

DATE	DESCRIPTION	BY
01/27/26	UPDATED WITH GEOLOGIST REPORT	CH
01/27/26	UPDATED CONTOURS AND ELEVATIONS & SLOPE ANALYSIS	CH

JOB NO. 20-5277-01
SCALE: 1" = 20'
DATE: SEPT, 2025
DRAFTED: CH

SHEET NO.
1
OF 1 SHEET

D:_PROJECTS\2020\20-5277\01 THE AGENCY 6278 SEA STAR DR MALIBU\PRODUCTION\SURVEY DRAWINGS\2026-01-27_20-5277-01_6270 SEA STAR DR_TOPOGRAPHIC SURVEY.DWG (01-03-26 8:58:56AM) Plotted by: Cameron



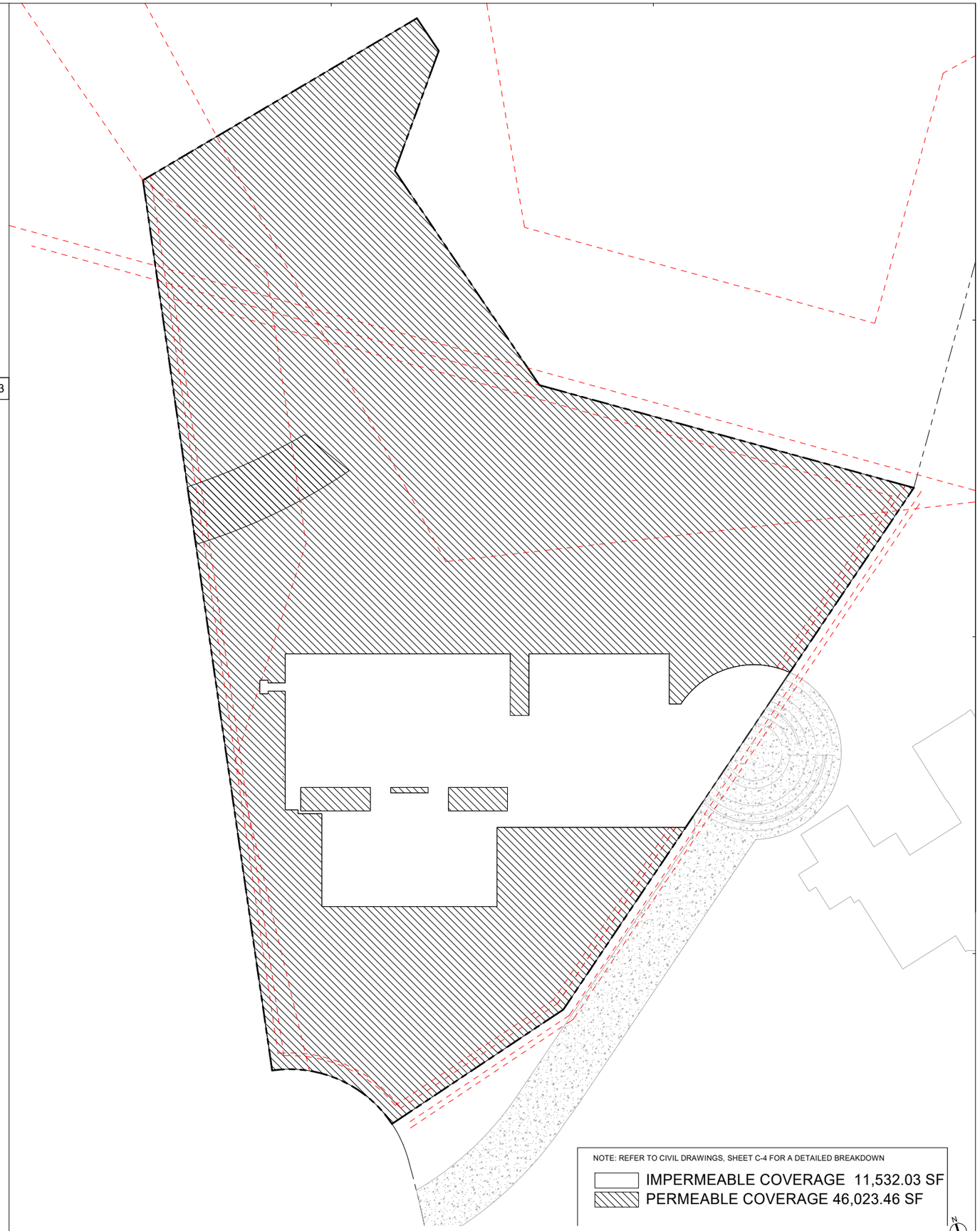
FLOOR AREA DIAGRAM
1/16" = 1'-0"
13

PARCEL NET AREA = 1.12 ACRES (48,942 SQ. FT.) SEE SHEET SU1.00

UP TO 1/2 ACRE:	21,780 x 0.177 = 3,855 + 1,000 =	4,855
1/2 ACRE TO 1 ACRE:	(43,560 - 21,780) x 0.10 =	2,178
1 to 1 1/2 ACRES:	(48,942 - 43,560) x 0.05 =	269
TOTAL MAXIMUM ALLOWABLE SQUARE FOOTAGE:	4,855 + 2,178 + 269 =	7,302 SF

* PROPOSED SQUARE FOOTAGE TABULATION:

FIRST FLOOR	2,019 SQ FT
GARAGE	955 SQ FT
COVERED PORCHES OVER 6'	2,037 SQ FT
TOTAL PROPOSED DEVELOPMENT SQUARE FOOT:	5,011 SQ FT



IMPERMEABLE COVERAGE AREA DIAGRAM
1/16" = 1'-0"
4

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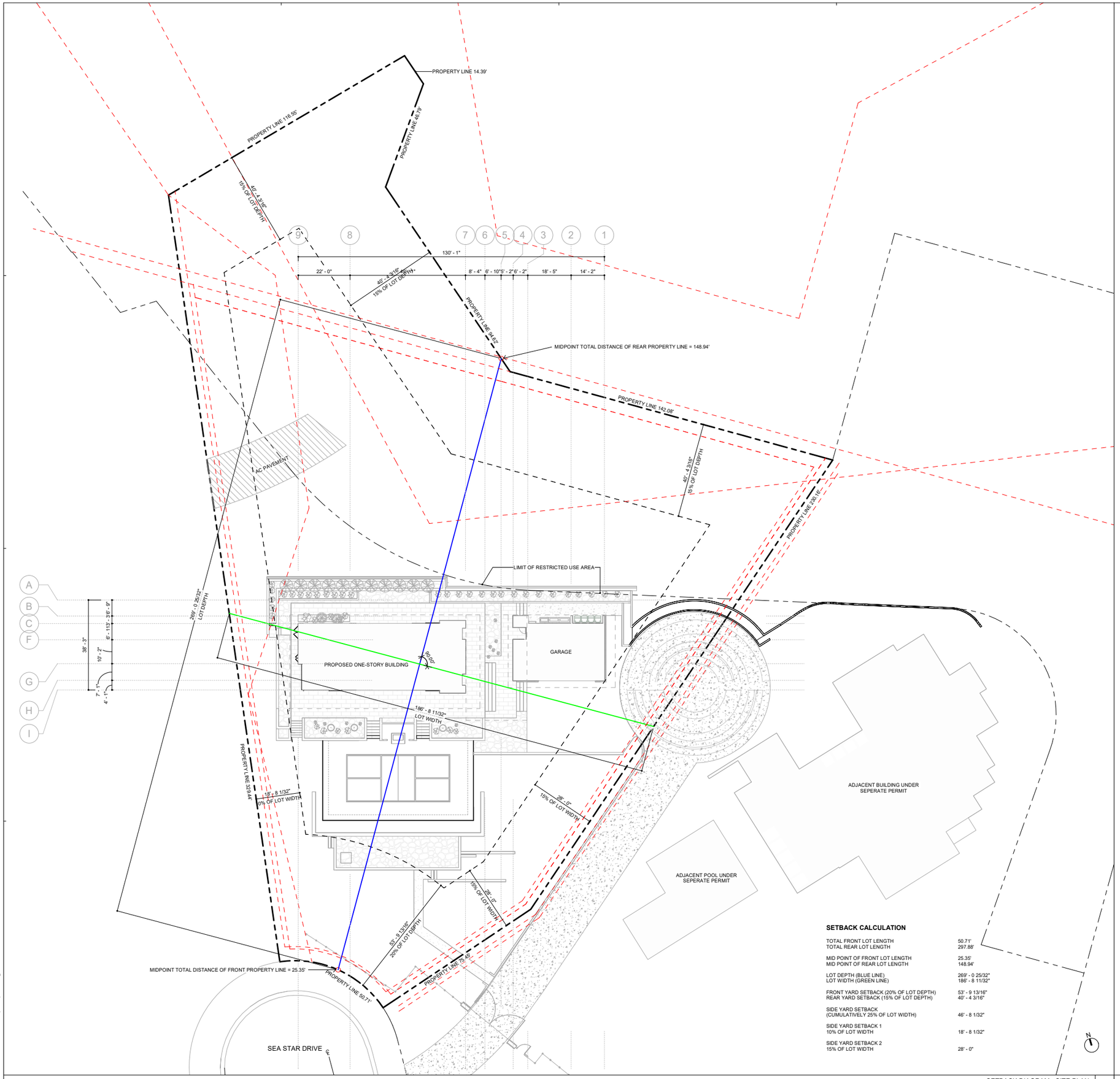
SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
2	2/3/2026	PLANNING SET

AREA DIAGRAM

A0.60

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SETBACK CALCULATION

TOTAL FRONT LOT LENGTH	50.71'
TOTAL REAR LOT LENGTH	297.88'
MID POINT OF FRONT LOT LENGTH	25.35'
MID POINT OF REAR LOT LENGTH	148.94'
LOT DEPTH (BLUE LINE)	269' - 0 25/32"
LOT WIDTH (GREEN LINE)	186' - 8 11/32"
FRONT YARD SETBACK (20% OF LOT DEPTH)	53' - 9 13/16"
REAR YARD SETBACK (15% OF LOT DEPTH)	40' - 4 3/16"
SIDE YARD SETBACK (CUMULATIVELY 25% OF LOT WIDTH)	46' - 8 1/32"
SIDE YARD SETBACK 1 10% OF LOT WIDTH	18' - 8 1/32"
SIDE YARD SETBACK 2 15% OF LOT WIDTH	28' - 0"

SETBACK DIAGRAM - SITE PLAN
1/16" = 1'-0"

8

1. DO NOT SCALE FROM DRAWINGS.
2. ANY INCONSISTENCIES OR UNFORSEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWINGTO COORDINATE INSTALLATION OF DRAINAGE IN THE FIELD. CONTRACTOR TO COORDINATE ALLREQUIRED WITH OTHER TRADES.
3. DRAINAGE DRAWING IS DIAGRAMMATIC. CONTRACTOR TO COORDINATE INSTALLATION OF DRAINAGE IN THE FIELD. CONTRACTOR TO COORDINATE ALL TRENCHING REQUIRED WITH OTHER TRADES.
4. ALL DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR APPROVED LOCATION AT A MINIMUM OF 2%.
5. ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE.
6. ALL RETAINING WALLS SHALL BE PROVIDED WITH A SUBDRAIN SYSTEM TO PREVENT POSSIBLE HYDROSTATIC PRESSURE BEHIND THE WALL. INSTALLATION OF SUBDRAIN SYSTEM SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING/BUILDING INSPECTOR.
7. ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
8. THE INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
9. GRADING GENERAL REQUIREMENTS (B-164) SHALL BE ATTACHED TO AND MADE A PART OF THE PLANS.
10. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED AS PER THE APPROVED GRADING & EROSION CONTROL PLANS.
13. ALL STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT INFLOW.
14. SEDIMENT CONTROL MEASURES (TRAPS, FILTERS, BARRIERS, ETC.) SHALL BE MAINTAINED AT ALL TIMES.
15. TEMPORARY SOIL STOCK AND OTHER STOCK PILED GRANULAR MATERIALS SHALL BE MAINTAINED AT ALL TIMES.
16. SEDIMENT-LADEN RUNOFF SHALL NOT FLOW UNDER, AROUND OR THROUGH DIVERSION STRUCTURES.
17. LADEN RUNOFF OR DEWATERING EFFLUENT SHALL NOT FLOW OFF THE SITE.
18. SEDIMENT, DEBRIS OR MUD SHALL NOT BE DEPOSITED OR TRACKED ONTO PUBLIC ROADS OR RIGHTS-OF-WAY.
19. SEEDED OR LANDSCAPED AREAS SHALL BE MAINTAINED TO PROVIDE EFFECTIVE GROUND COVER.
20. ALL SITE WALL AND RETAINING WALL DRAINAGE PIPING SHALL BE DAYLIGHTED WITH THE APPROPRIATE EROSION CONTROL MEASURES, OR BE CONNECTED TO STORM DRAIN LINES. VERIFY DAYLIGHT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
21. ALL NEW TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
22. MAINTAIN 2% SLOPE AWAY FROM BUILDING.

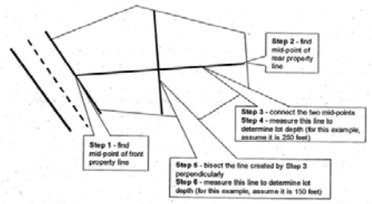
Step 1 Find the midpoint of the total distance of the front property line.
Step 2 Find the midpoint of the total distance of the rear property line.
Step 3 Draw a straight line connecting the two midpoints of the front and rear property line.
Step 4 Measure the distance of the line from step 3 – in most cases the length of this line is utilized to determine the front and rear yard setbacks for non-beachfront lots, and is considered the lot depth.
Step 5 Find the midpoint of the total distance of the line resulting from step 3 and draw a perpendicular line to the one created in step 3.
Step 6 Measure the distance of the line from step 5 – in most cases the length of this line is utilized to determine the side yard setbacks, and is considered the lot width.

An example is provided below.

Justification:

Many properties in Malibu are irregularly shaped; therefore, it is difficult to ascertain in many cases what is the lot depth and width. The interpretation provides a consistent manner in which to make such a determination.

Example



In this example, the lot depth is 250 feet and the lot width is 150 feet. Therefore, the required front yard is 50 feet (or 20 percent of the lot width), the required rear yard is 37.5 feet (or 15 percent of the lot depth), and the required side yard a minimum of 37.5 feet total (or 25 percent of the lot width), with a minimum on each side yard of 15 feet (or 10 percent of the lot width).

P:\Zone Code Interpretations\April2005\Zoning Interpretation 05 (DeterminingSetback).doc

NOTES - SITE PLAN

4

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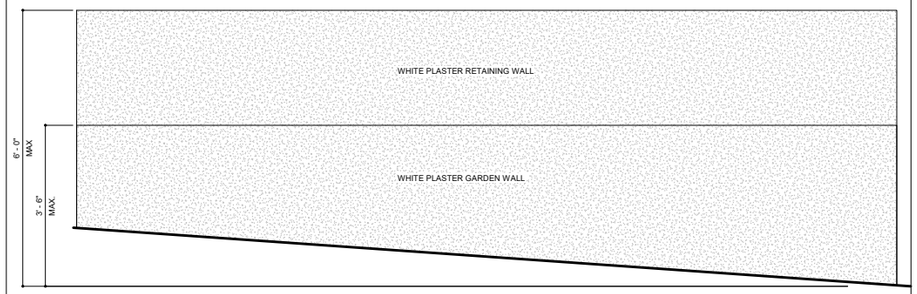
SEA STAR LOT 9
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NO.	DATE	SUBMITTAL
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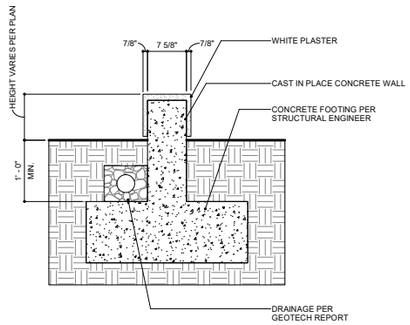
SETBACK DIAGRAM - SITE PLAN

A0.61

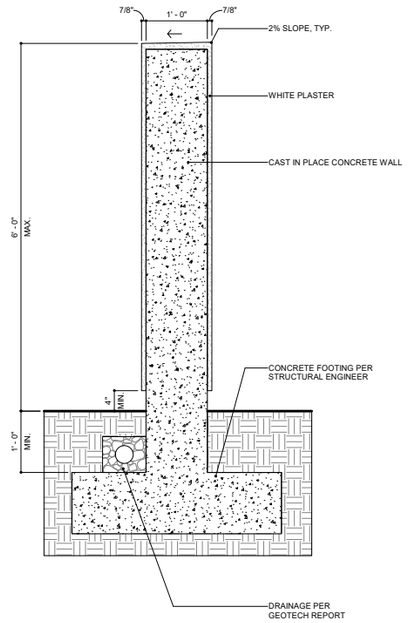
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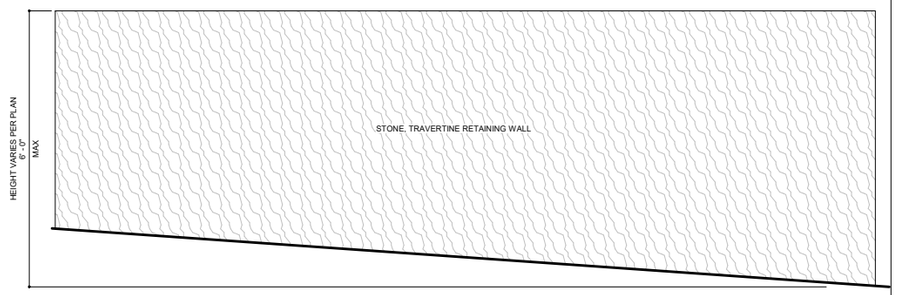
TYP. WALL ELEVATIONS - PLASTER
3/4" = 1'-0" | 9



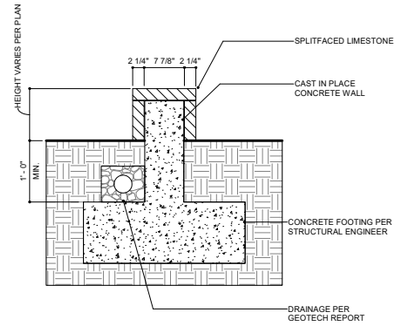
TYP. CURB WALL DETAIL - PLASTER
1" = 1'-0" | 5



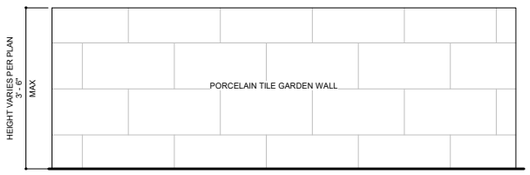
TYP. RETAINING WALL DETAIL - PLASTER
1" = 1'-0" | 2



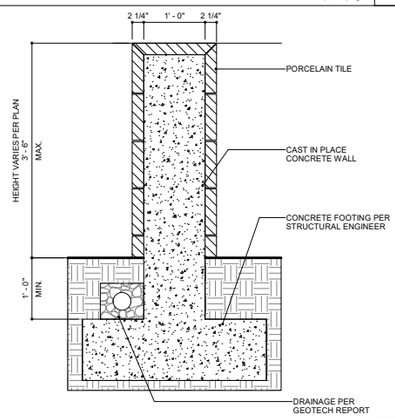
TYP. WALL ELEVATIONS - STONE
3/4" = 1'-0" | 10



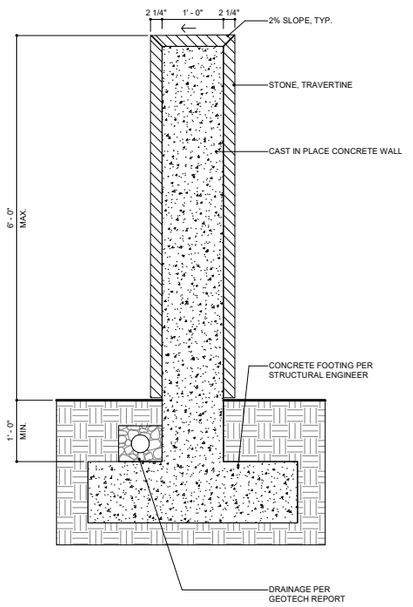
TYP. CURB WALL DETAIL - STONE
1" = 1'-0" | 6



TYP. LOW WALL ELEVATION - TILE
3/4" = 1'-0" | 11



TYP. LOW WALL DETAIL - TILE
1" = 1'-0" | 7



TYP. RETAINING WALL DETAIL - STONE
1" = 1'-0" | 4

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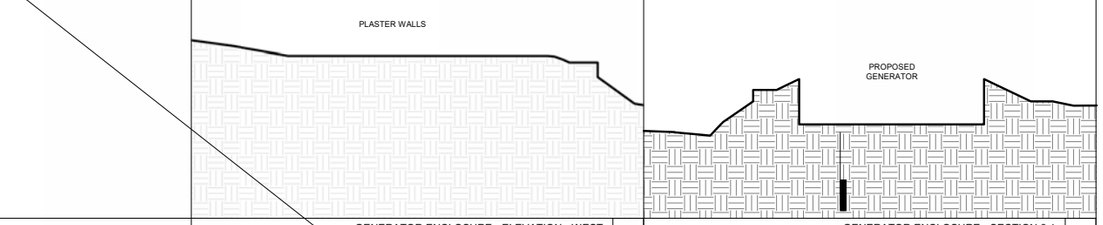
NO.	DATE	SUBMITTAL
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	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

WALL DETAILS

A0.70

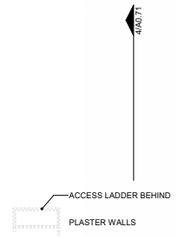
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GENERATOR REMOVED FROM SCOPE OF WORK



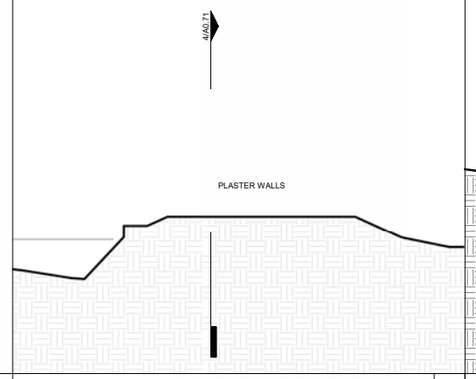
GENERATOR ENCLOSURE - ELEVATION - WEST 13
1/4" = 1'-0"

GENERATOR ENCLOSURE - SECTION 2.1 9
1/4" = 1'-0"



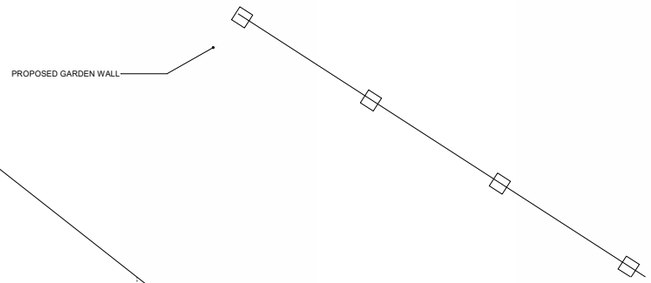
GENERATOR ENCLOSURE - ELEVATION - NORTH 10
1/4" = 1'-0"

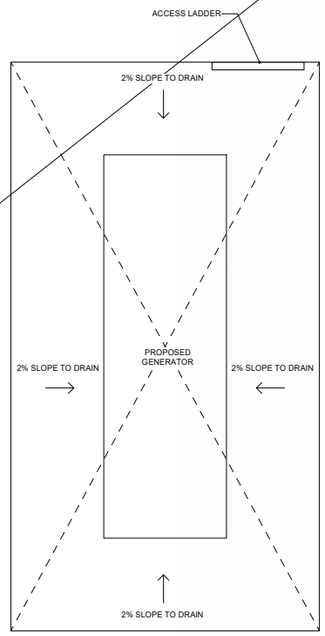
GENERATOR ENCLOSURE - ELEVATION - EAST 11
1/4" = 1'-0"



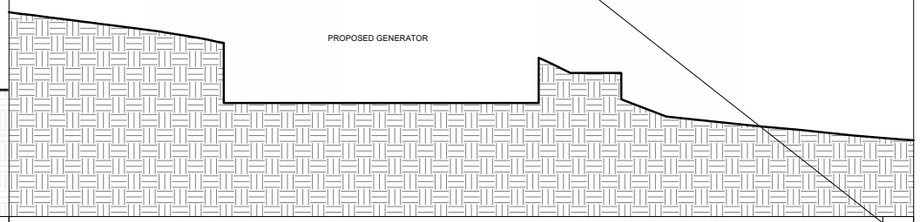
GENERATOR ENCLOSURE - ELEVATION - SOUTH 12
1/4" = 1'-0"







GENERATOR ENCLOSURE - PLAN 3
1/2" = 1'-0"



GENERATOR ENCLOSURE - SECTION 2 4
1/4" = 1'-0"

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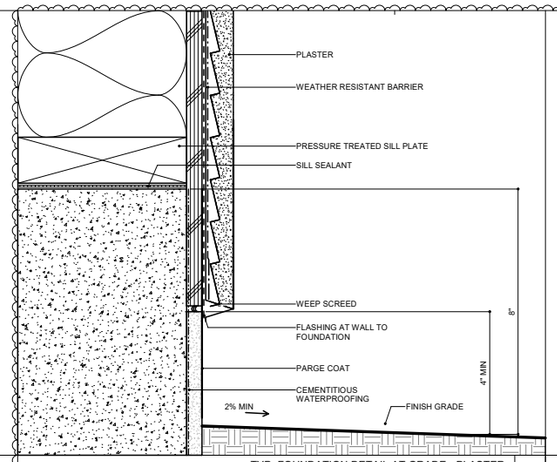
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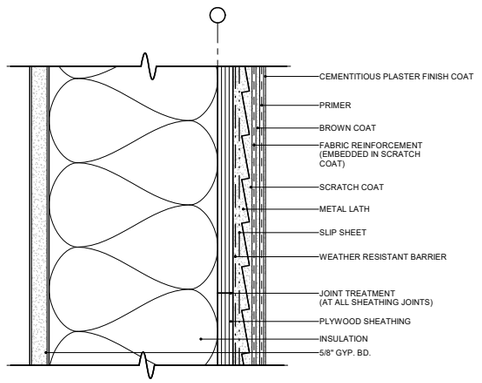
GENERATOR ENCLOSURE DETAILS

A0.71

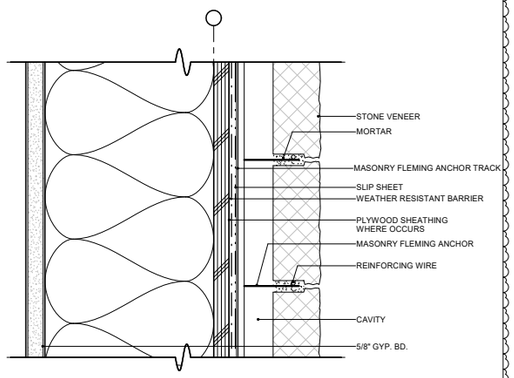
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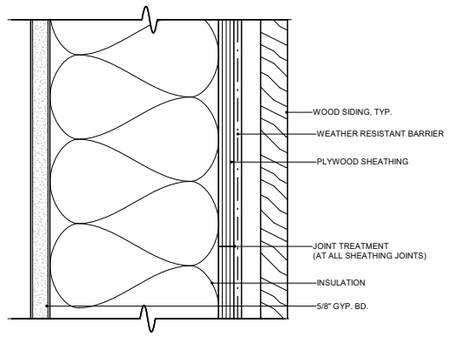
TYP. FOUNDATION DETAIL AT GRADE - PLASTER
6" = 1'-0" | 9



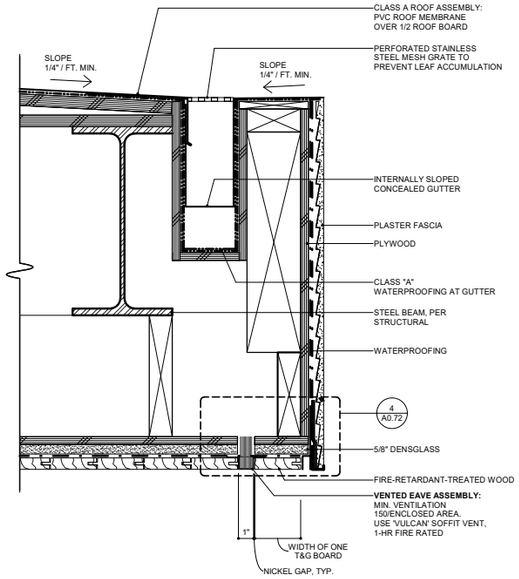
TYP. EXTERIOR WALL - PLASTER
6" = 1'-0" | 5



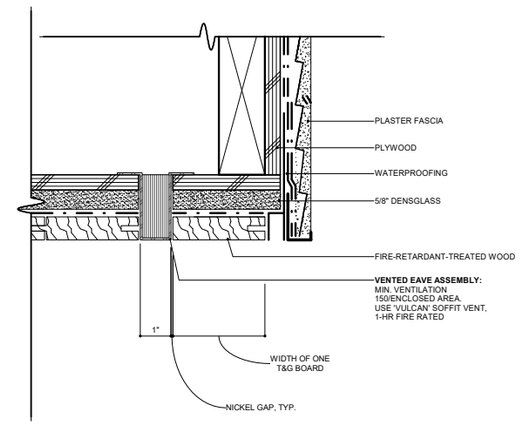
TYP. EXTERIOR WALL - STONE
6" = 1'-0" | 6



TYP. EXTERIOR WALL - WOOD SIDING
6" = 1'-0" | 7



EAVE VENT DETAIL
3" = 1'-0" | 2



EAVE VENT DETAIL 2
6" = 1'-0" | 4

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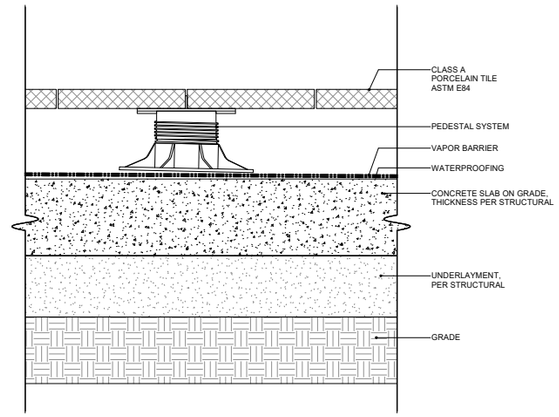
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1	2/3/2026	PLANNING SET

ASSEMBLIES - WALL AND ROOF

A0.72

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LIMESTONE DECKING - PEDESTAL OVER SLAB ON GRADE
3" = 1'-0" | 1

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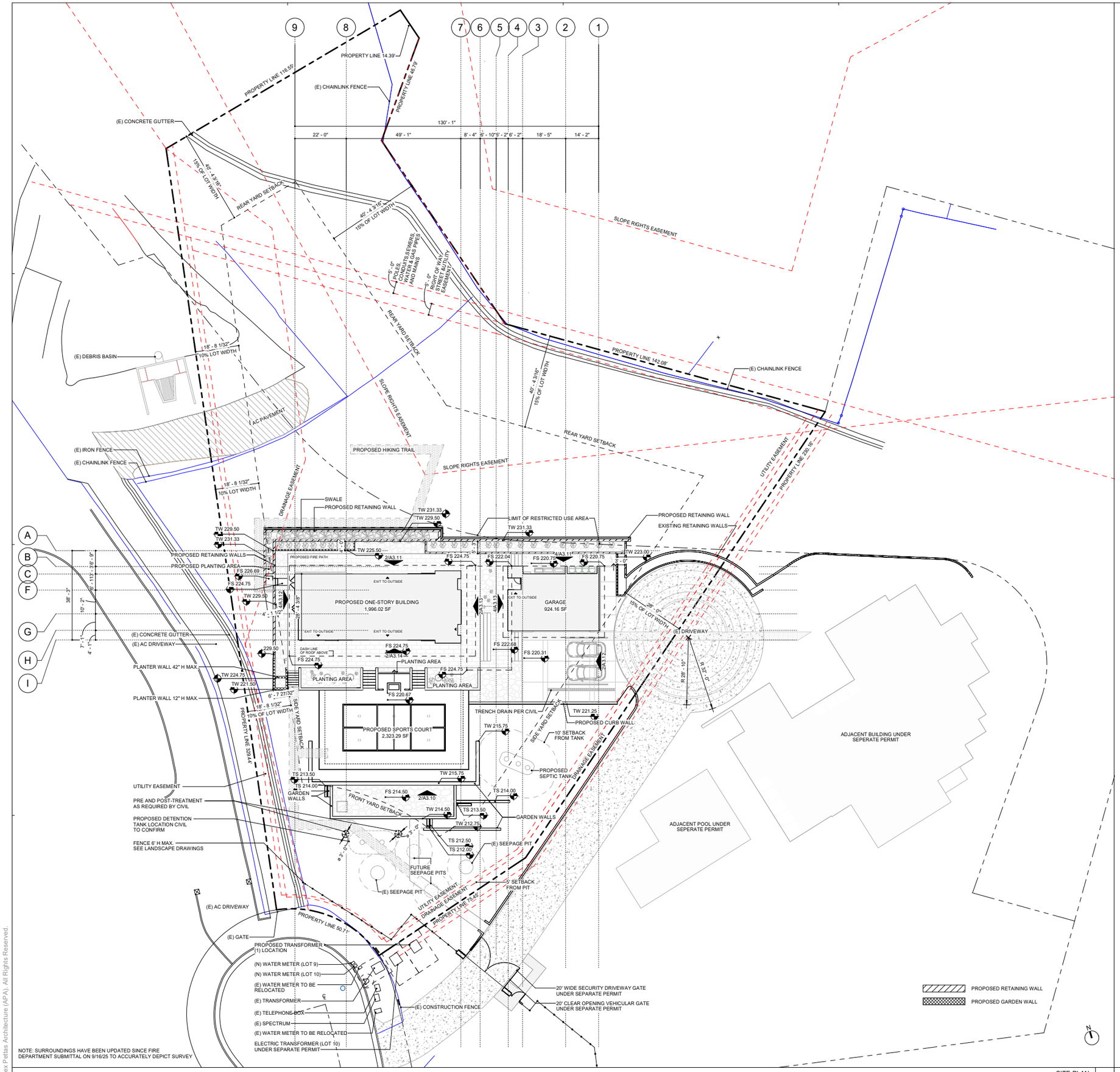
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ASSEMBLIES - FLOOR

A0.73

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NOTE: SURROUNDINGS HAVE BEEN UPDATED SINCE FIRE DEPARTMENT SUBMITTAL ON 9/16/25 TO ACCURATELY DEPICT SURVEY

1. DO NOT SCALE FROM DRAWINGS.
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4. ALL DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR APPROVED LOCATION AT A MINIMUM OF 2%.
5. ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE.
6. ALL RETAINING WALLS SHALL BE PROVIDED WITH A SUBDRAIN SYSTEM TO PREVENT POSSIBLE HYDROSTATIC PRESSURE BEHIND THE WALL. INSTALLATION OF SUBDRAIN SYSTEM SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING/BUILDING INSPECTOR.
7. ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
8. THE INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
9. GRADING GENERAL REQUIREMENTS (B-164) SHALL BE ATTACHED TO AND MADE A PART OF THE PLANS.
10. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED AS PER THE APPROVED GRADING & EROSION CONTROL PLANS.
13. ALL STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT INFLOW.
14. SEDIMENT CONTROL MEASURES (TRAPS, FILTERS, BARRIERS, ETC.) SHALL BE MAINTAINED AT ALL TIMES.
15. TEMPORARY SOIL STOCK AND OTHER STOCK PILED GRANULAR MATERIALS SHALL BE MAINTAINED AT ALL TIMES.
16. SEDIMENT-LADEN RUNOFF SHALL NOT FLOW UNDER, AROUND OR THROUGH DIVERSION STRUCTURES.
17. LADEN RUNOFF OR DEWATERING EFFLUENT SHALL NOT FLOW OFF THE SITE.
18. SEDIMENT, DEBRIS OR MUD SHALL NOT BE DEPOSITED OR TRACKED ONTO PUBLIC ROADS OR RIGHTS-OF-WAY.
19. SEEDED OR LANDSCAPED AREAS SHALL BE MAINTAINED TO PROVIDE EFFECTIVE GROUND COVER.
20. ALL SITE WALL AND RETAINING WALL DRAINAGE PIPING SHALL BE DAYLIGHTED WITH THE APPROPRIATE EROSION CONTROL MEASURES, OR BE CONNECTED TO STORM DRAIN LINES. VERIFY DAYLIGHT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
21. ALL NEW TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
22. MAINTAIN 2% SLOPE AWAY FROM BUILDING.

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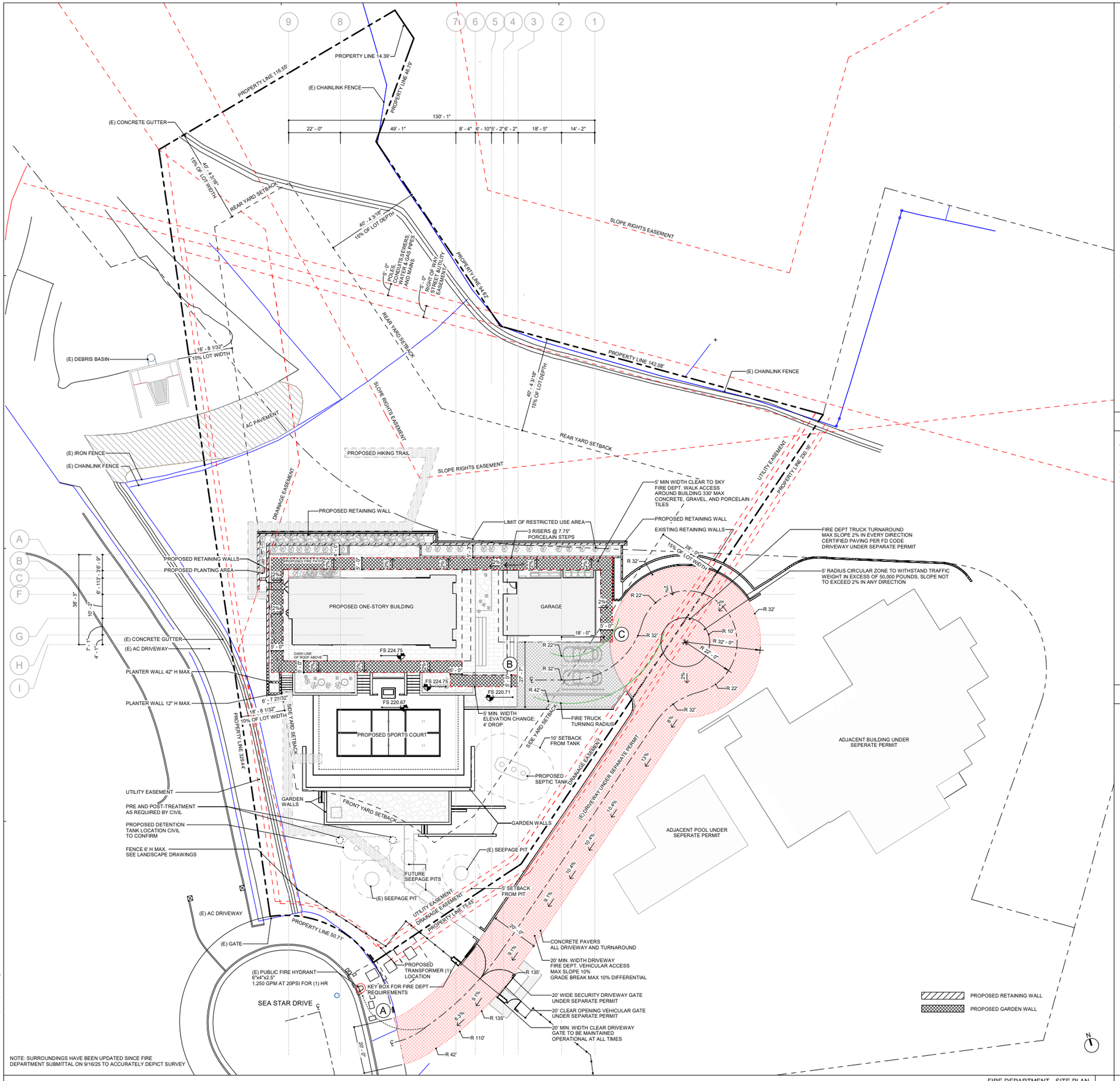
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	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

SITE PLAN

A1.10

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NOTE: SURROUNDINGS HAVE BEEN UPDATED SINCE FIRE DEPARTMENT SUBMITTAL ON 9/16/25 TO ACCURATELY DEPICT SURVEY

FIRE DEPARTMENT - SITE PLAN
1/16" = 1'-0" | 2

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
2. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
3. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING INDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
6. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF (1) HOUR OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

   THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

   TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE V
   VHFHSZ: YES
   SIZE OF LOT (ACRES): 1.32 ACRES
   FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 2,500 GPM
   REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 1,250 GPM
   TOTAL FIRE FLOW REQUIRED: 1,250 GPM
7. ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.

   REASON: BOTH STRUCTURES ARE REQUIRED FIRE SPRINKLERS 13D
   TYPE OF FIRE SPRINKLER TO COMPLY WITH EITHER NFPA 13D
9. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1501.1.1 (RESIDENTIAL CODE R337.5 & R902)
10. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)
11. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

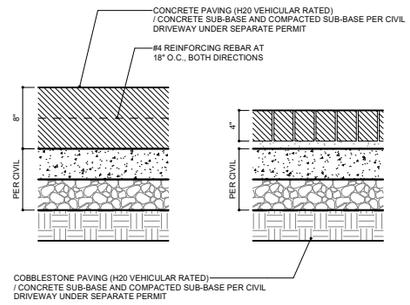
FIREFIGHTER WALKING ACCESS 5' CLEAR TO SKY HOSE PULL DISTANCE

A to B = 360'	FIRE DEPT. VEHICULAR
B to C = 311'	AND WALKING ACCESS

NOTES - FIRE DEPARTMENT SITE PLAN | 2

ALL WEATHER PAVING ACCESS

FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT IMPOSED LOAD OF FIRE APPARATUS WEIGHING 50,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10% OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3.



TYP. ROADWAY SECTION
1 1/2" = 1'-0" | 3

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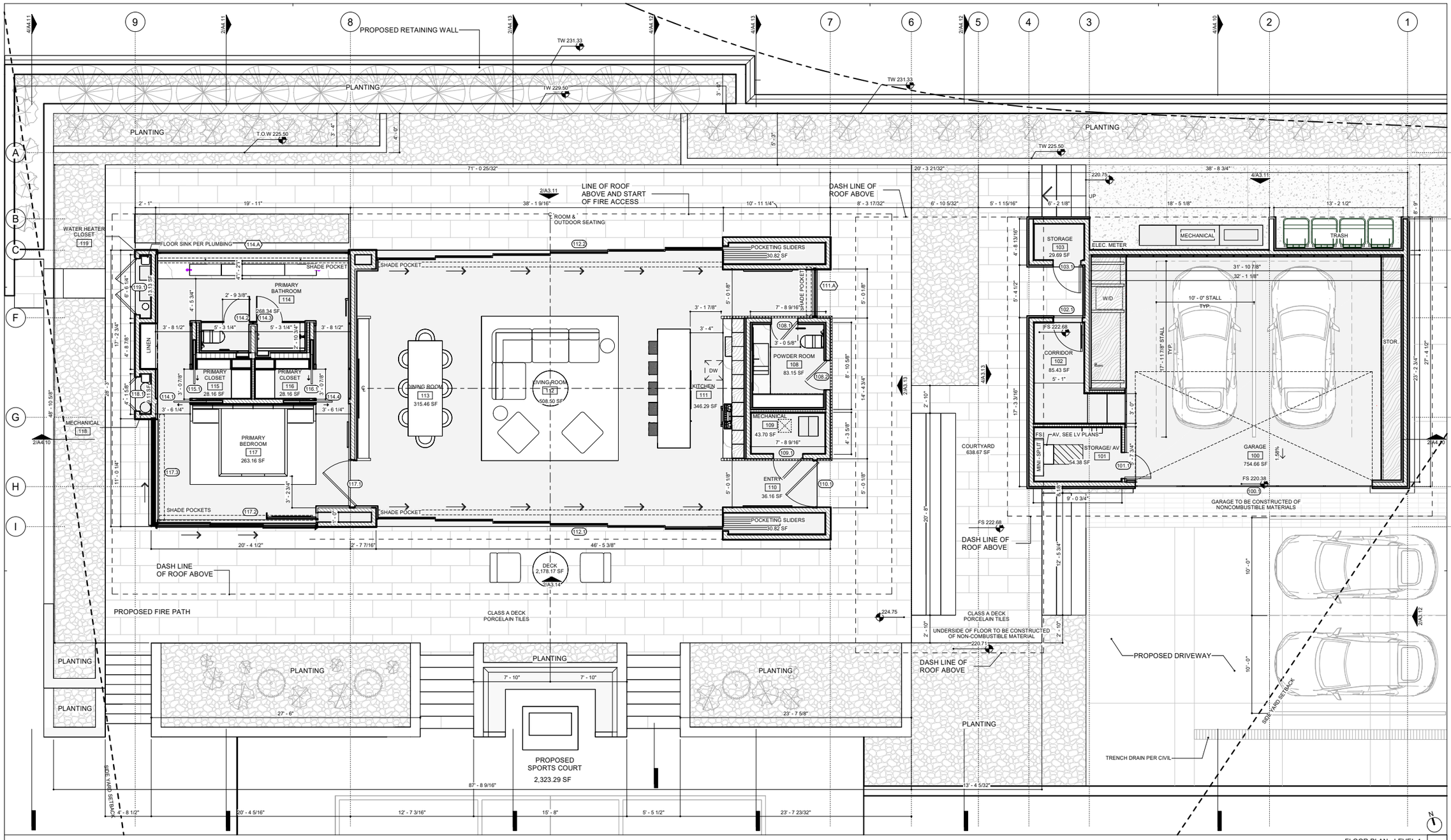
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FIRE DEPARTMENT - SITE PLAN

A1.11

NOTE: SHEET RENUMBERED, PREVIOUSLY A0.60

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FLOOR PLAN - LEVEL 1
1/4" = 1'-0" | 3

SQUARE FOOTAGE BREAKDOWN	
ROOM	SF
PRIMARY RESIDENCE	2,019.64
GARAGE	954.74
SPORTS COURT	2,323.29
DECK	2,178.17
COURTYARD	638.67
TOTAL	**8,114.51**

SQUARE FOOTAGE BREAKDOWN | 12

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC).
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL, DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
14. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
15. ALL WOOD FRAMING IN CONTACT WITH STRUCTURAL CONCRETE, LIGHTWEIGHT CONCRETE, OR CONCRETE MASONRY UNITS SHALL BE PRESSURE TREATED.
16. EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4:

    1. NONCOMBUSTIBLE MATERIAL.
    2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS R337.4.2.
    3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.

    EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. RESIDENTIAL CODE R337.7.3 AND BUILDING CODE 707A.3

17. OTIIMA 38 EXTERIOR GLAZING AND WALL WINDOWS: EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING. RESIDENTIAL CODE R337.8.2.1 AND BUILDING CODE 708A.2.1.
18. EXTERIOR DOORS: THE EXTERIOR SURFACE OR CLADDING OF EXTERIOR DOORS SHALL BE OF IGNITION-RESISTANT MATERIAL.
19. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS SHALL BE CLASS "A" RATED PORCELAIN TILES. SEE DETAIL 1/0.73.
20. THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY A NONCOMBUSTIBLE MATERIAL.
21. THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY A NONCOMBUSTIBLE MATERIAL.

NOTES - FLOOR PLAN | 8

LEGEND - FRAMING

	PROPOSED 2 x 4 WALL
	PROPOSED 2 x 6 WALL
	PROPOSED 2 x 8 WALL

WALL TYPES
NOT TO SCALE | 4

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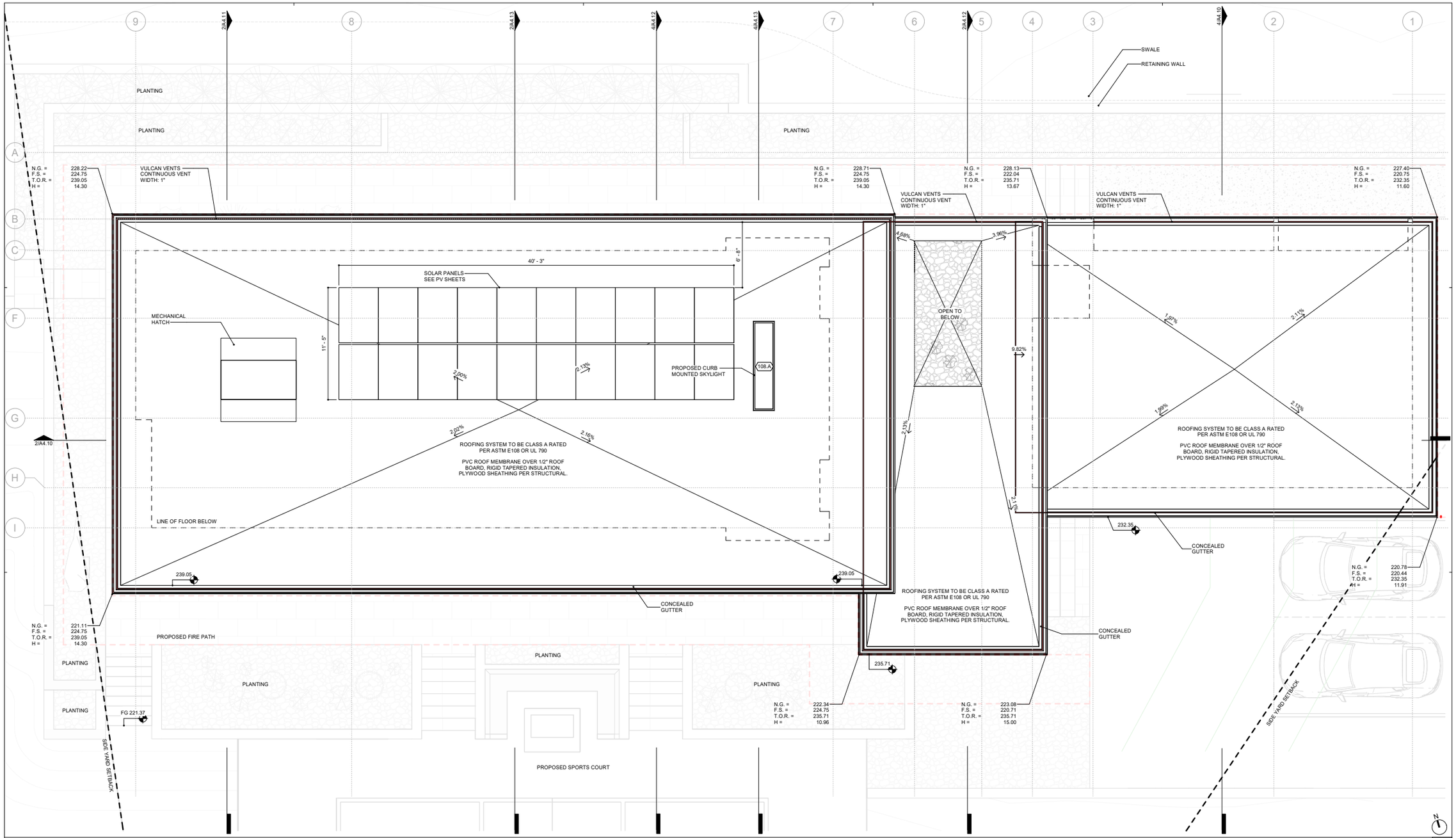
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FLOOR PLAN - LEVEL 1

A2.10

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ROOF PLAN
1/4" = 1'-0" | 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. PROVIDE RAIN GUTTERS THAT DEPOSIT WATER INTO A BURIED DRAIN SYSTEM THAT COLLECTS AND TRANSFERS WATER TO STREET. GUTTERS SHOULD BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
5. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE. SHALL BE IN ACCORDANCE WITH SECTION 1202 OF THE CALIFORNIA BUILDING CODE AND SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY CALIFORNIA STATE FIRE MARSHALL, OR WUI VENTS LISTED TO ASTM E2886, BY COMPLYING WITH ALL OF THE FOLLOWING:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST.
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST.
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELCIUS)
6. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL COMPLY WITH ALL OF THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH IN DIAMETER.
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
7. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)
8. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902)

NOTES - ROOF PLAN | 8

LEGEND

N.G. =	NATURAL GRADE
F.F. =	FINISHED FLOOR
T.O.R. =	TOP OF ROOF PARAPET
H =	HEIGHT

ANNOTATION LEGEND
NOT TO SCALE | 4

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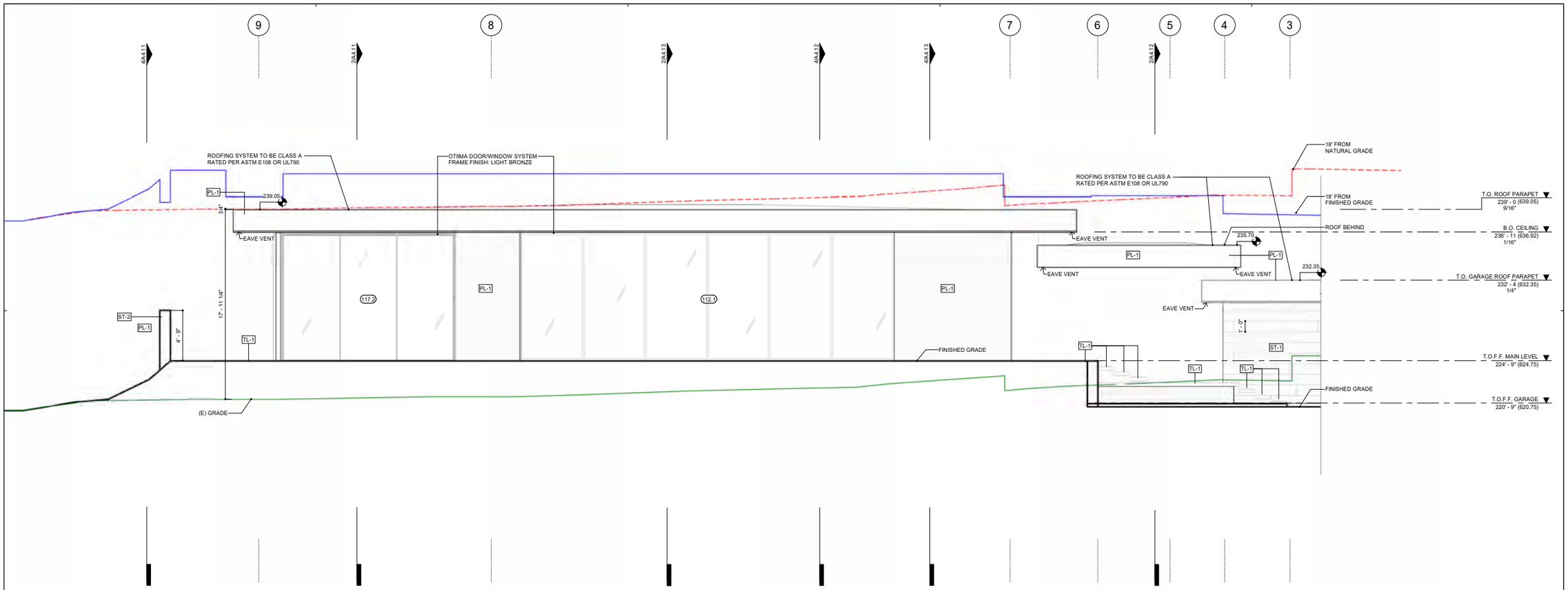
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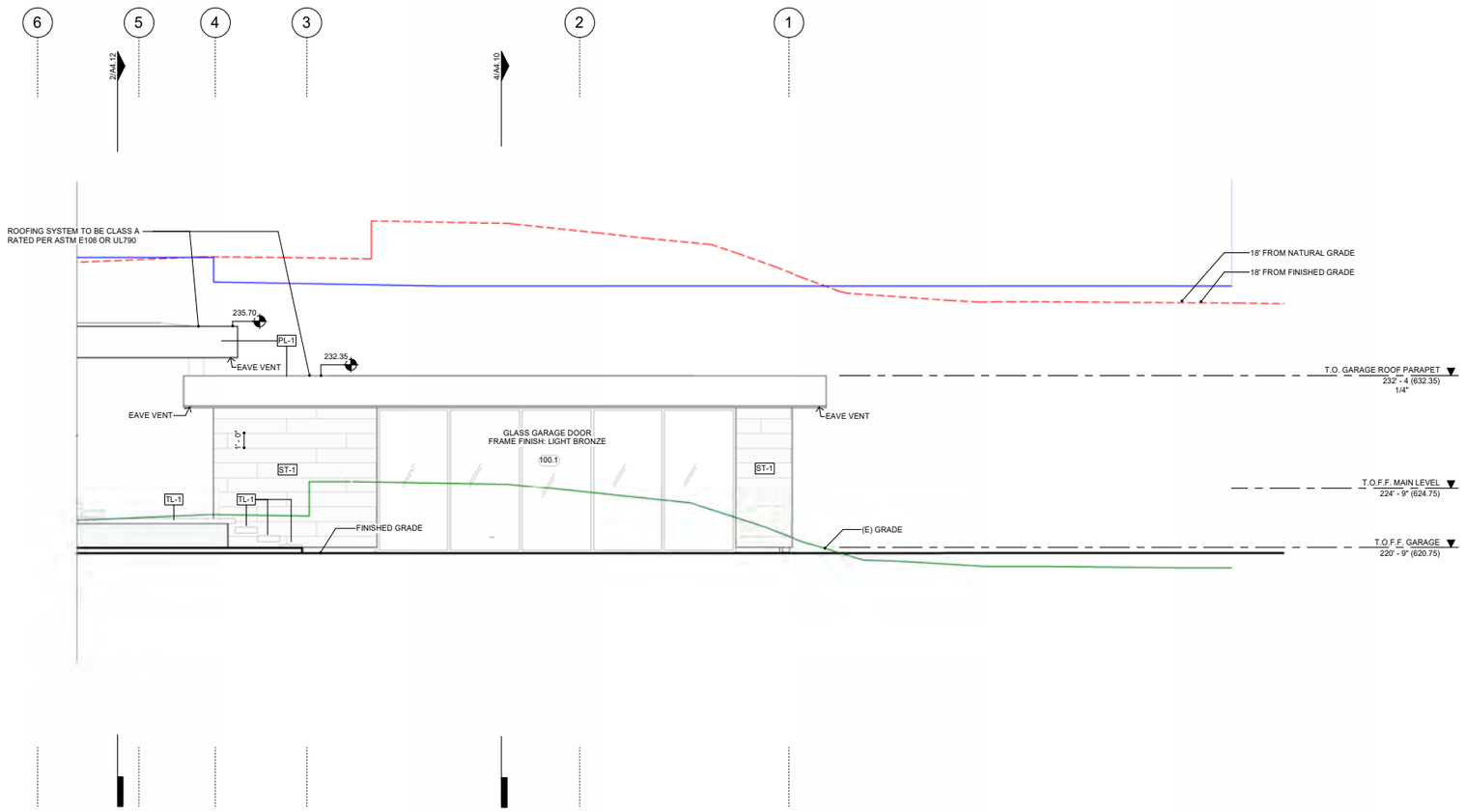
ROOF PLAN

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



NORTH ELEVATION CONT
1/4" = 1'-0" | 2

LEGEND	
- - - -	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
———	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

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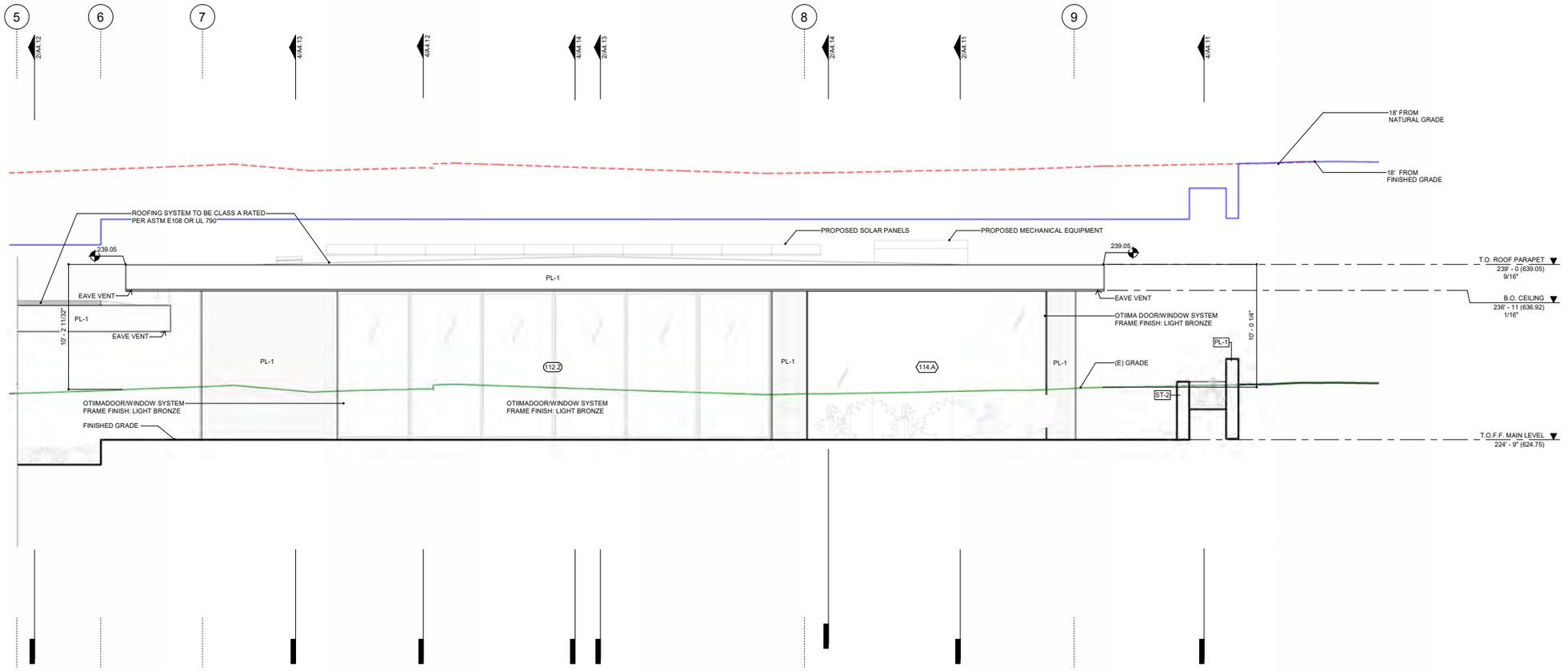
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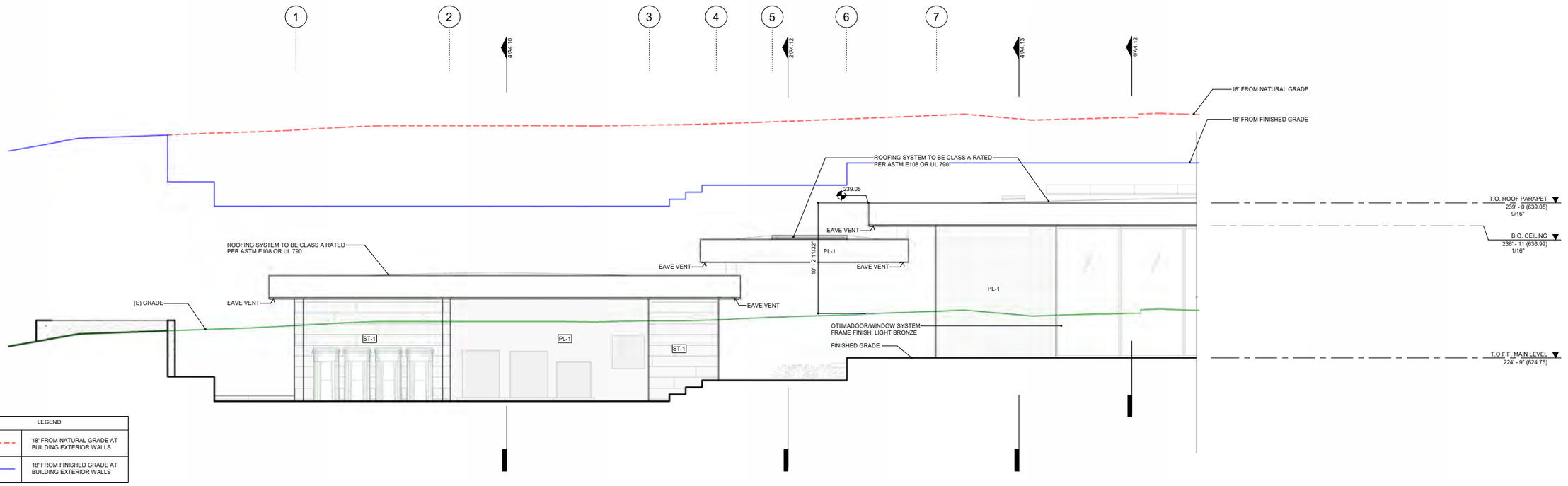
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EXTERIOR ELEVATIONS

A3.10



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



LEGEND	
	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

SOUTH ELEVATION CONT
1/4" = 1'-0" | 4

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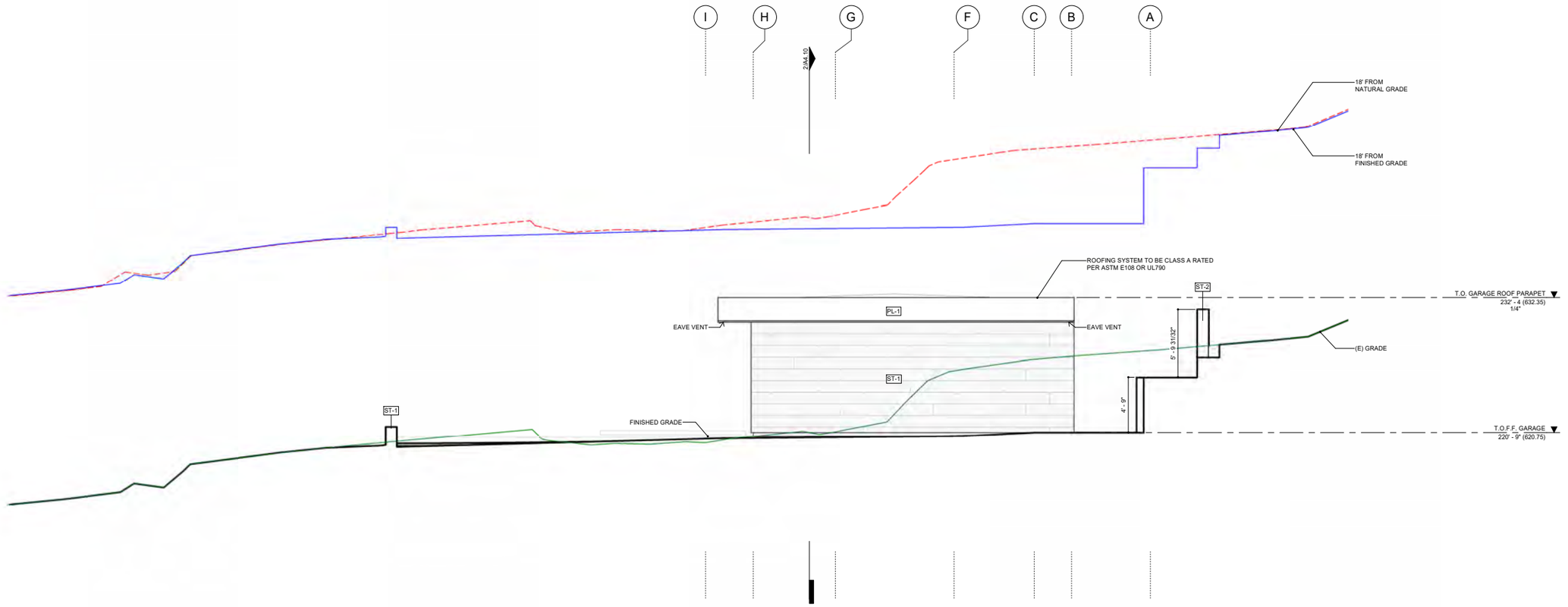
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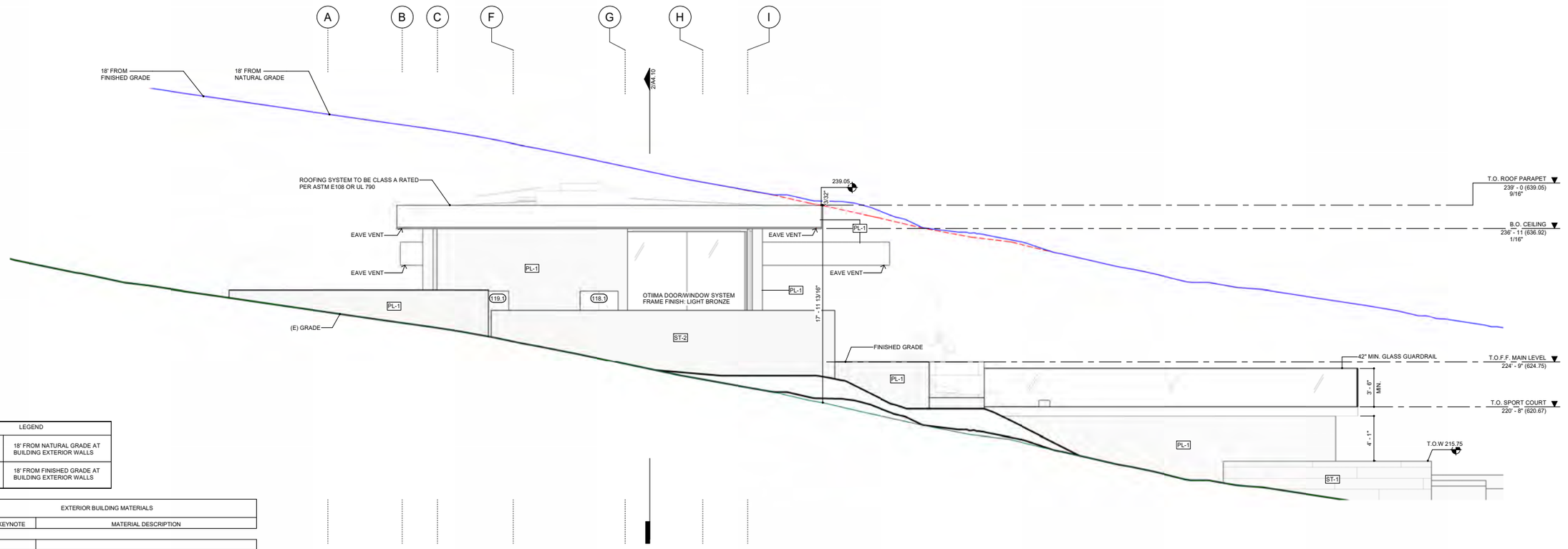
EXTERIOR ELEVATIONS

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

2



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

4

LEGEND	
	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

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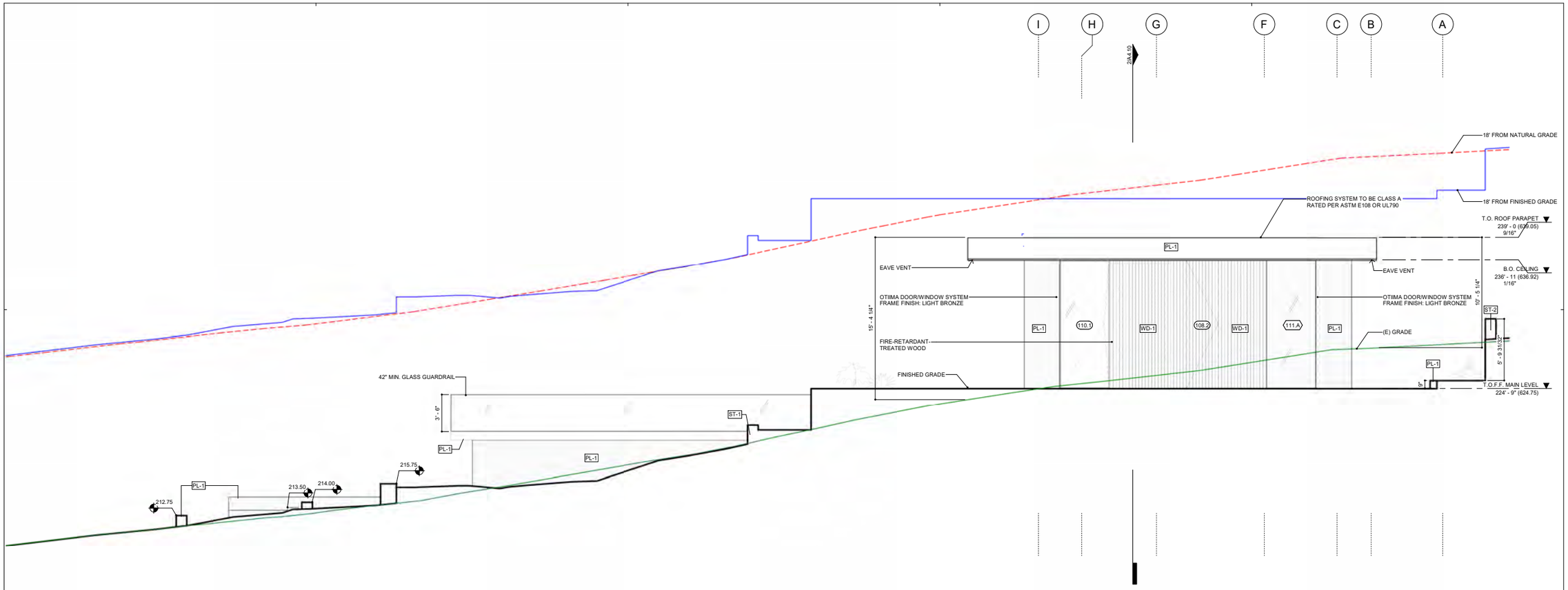
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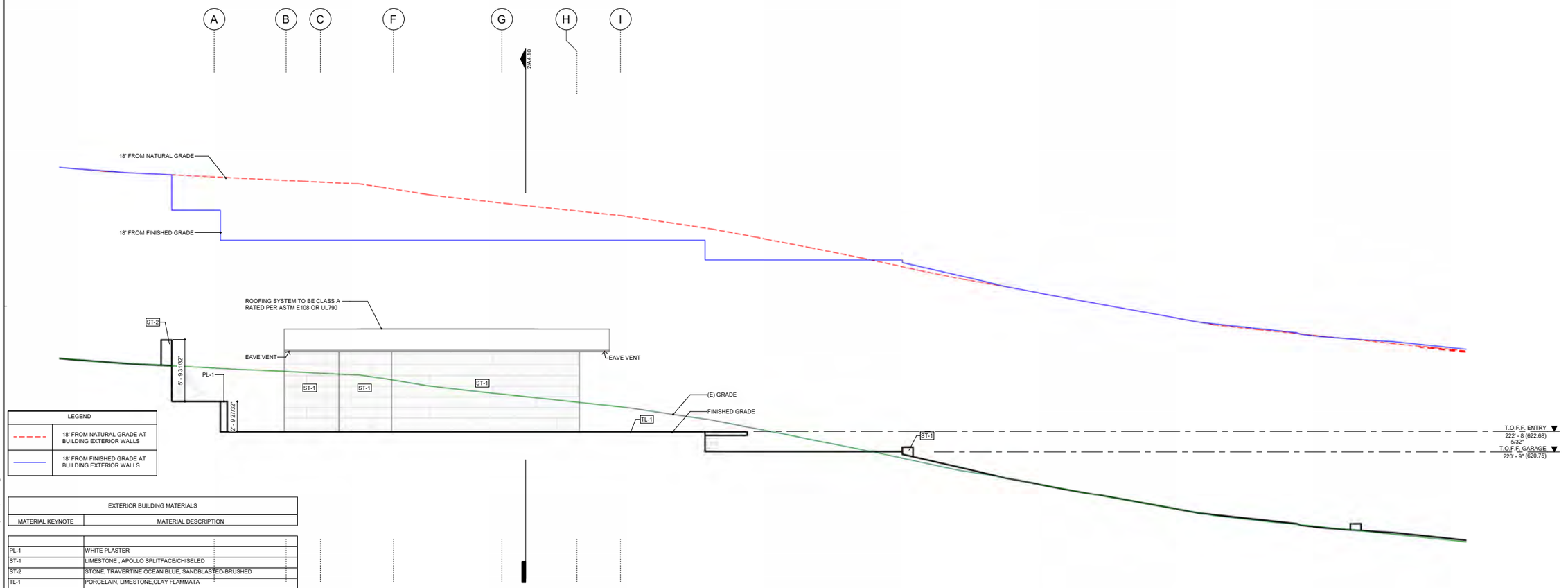
NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

EXTERIOR ELEVATIONS

A3.12



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



LEGEND	
	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

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

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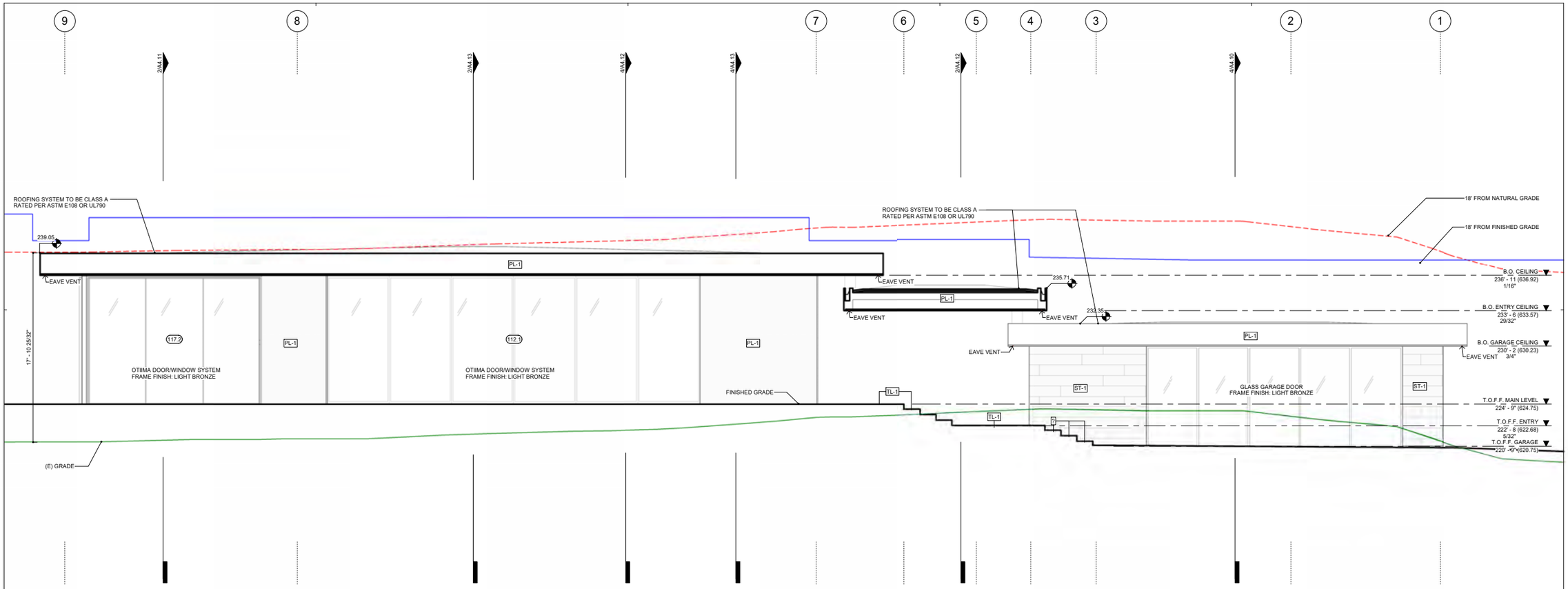
SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

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EXTERIOR ELEVATIONS

A3.13

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NORTH FACING ELEVATION
1/4" = 1'-0" | 2

LEGEND	
- - - - -	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
———	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
WD-1	WHITE OAK

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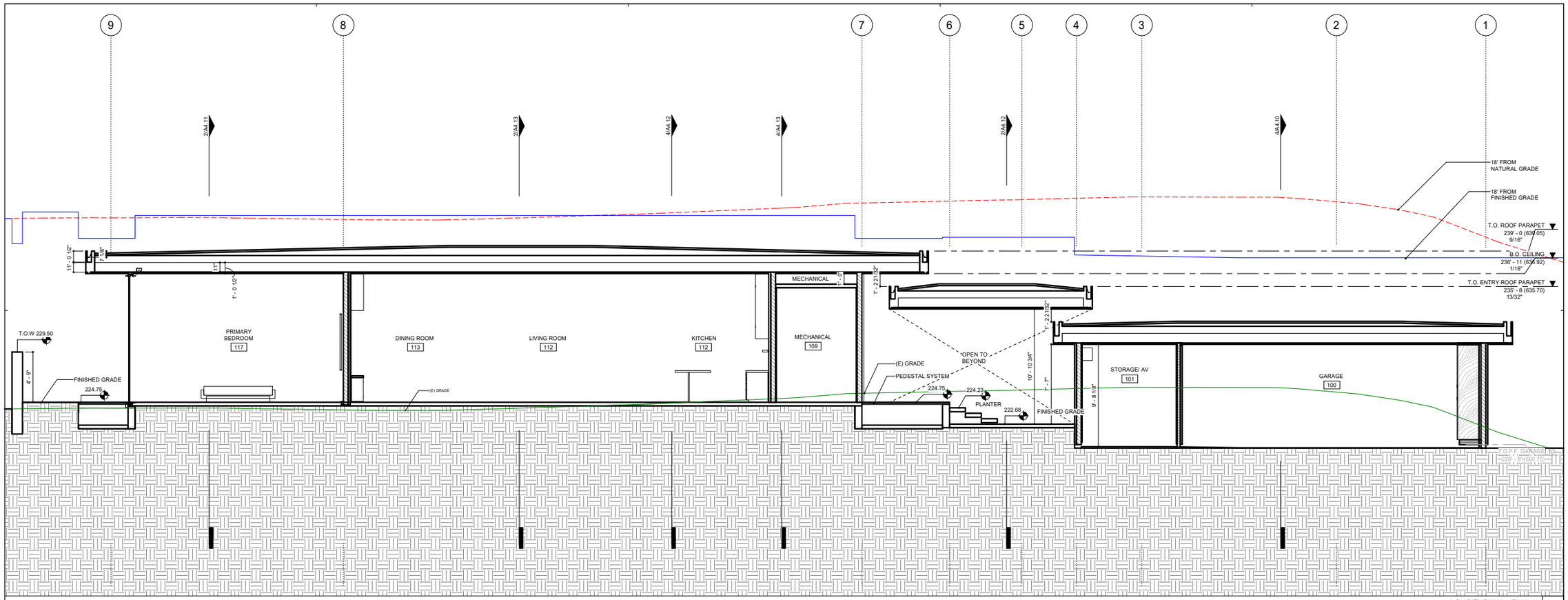
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SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

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EXTERIOR ELEVATIONS

A3.14



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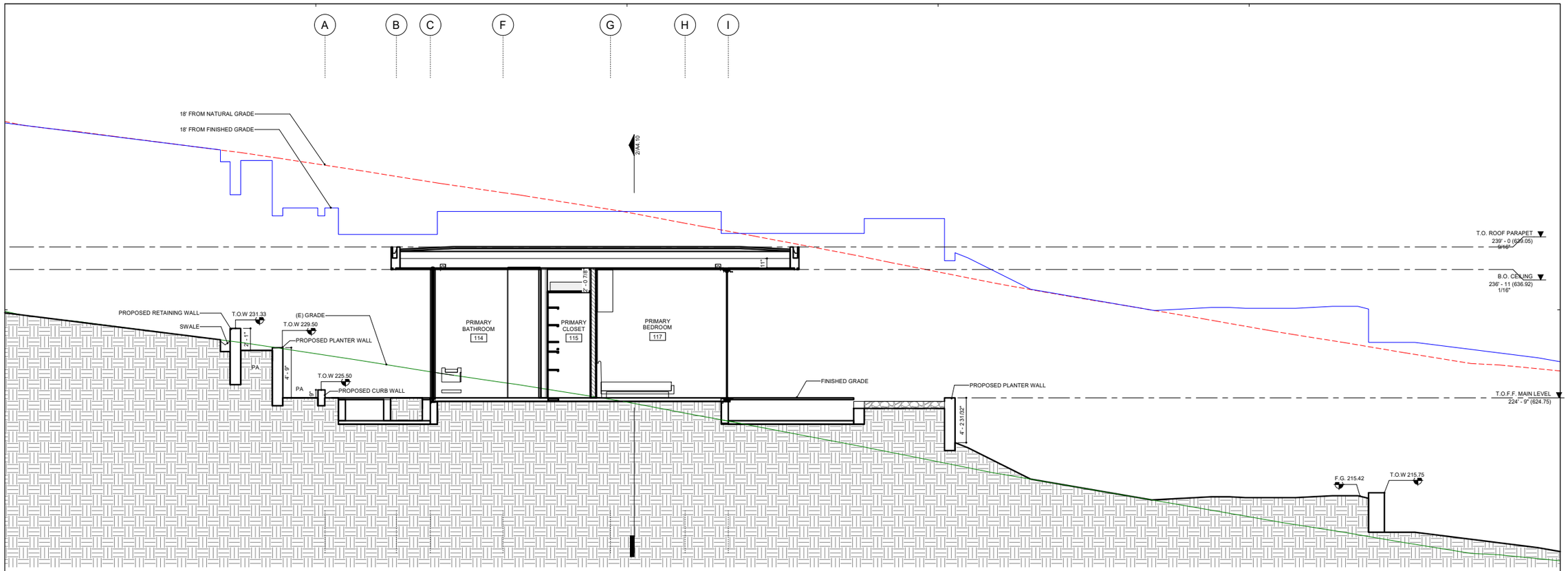
SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

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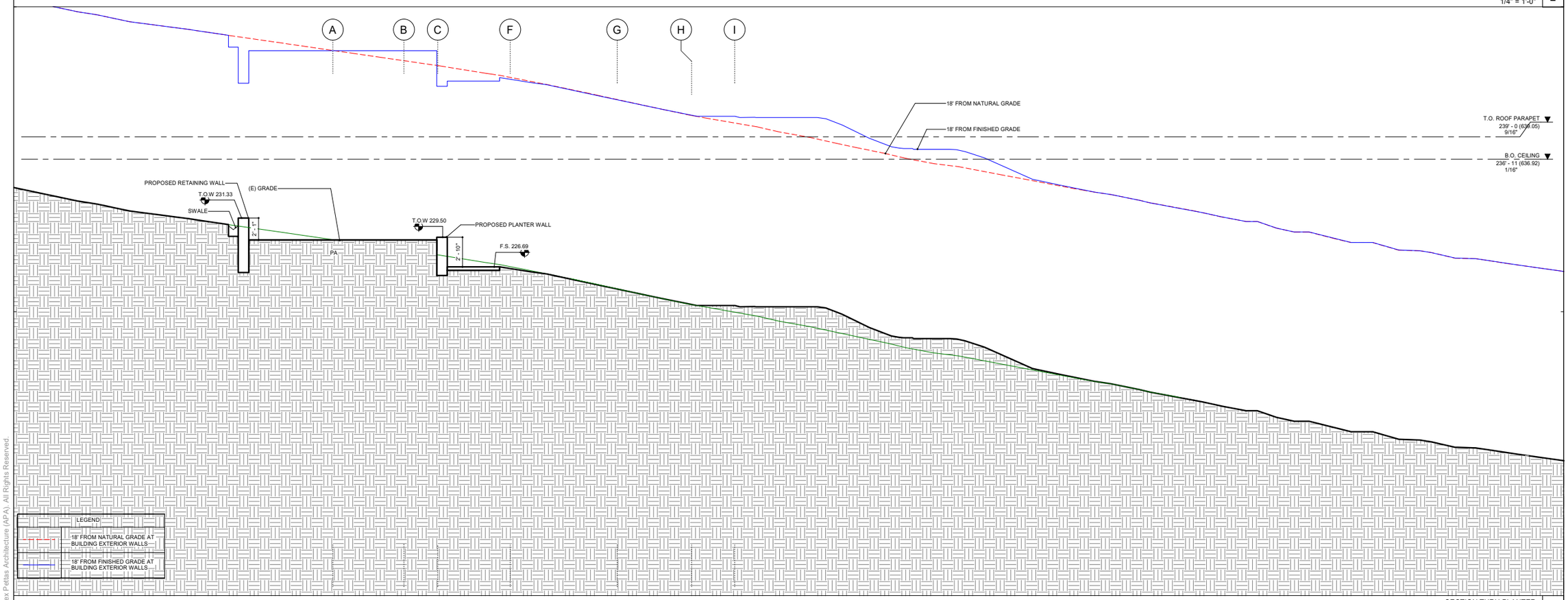
SECTIONS

A4.10

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SECTION THRU PRIMARY BEDROOM1
1/4" = 1'-0" 2



SECTION THRU PLANTER
1/4" = 1'-0" 4

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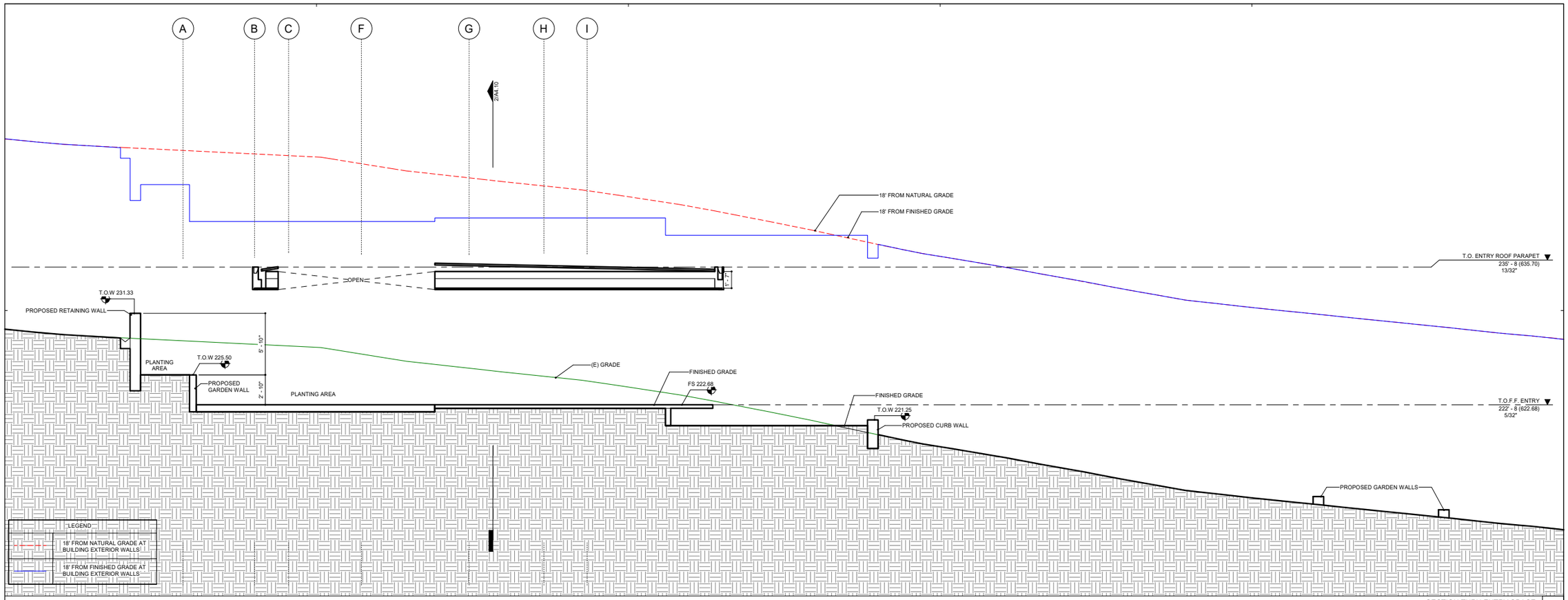
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SEA STAR LOT 9
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MALIBU, CA 90265

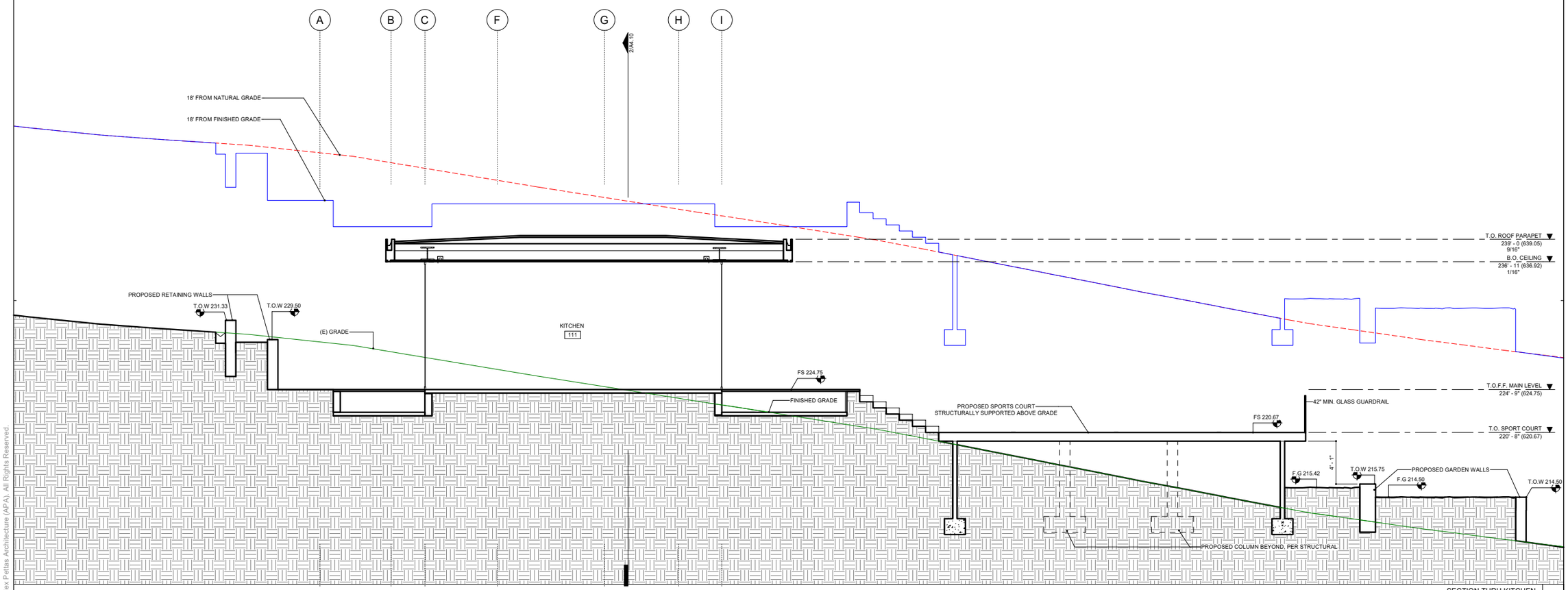
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5	2/3/2026	PLANNING SET

SECTIONS

A4.11



SECTION THRU ENTRY SPACE
1/4" = 1'-0" 2



SECTION THRU KITCHEN
1/4" = 1'-0" 4

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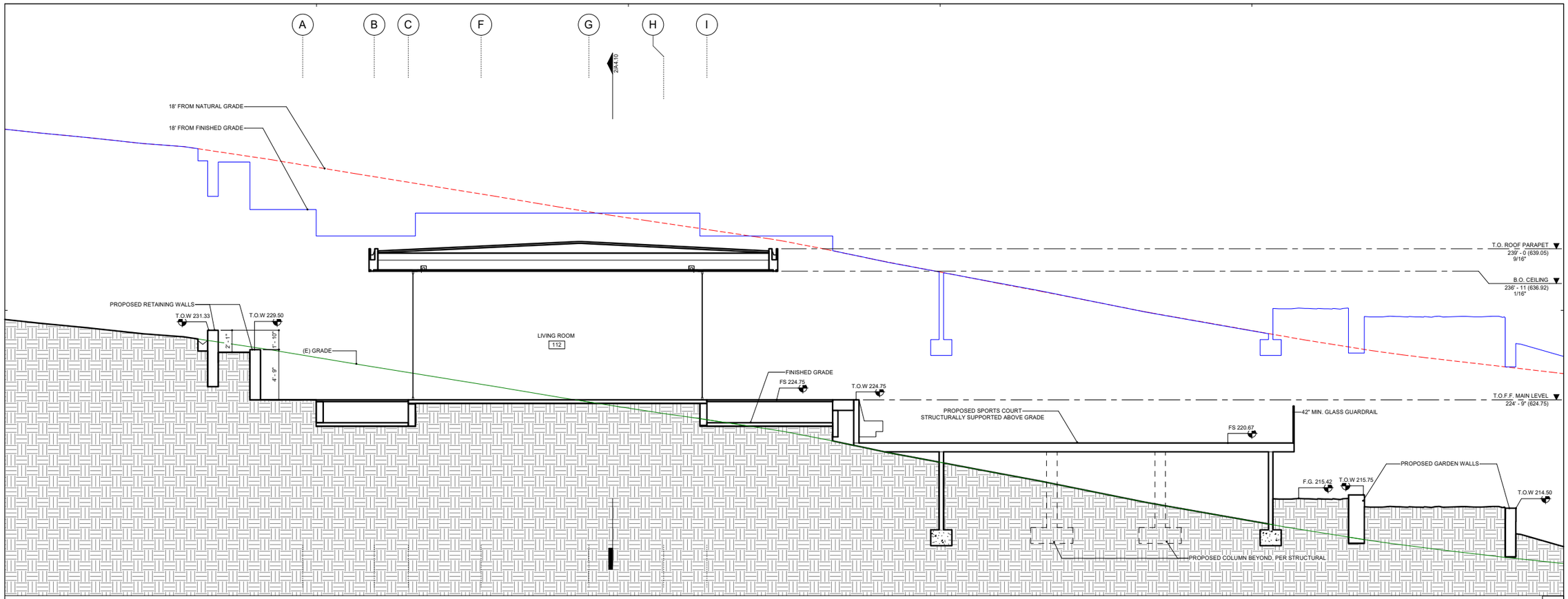
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SEA STAR LOT 9
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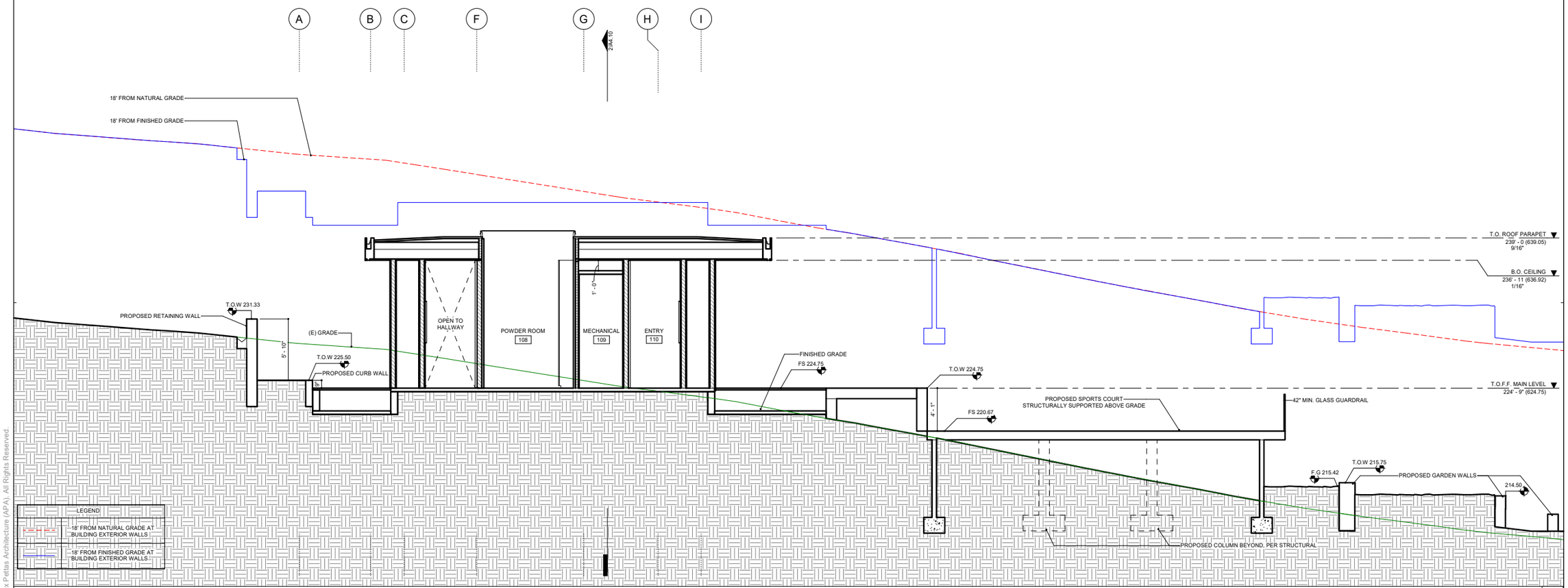
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SECTIONS

A4.12



SECTION THRU LIVING ROOM Copy 1
1/4" = 1'-0" 2



SECTION THRU POWDER ROOM
1/4" = 1'-0" 4

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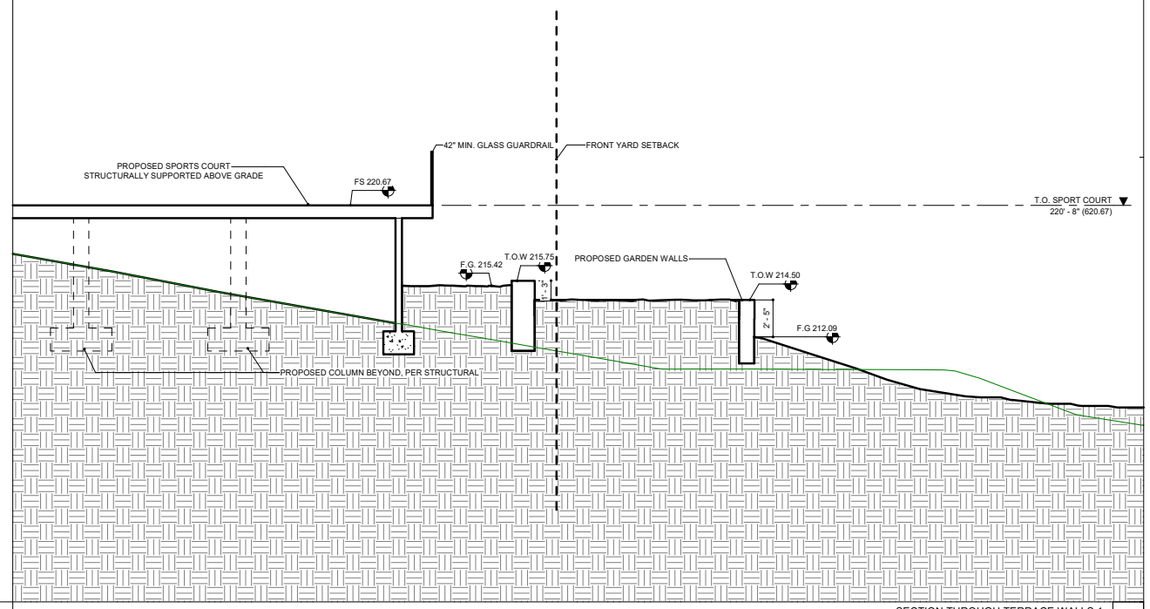
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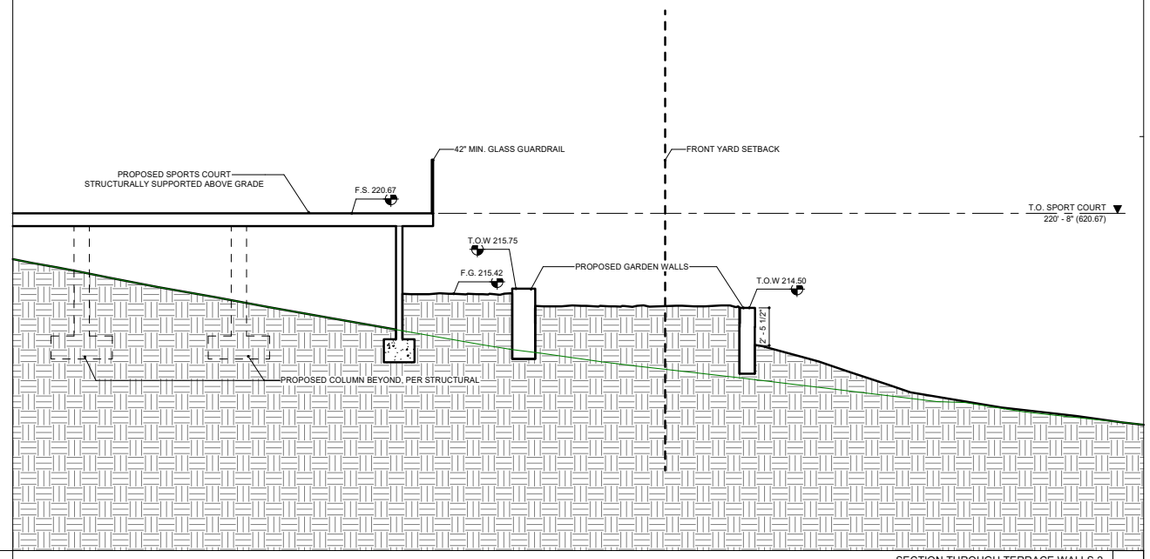
SECTIONS

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SECTION THROUGH TERRACE WALLS 1
1/4" = 1'-0" 2



SECTION THROUGH TERRACE WALLS 2
1/4" = 1'-0" 4

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SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
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SECTIONS

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EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

CITY OF MALIBU GRADING NOTES:

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
5. 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.
6. 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 PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70–2 OR APPROVED EQUIVALENT.
9. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
10. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
11. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
12. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
13. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
14. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
15. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER PER THE MALIBU BUILDING CODE.
16. THE ENGINEERING GEOLOGIST AND SOILS 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 OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
17. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
18. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
19. 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.
20. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
21. 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.
22. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
23. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE 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.
24. 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 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
25. THE UNDERSIGNED DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER HIS SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN.
26. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
27. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
28. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
29. 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.
30. 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.
31. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
32. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
33. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON–EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
34. 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 THE OWNER.

PLANTING AND IRRIGATION NOTES:

35. ALL CUT AND FILL SLOPES WILL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS IS PRACTICAL DURING GRADING. IN ADDITION TO THE GROUND COVER PLANTS SHALL BE INSTALLED ON ALL SLOPES. ALL PLANTING SHALL BE OF A TYPE APPROVED BY THE CITY BIOLOGIST.
36. THE PLANS FOR A DESIGNED IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY BIOLOGIST.
37. PLANTING AND IRRIGATION PLANS FOR SLOPES MUST BE PREPARED AND SIGNED BY A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
38. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.

A. ESTIMATED PROJECT STARTING DATE: ________________.
PROJECT FINISHING DATE: ________________.

B. THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR __6270 SEA STAR DRIVE LOT 9__, ON ______________.

C. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF THE GRADING SECURITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

ENGINEERED GRADING NOTES:

39. FILL SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF MAXIMUM COMPACTION AS DETERMINED BY ASTM SOIL COMPACTION, TEST D1557–91T OR A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
40. FIELD DENSITY SHALL BE DETERMINED BY SAND CONE METHOD, ASTM D1556–90 OR NUCLEAR GAUGE ASTM D2922–91 AND D3017–88 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 SOIL ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
41. 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 UPON REQUEST OF THE BUILDING OFFICIAL. ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
 A.) ONE TEST FOR EACH 2FT VERTICAL LIFT.
 B.) ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
 C.) ONE TEST WILL BE MADE AT POINT APPROXIMATELY 1–FT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10–FT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
43. 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.
44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30FT OR SLOPE SURFACE STEEPER THAN 2:1.
45. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
46. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO COMPACTED FILLS.

PUBLIC WORKS DEPARTMENT GENERAL NOTES:

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL–OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456–2489, EXT. 341 FOR PRE–CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY OF PUBLIC WORKS INSPECTOR 48 HOURS PIOR COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. ~~NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT OF WAY.~~
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456–2489 EXT. 341 TO APPLY FOR A PERMIT
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORK INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. THE CITY MAY REQUIRE A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGISTS, 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 PUBIC RIGHT–OF–WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X 6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES:
 CUT __3,734__ CU.YD. FILL __2,727__ CU.YD.
 EXPORT _1,007_ CU.YD IMPORT___0___ CU.YD
20. TOTAL DISTURBED AREA __0.480__ ACRES (INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
 TOTAL EXISTING IMPERVIOUS SURFACE AREA _3,726.22_ SQ. FT.
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA _13,685.10_ SQ. FT.
 FLOOD ZONE ON FIRM: _________
 BASE FLOOD ELEVATION: _________ FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU;S STANDARD LABEL TEMPLATE.

SPECIAL NOTES:

1. THERE ARE NO SENSITIVE ENVIRONMENTAL AREAS ON THE PORTION OF THE SUBJECT PROPERTY BEING DEVELOPED.
2. NORMAL POOL AND SPA CHEMICALS SUCH AS CHLORINE, SHALL NOT BE UTILIZED IN THE POOL AND SPA SANITATION. NON CHEMICAL OZONE TREATMENTS SHALL BE USED FOR POOL AND SPA SANITATION TREATMENT.
3. CONSTRUCTION WASTE: CONTRACTOR SHALL HAVE A RECYCLE CONTAINER ON SITE AT ALL TIMES, AS WELL AS NORMAL TRASH CONTAINER. CONTRACTOR SHALL PROVIDE CITY OFFICIAL WITH LOAD TICKETS RELATED TO RECYCLED MATERIALS AT COMPLETION OF THE JOB.
4. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROPRIATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL.
5. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH SECTION 8.3 OF THE MALIBU LOCAL COASTAL/IMPLEMENTATION PLAN. IT SHALL BE THE GRADING CONTRACTORS RESPONSIBILITY TO DOCUMENT WHERE EXPORT SOILS HAVE BEEN DEPOSITED. THIS DOCUMENTATION SHALL BE SUBMITTED WITH THE CONTRACTORS SIGNED STATEMENT AT ROUGH GRADING.
6. EARTHMOVING DURING THE RAINY SEASON (EXTENDING FROM NOVEMBER 1 TO MARCH 31) SHALL BE PROHIBITED FOR DEVELOPMENT THAT INCLUDES GRADING ON SLOPES EQUAL TO OR STEEPER THAN 4 TO 1 OR ON OR ADJACENT TO ESHA. APPROVED GRADING OPERATIONS 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 PLANNING DIRECTOR OF DEPUTY BUILDING OFFICIAL DETERMINES THAT COMPLETION OF GRADING WOULD BE MORE PROTECTIVE OF RESOURCES.
7. IT IS ILLEGAL TO DISCHARGE THE WATER CONTAINED IN A POOL, SPA, AND/OR WATER FEATURE TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060(D)(5). A NEW SIGN SHALL BE POSTED BY THE CONTRACTOR STATING THIS IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.

EROSION CONTROL PROVISIONS:

1. SEPARATE PLANS FOR DRAINAGE AND EROSION CONTROL MEASURES TO BE USED SHALL BE SUBMITTED.
2. STORM WATER MANAGEMENT PLANS INCORPORATING ALL THE PROVISIONS OF ORDINANCE 51 OF THE MALIBU MUNICIPAL CODE SHALL BE SUBMITTED AND APPROVED PRIOR TO PERMIT ISSUANCE. SUCH PLANS ARE TO INCLUDE CONSTRUCTION AND POST CONSTRUCTION PHASE PROVISIONS REFLECTING "BEST MANAGEMENT PRACTICES."
3. SPECIFY ON PLANS: IN CASE OF EMERGENCY CALL: _ALEX PETTAS ARCHITECTURE_
 WORK TELEPHONE NO: _310.390.0465_
 FAX NO: ____________
4. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
5. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
6. STOCKPILED MATERIALS SHALL BE PLACED TO BE ACCESSIBLE BY VEHICLE DURING PERIODS OF PRECIPITATION AND PROTECTED FROM PRECIPITATION AND RUNOFF AT THE END OF EACH WORKING DAY.
7. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
8. AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS, AND BASINS.
9. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
10. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
11. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
12. EROSION CONTROL MEASURES AND PLANTING SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICAL, IN AREAS NOT SUBJECT TO FREQUENT TRAFFIC.
13. ALL EROSION, DESILTING BASINS, SILT FENCES, AND OTHER STORM WATER AND/OR EROSION CONTROL FEATURES SHALL BE INSPECTED BY THE RESPONSIBLE PARTY, ON A WEEKLY BASIS, CLEANED, AND MAINTAINED TO ENSURE THESE FEATURES FUNCTION AS DESIGNED.
14. NOI SHOULD BE FILLED BY PROJECT CONTRACTOR PRIOR TO COMMENCEMENT OF WORK (REQUIRED ONLY IF SITE IS OVER 1 ACRE).
15. CONTRACTOR SHALL FOLLOW THE SWPPP FOR ADDITIONAL BMP's REQUIREMENTS.
16. THE UNDERSIGNED CIVIL ENGINEER SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE: ______________ DATE: 11/10/25

PER THE CITY OF MALIBU THE FOLLOWING NOTES ARE ENCLOSED:
a. SECURE PERMISSION FROM THE CITY ENGINEER FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT–OF–WAY.
b. PROVISIONS SHALL BE MADE FOR CONTIBUTORY DRAINAGE AT ALL TIMES.
c. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.

City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4861
Phone (310) 456-2489 • Fax (310) 456-7650 • www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER ______________

PROJECT ADDRESS: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265

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 Division 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	2,411	584	28	711	0	3,734
Fill	2,411	49	0	267	0	2,727
Total	4,822	633	28	978	0	6,461
Import	0	0	0	0	0	0
Export	0	535	28	444	0	1,007

[illegible]

PREPARED BY: KEVIN POFFENBARGER

DATE: 11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER C 69089 CIVIL STATE OF CALIFORNIA

THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND IS FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND FINISH ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISIONS FOR STRIPPING OR SUBEXCAVATION. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, THE VOLUME OF DIRT MOVED IN THE FIELD WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE FOR HIMSELF THE QUANTITY OF EARTH–MOVING THAT WILL BE REQUIRED TO ROUGH GRADE THIS JOB.

IMPERVIOUS AREA CALCULATIONS

	PRE–DEVELOPMENT (SF)	POST–DEVELOPMENT (SF)
STRUCTURE ROOFS	0.00	5,028.62
DRIVEWAY	1,267.84	2,440.98
SPORTS COURT	0.00	2,185.01
STAIRS & WALKWAYS	0.00	1,572.11
STORM DRAIN EASEMENT	2,458.38	2,458.38
TOTAL	3,726.22	13,685.10

CALIFORNIA COASTAL COMMISSION NOTES:

1. THE DRAINAGE AND EROSION CONTROL PLAN SHALL BE IMPLEMENTED WITHIN 30 DAYS OF THE APPLICANT'S RECEIPT OF THE CITY OF MALIBU'S ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BY ACCEPTANCE OF THIS PERMIT, THE APPLICANT AGGRESS TO MAINTAIN THE DRAINAGE DEVICES ON A YEARLY BASIS IN ORDER TO INSURE THAT THE SYSTEM FUNCTIONS PROPERLY. SHOULD THE DEVICES FAIL OR ANY EROSION RESULT FROM DRAINAGE FROM THE PROJECT THE APPLICANT OR SUCCESSOR INTERESTS SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND RESTORATION. SHOULD REPAIRS OR RESTORATION BECOME NECESSARY, PRIOR TO THE COMMENCEMENT OF SUCH REPAIR OR RESTORATION WORK, THE APPLICANT SHALL SUBMIT A REPAIR AND RESTORATION PLAN TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISION TO DETERMINE WHETHER AN AMENDMENT OR NEW COASTAL DEVELOPMENT PERMIT IS REQUIRED TO AUTHORIZE SUCH WORK.
2. SHOULD GRADING TAKE PLACE DURING THE RAINY SEASON (NOVEMBER 1–MARCH 31), SEDIMENT BASINS (INCLUDING DEBRIS BASINS, DESILTING BASINS, OR SILT TRAPS) SHALL BE REQUIRED ON THE PROJECT SITE PRIOR TO OR CONCURRENT WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGH THE DEVELOPMENT PROCESS TO MINIMIZE SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. ALL SEDIMENT SHOULD BE RETAINED ON–SITE UNLESS REMOVED TO AN APPROPRIATE DISPOSAL SITE LOCATED OUTSIDE THE COASTAL ZONE OR TO A DISPOSAL SITE WITH IN THE COASTAL ZONE WITH AN APPROVED COASTAL PERMIT.

CITY GEOLOGISTS/GEOTECHNICAL ENGINEER NOTE:

1. AN AS–BUILT REPORT DOCUMENTING THE INSTALLATION OF THE PILE FOUNDATIONS MUST BE PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO FINAL APPROVAL OF THE PROJECT. THE REPORT MUST INCLUDE FINAL PILE DEPTHS, DEPTH TO GROUNDWATER, AND DEPTH OF EMBEDMENT INTO THE RECOMMENDED BEARING MATERIAL. A MAP SHOWING FINAL PILE LOCATION AND GRADE BEAMS MUST BE INCLUDED IN THE REPORT.
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 BY THE CITY GEOLOGIST AND GEOTECHNICAL ENGINEER REVIEWER. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATION OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS, AND LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AS–BUILT GEOLOGIC MAP.
3. ALL DEBRIES, AND EXPORT SHALL BE TAKEN FROM THE SITE TO A DISPOSAL AREA OUTSIDE OF THE COASTAL ZONE. THE DISPOSAL SITE IS SELECTED AT, SANITATION DISTRICT # 5, LOS ANGELES COUNTY, 5300 LOST HILLS ROAD CALABASAS, CA, PHONE # (818)889–1430.
4. GUTTERS AND DOWNSPOUTS ARE REQUIRED. DOWNSPOUTS SHOULD BE CONNECTED TO THE STORM DRAINS.
5. TEST SHOULD BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANTS AND REVISED IF NECESSARY, ACCORDINGLY.
6. SUBGRADE SOIL SHOULD BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS. FOUNDATION PLAN SHOULD BE REVIEWED AND REVISED BY THE GEOTECHNICAL CONSULTANTS AS REQUIRED.

BEST MANAGEMENT PRACTICES NOTES:

SELECTED BMPS (OR SUITES OF BMPS) SHALL BE DESIGNED TO TREAT, INFILTRATE OR FILTER STORM WATER FROM EACH RUNOFF EVENT, UP TO END INCLUDING THE 85TH PERCENTILE 24–HOUR RUNOFF EVENTS FOR VOLUME BASED BMPS, AND/OR THE 85TH PERCENTILE 1–HOUR RUNOFF EVENT, WITH AN APPROPRIATE SAFETY
FACTOR, FOR FLOW BASED BMPS.

RUNOFF SHALL BE CONVEYED IN A NON–EROSIVE MANNER.

RUNOFF SHALL BE DIRECTED AWAY FROM THE TRUNKS OF OAK.

ENERGY DISSIPATING MEASURES SHALL BE INSTALLED AT THE TERMINUS OF OUTFLOW DRAINS.

GRADING INSPECTION REQUIREMENTS:
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). (310) 456–2489, EXT. 312
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 THE TOP 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 GRADING.
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–BUILT 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. [3313.2]
G. FILL INSPECTION: (i) AFTER THE FILL PLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2] (ii) DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL. (iii) THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL [3313.7]
H. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.

NOTES:
1. THESE PLANS ARE ACCURATE FOR GRADING & DRAINAGE ONLY
2. BUILDING PLANS AND SECTIONS ARE PROVIDED BY THE PROJECT ARCHITECT.
3. ONSITE CONTOUR DATA PROVIDED BY OWNER. ALL ELEVATIONS SHOWN ARE APPROXIMATE.

SOILS AND GEOLOGY REPORTS:

1. ALPINE GEOTECHNICAL, INC.:
 A. GEOLOGIC AND SOILS ENGINEERING INVESTIGATION, DATED JANUARY 22, 2007.
 B. UPDATE AND ADDENDUM LETTER, DATED MARCH 26, 2009.
 C. GEOLOGIC AND SOILS ENGINEERING INVESTIGATION, DATED SEPTEMBER 23, 2016.
 D. GEOLOGIC AND SOILS ENGINEERING INVESTIGATION, DATED FEBRUARY 28, 2017.
 E. GEOLOGIC SUMMARY LETTER, DATED DECEMBER 17, 2021.
2. LAND PHASES, INC.:
 A. CHANGE OF ENGINEERING GEOLOGIC CONSULTANT AND REPORT OF UPDATE ENGINEERING GEOLOGIC STUDY, NOVEMBER 15, 2017.
 B. ADDENDUM ENGINEERING GEOLOGIC REPORT # 1, DATED MAY 18, 2018.
 C. ADDENDUM ENGINEERING GEOLOGIC REPORT # 2, DATED AUGUST 10, 2018.
 D. ADDENDUM ENGINEERING GEOLOGIC REPORT # 3, DATED, MARCH 7, 2019.
 E. ENGINEERING GEOLOGIC UPDATE LETTER, DATED SEPTEMBER 20, 2021.
 F. ADDENDUM ENGINEERING GEOLOGIC REPORT #4, DATED NOVEMBER 10, 2021.
 G. CHANGE OF ENGINEERING GEOLOGIC CONSULTANT AND REPORT OF UPDATE ENGINEERING GEOLOGIC STUDY, MARCH 24, 2025.
3. CALWEST GEOTECHNICAL:
 A. UPDATE GEOTECHNICAL ENGINEERING REPORT AND CHANGE OF GEOTECHNICAL ENGINEERING CONSULTANT, DATED JANUARY 15, 2018.
 B. ADDENDUM GEOTECHNICAL ENGINEERING REPORT #1, DATED JUNE 11, 2018.
 C. SUPPLEMENTAL GEOTECHNICAL ENGINEERING REPORT, DATED AUGUST 13, 2018.
 D. UPDATE GEOTECHNICAL ENGINEERING REPORT, DATED SEPTEMBER 21, 2021.
 E. ADDENDUM GEOTECHNICAL ENGINEERING REPORT #2, DATED NOVEMBER 16, 2021.
 F. GEOTECHNICAL ENGINEERING REPORT, DATED MARCH 25, 2025.

NOTES TO CONTRACTOR:
CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE 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, AND CONSTRUCTION CONTRACTOR WILL FURTHER DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO OWNER:
OWNER WILL MAINTAIN DRAINAGE DEVICES & KEEP FREE OF DEBRIS AT ALL TIMES.

VICINITY MAP



CONSULTANTS

ARCHITECT
ALEX PETTAS ARCHITECTURE
11520 WASHINGTON BOULEVARD
LOS ANGELES, CA 90066
TEL: 310.390.0465

SURVEYOR
EPOCH LAND DEVELOPMENT CONSULTANTS
28118 AGOURA ROAD, SUITE 100
AGOURA HILLS, CA 91301
TEL: 818.991.0201

GEOLOGIST–SEPTIC SYSTEM ONLY
ALPINE GEOTECHNICAL, INC.
P.O. BOX 5417
VENTURA, CA 93005
TEL: 805.658.9000

GEOLOGIST
LAND PHASES, INC.
5158 COCHRAN STREET
SIMI VALLEY, CA 93063
TEL: 805.522.5174

GEOTECHNICAL ENGINEER
CALWEST GEOTECHNICAL
889 PIERCE COURT, SUITE 101
THOUSAND OAKS, CA 91360
TEL: 818.991.7148

STRUCTURAL ENGINEER
KURT FISCHER STRUCTURAL ENGINEERING
17547 VENTURA BOULEVARD, STE 305
ENCINO, CA 91316
TEL: 818.874.1445

DRAWING INDEX

SHEET	DESCRIPTION
C–1	TITLE SHEET & NOTES
C–2	EXISTING SURVEY PLAN
C–3	GRADING PLAN
C–4	DRAINAGE PLAN
C–5	GRADING & DRAINAGE DETAILS
C–6	GRADING & DRAINAGE DETAILS

GENERAL INFORMATION

ADDRESS: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265
PROPERTY OWNER: SEASLUG LLC
ASSESSOR'S ID NUMBER: 4469–047–025
PROPERTY TYPE: RR2
INTENDED LAND USE: SINGLE–FAMILY RESIDENCE
AREA: 57,555.41 S.F. (1.321 ACRES)
LEGAL DESCRIPTION: REFER TO SURVEY

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLANS

FOR
6270 SEA STAR DRIVE LOT 9
MALIBU, CALIFORNIA, 90265

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No. 69089 CIVIL STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: TITLE SHEET & NOTES
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-1
SHEET 1 OF 6 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES
(DESIGN STAGE ONLY)

LEGEND:
- PROPERTY LINE
- (E) EASEMENT
- (E) IMPERMEABLE SURFACE
- (E) RETAINING WALL

NOTES:
1. THIS PLAN IS ACCURATE FOR EXISTING SURVEY PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025.

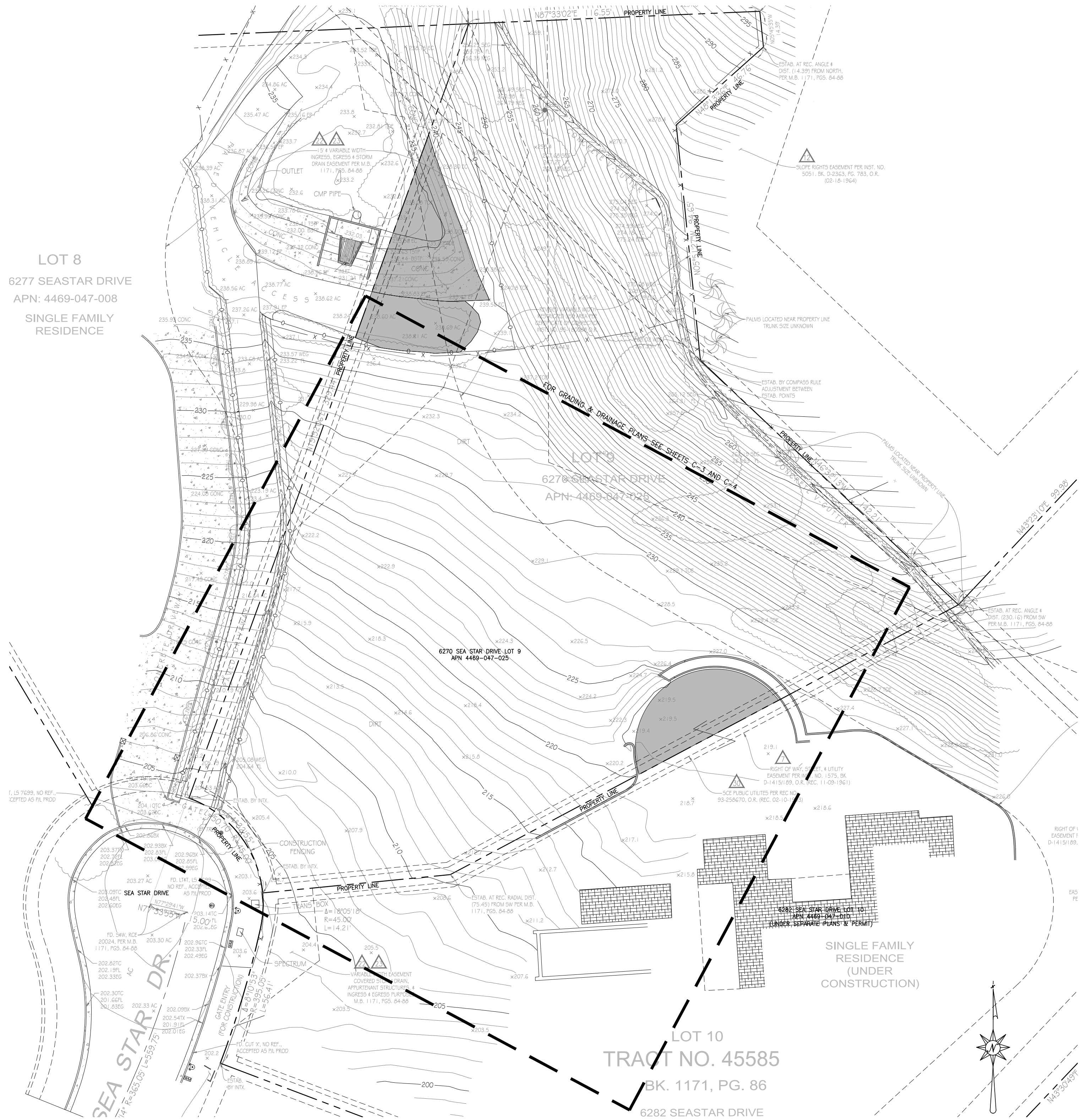
PRE-DEVELOPMENT

TOTAL SITE AREA = 57,555.41 SF
TOTAL PERVIOUS AREA = 53,829.19 SF
TOTAL % PERVIOUS AREA = 93.5%
TOTAL IMPERVIOUS AREA = 3,726.22 SF
TOTAL % IMPERVIOUS AREA = 6.5%

ABBREVIATIONS:

AC	ASPHALT CONCRETE	ø	DIAMETER	GB	GRADE BREAK	PSP	PER SEPARATE PLANS/PERMIT
A.C.	AIR CONDITIONER	DFF	DECK FINISHER FLOOR	INV	INVERT	PVC	POLYVINYL CHLORIDE PIPE
AGH	ABOVE GRADE HEIGHT	DFS	DECK FINISHED SURFACE	LID	LOW IMPACT DEVELOPMENT	R&R	REMOVAL AND RECOMPACTION
BMP	BEST MANAGEMENT PRACTICE	DS	ROOF DOWN SPOUT	MIN.	MINIMUM	SD	STORM DRAIN
BOT	BOTTOM OF TANK	EG	EXISTING GROUND	MFR	MANUFACTURER	SF	SQUARE FEET
BS	BOTTOM OF STAIRS	ELECT.	ELECTRICAL	MH	MANHOLE	SS	SANITARY SEWER
BW	BOTTOM OF WALL	ELEV	ELEVATION	(N)	NEW	TBD	TO BE DETERMINED
℄	CENTERLINE	(E)	EXISTING	N.T.S.	NOT TO SCALE	TC	TOP OF CURB
CAB	CRUSHED AGGREGATE BASE	FF	FINISHED FLOOR	OVFL	OVERFLOW	TF	TOP OF FENCE
CMB	CRUSHED MISC. BASE	FG	FINISHED GRADE	(P)	PROPOSED	TG	TOP OF GRATE
CMU	CONCRETE MASONRY UNIT	FS	FINISHED SURFACE	PA	PLANTING AREA	TOT	TOP OF TANK
CB	CATCH BASIN	FL	FLOW LINE	PL	PROPERTY LINE	TS	TOP OF STAIRS
CF	CUBIC FEET	FM	FORCE MAIN	PCC	PORTLAND CEMENT CONRETE	TW	TOP OF WALL
CFS	CUBIC FEET PER SECOND	GAL	GALLON	POC	POINT OF CONNECTION	VIF	VERIFY IN FIELD
CIP	CAST IN PLACE			POD	POINT OF DISCHARGE	WS	WATER SURFACE
CONC	CONCRETE						

PRELIMINARY - NOT FOR CONSTRUCTION



1 EXISTING SURVEY PLAN

Scale: 1"=20'

GRAPHIC SCALE: 1"=20'

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No. 69089 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: EXISTING SURVEY PLAN

PROJECT: PRIVATE RESIDENCE

ADDRESS: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724

DRAWING NO. C-2

SHEET 2 OF 6 SHEETS

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) LIMITS OF DISTURBED AREA AND GRADING
- (P) LIMITS OF R&R
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL
- 225 (P) CONTOUR
- (P) DRAINAGE PIPE
- (P) SWALE
- (P) FRENCH DRAIN
- (P) PRESSURE PIPE
- (P) ELECTRICAL PIPE
- (P) VENTILATION PIPE
- (P) CONCRETE (IMPERVIOUS)
- (P) PORCELAIN PAVERS (IMPERVIOUS)
- (P) CIP CONCRETE (IMPERVIOUS)
- (P) CONCRETE PAVER (IMPERVIOUS)
- (P) GRAVEL (PERVIOUS)
- (P) PLANTER AREA (PERVIOUS)
- DIRECTION OF SURFACE FLOW
- (P) ROOF DOWNSPOUT
- (P) AREA DRAIN
- (P) DRAINAGE PIPE CLEANOUT
- (P) CATCH BASIN
- BORING (B-X-X) AND TEST PIT (TP-X-X) PER ALPINE GEOTECHNICAL
- TEST PIT (TP-X) PER LAND PHASES, INC.

NOTES:

1. THIS PLAN IS ACCURATE FOR GRADING PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE REPONSIBLE FOR NOTIFYING ENGINEER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE GRADING AND DRAINAGE PLANS.
5. ALL EXISTING AND PROPOSED UTILITIES, ESPECIALLY THOSE WITH ACCESS PORTS TO GRADE WITHIN AREAS TO BE DISTURBED SHALL REMAIN PROTECTED IN PLACE BY CONTRACTOR.
6. REFER TO ALL NOTES PER THESE PLANS.

GRADING PLAN KEYNOTES:

1. INSTALL RETAINING WALL. HEIGHT PER PLAN. STRUCTURAL DESIGN BY OTHERS PER SEPARATE PERMIT. WHEN RETAINING WALL IS CONSTRUCTED WITH V GUTTER DRAINAGE. SEE DETAIL 2 ON SHEET C-5.
2. INSTALL LANDSCAPE WALL. HEIGHT PER PLAN. STRUCTURAL DESIGN BY OTHERS PER SEPARATE PERMIT.
3. EXISTING CONCRETE DRIVEWAY TO REMAIN.
4. INSTALL COBBLE STONE DRIVEWAY. DETAIL TO BE PROVIDED BY OTHERS PER SEPARATE PLANS.
5. (E) WALL OR FENCE TO REMAIN OR REPAIR AS NEEDED.
6. (E) WALL OR FENCE TO BE REMOVED BY OTHERS.
7. (P) LOCATION OF ONSITE WASTEWATER SYSTEM TREATMENT SYSTEM. DESIGN BY OTHERS PER SEPARATE PLANS.
8. (E) RETAINING WALL TO REMAIN.
9. (P) FENCE. DESIGN BY OTHERS PER SEPARATE PLANS.

SOILS ENGINEER NOTES:

1. THE NEW BUILDING STRUCTURES, SPORTS COURT AND RETAINING WALLS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 4' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 5' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
2. THE NEW SLABS ON GRADE, DRIVEWAY AND DECKS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 3' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 3' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
3. SURFACE SOILS FOUND ON THE PROJECT ARE SUITABLE FOR USE IN COMPACTED FILLS, PROVIDED THAT THE SOILS ENGINEER REVIEWS AND APPROVES ALL MATERIAL.

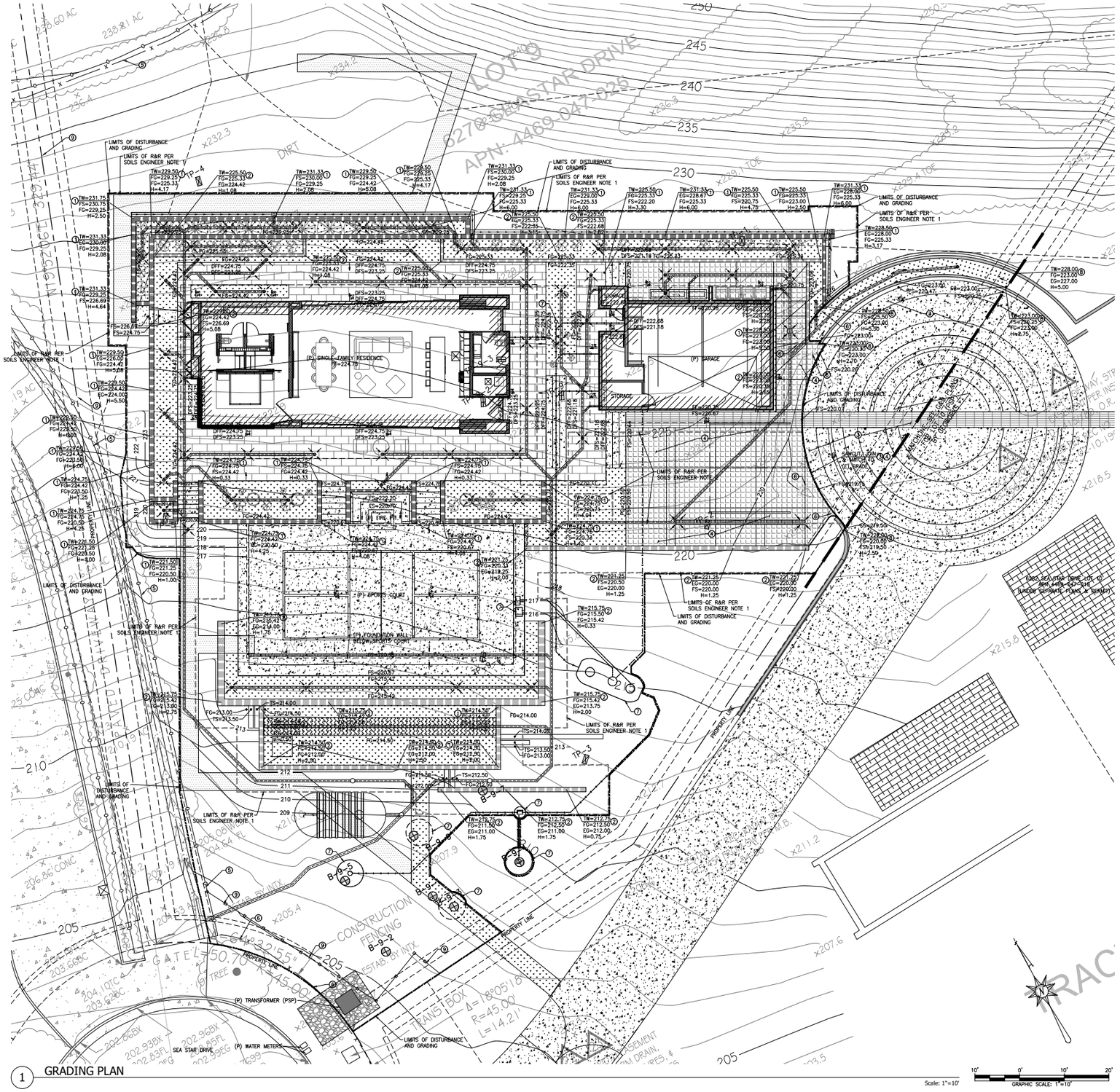
GRADING CALCULATIONS NOTE:

1. GRADING CUT AND FILL CALCULATIONS ARE PROVIDED ON SHEET C-1.

PROPRIETARY MANUFACTURER NOTES:

1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

PRELIMINARY - NOT FOR CONSTRUCTION



1 GRADING PLAN

Scale: 1"=10'

GRAPHIC SCALE: 1"=10'

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

V.NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENROTH No. 85018 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: GRADING PLAN
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-3
SHEET 3 OF 6 SHEETS

REVISION DATES: (DESIGN STAGE ONLY)

ERD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL
- 225 (P) CONTOUR
- (P) DRAINAGE PIPE
- (P) SWALE
- (P) FRENCH DRAIN
- (P) PRESSURE PIPE
- (P) ELECTRICAL PIPE
- (P) VENTILATION PIPE
- (P) CONCRETE (IMPERVIOUS)
- (P) PORCELAIN PAVERS (IMPERVIOUS)
- (P) CIP CONCRETE (IMPERVIOUS)
- (P) CONCRETE PAVER (IMPERVIOUS)
- (P) GRAVEL (PERVIOUS)
- (P) PLANTER AREA (PERVIOUS)
- DIRECTION OF SURFACE FLOW
- (P) ROOF DOWNSPOUT
- (P) AREA DRAIN
- (P) DRAINAGE PIPE CLEANOUT
- (P) CATCH BASIN
- BORING (B-X-X) AND TEST PIT (TP-X-X) PER ALPINE GEOTECHNICAL
- TEST PIT (TP-X) PER LAND PHASES, INC.

NO DUMPING THIS DRAINS TO OCEAN
LABEL ALL DRAIN INLETS

NOTES:
1. THIS PLAN IS ACCURATE FOR DRAINAGE PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE REPONSIBLE FOR NOTIFYING ENGINEER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE GRADING AND DRAINAGE PLANS.
5. ALL EXISTING AND PROPOSED UTILITIES, ESPECIALLY THOSE WITH ACCESS PORTS TO GRADE WITHIN AREAS TO BE DISTURBED SHALL REMAIN PROTECTED IN PLACE BY CONTRACTOR.
6. REFER TO ALL NOTES PER THESE PLANS.

DRAINAGE PLAN KEYNOTES:
(1) APPROX. LOCATION OF ROOF DOWNSPOUT PER ARCHITECTURAL PLANS. ARCHITECT TO PROVIDE ROOF DOWNSPOUTS WHERE NECESSARY. ROOF DOWNSPOUTS SHALL DRAIN TO DRAIN TO DRAINAGE SYSTEM DEVICE PER PLAN.
(2) INSTALL 6"ø AREA DRAIN WITH GRATE. SEE DETAIL 1 ON SHEET C-5.
(3) INSTALL 4"ø DRAINAGE PIPE. ALL DRAINAGE PIPES SDR 35 PVC, S=1% MIN. UNLESS OTHERWISE NOTED.
(4) INSTALL 6"ø DRAINAGE PIPE. ALL DRAINAGE PIPES SDR 35 PVC, S=1% MIN. UNLESS OTHERWISE NOTED.
(5) INSTALL 8"ø DRAINAGE PIPE. ALL DRAINAGE PIPES SDR 35 PVC, S=1% MIN. UNLESS OTHERWISE NOTED.
(6) INSTALL 12" WIDE CONCRETE INTERCEPTOR V-DITCH. SEE DETAIL 3 ON SHEET C-5.
(7) INSTALL 12"x12" CATCH BASIN, PRECON PRODUCTS OR APPROVED EQUAL. SEE DETAIL 5 ON SHEET C-5.
(8) INSTALL 6" OR 12" WIDE ACCO TRENCH DRAIN. SEE DETAIL 4 ON SHEET C-5.
(9) INSTALL 6"ø PERFORATED FRENCH DRAIN PIPE AND 4' WIDE FRENCH DRAIN TRENCH. SEE DETAIL 6 ON SHEET C-5.
(10) INSTALL 6"ø AREA DRAIN/CLEANOUT WITH GRATE. SEE DETAIL 1 ON SHEET C-5.
(11) INSTALL STORMWATER PREFILTER. SEE DETAIL 4 ON SHEET C-6.
(12) INSTALL STORMWATER CAPTURE AND USE CISTERN AND DETENTION TANK. SEE DETAIL 1 ON SHEET C-6.
(13) INSTALL FORCE MAIN (SIZE TBD) TO POINT OF CONNECTION FOR IRRIGATION CONSULTANT.
(14) INSTALL 8"x8"x8" DRAINAGE DIVERSION WITH FITTINGS TO DRAIN STORMWATER RUNOFF TO SELECTED BMP DRAINAGE SYSTEM DEVICE PER PLAN. OVERFLOW IS DIVERTED TO STORMWATER OUTLET STRUCTURE. ALL DRAINAGE PIPES SDR 35, S=1% MIN. UNLESS OTHERWISE NOTED. SEE DETAIL 2 ON SHEET C-6.

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

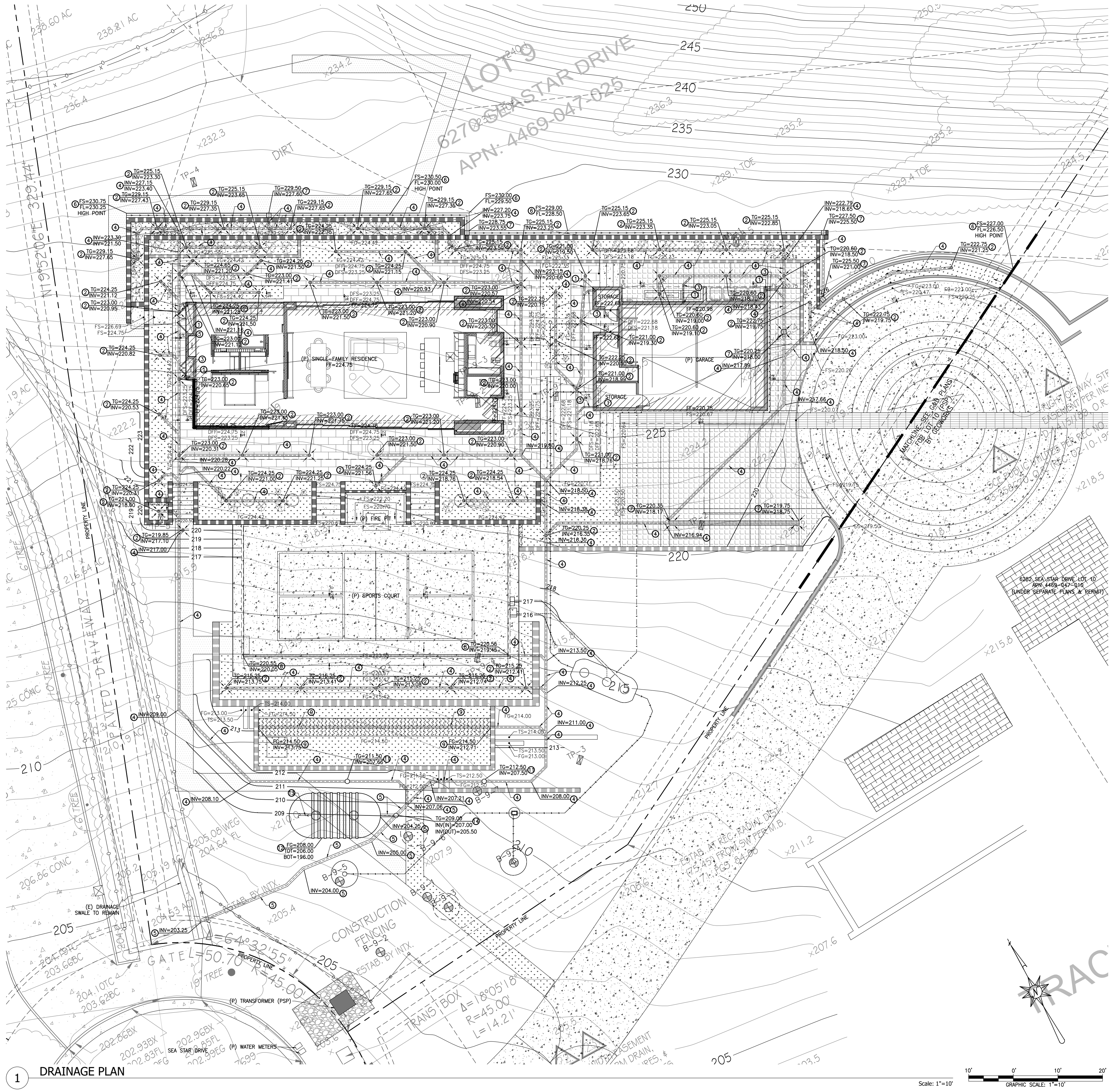
POST-DEVELOPMENT

TOTAL SITE AREA = 57,555.41 SF
TOTAL DISTURBED AREA = 20,894.58 SF
TOTAL PERVIOUS AREA = 7,209.48 SF
TOTAL % PERVIOUS AREA = 34.5%
TOTAL IMPERVIOUS AREA = 13,685.10 SF
TOTAL % IMPERVIOUS AREA = 65.5%

IMPERVIOUS AREA CALCULATIONS

	PRE-DEVELOPMENT (SF)	POST-DEVELOPMENT (SF)
STRUCTURE ROOFS	0.00	5,028.62
DRIVEWAY	1,267.84	2,440.98
SPORTS COURT	0.00	2,185.01
STAIRS & WALKWAYS	0.00	1,572.11
STORM DRAIN EASEMENT	2,458.38	2,458.38
TOTAL	3,726.22	13,685.10

PRELIMINARY - NOT FOR CONSTRUCTION



1 DRAINAGE PLAN
Scale: 1"=10'
GRAPHIC SCALE: 1"=10'

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions

20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

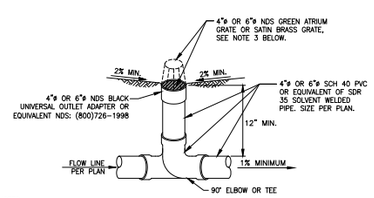
REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No 69089 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: DRAINAGE PLAN
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

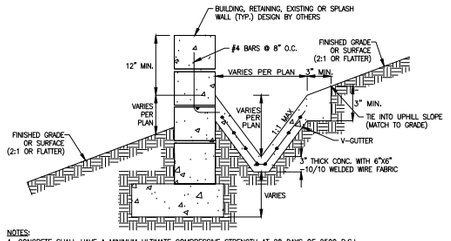
PROJECT NO. E724
DRAWING NO. C-4
SHEET 4 OF 6 SHEETS



NOTES:
1. ALL PIPE SIZES PER PLAN SCH 40 PVC OR EQUIVALENT.
2. SLOPE ADJACENT AREAS TOWARD DRAINS, LOCATE DRAINS INCONSPICUOUSLY IN PLANTERS WHERE POSSIBLE.
3. FOR ALL NDS AREA DRAIN GRATES, CLIENT AND CONTRACTOR HAVE BEEN PROVIDED DIFFERENT OPTIONS LISTED ABOVE AND MAY CHOOSE THE PART NUMBER DEPENDING ON LOCATION AND TYPE OF GRATE SURFACE TO BLEND IN WITH THE SURROUNDING ENVIRONMENT. OTHER GRATE STYLES AND COLORS ARE AVAILABLE UPON REQUEST. FLAT GRATES SHALL BE PROVIDED PAVED AREAS AND ATRIUM GRATES IN PLANTER AREAS.

1 AREA DRAIN TYPICAL DETAIL

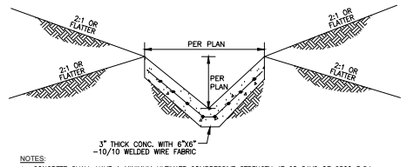
Scale: N.T.S.



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 P.S.I.
2. REINFORCING SHALL BE 6" X 6" – W1.4 X W1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
3. GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE BUILDING OFFICIAL OR ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

2 V-GUTTER AT WALL TYPICAL DETAIL

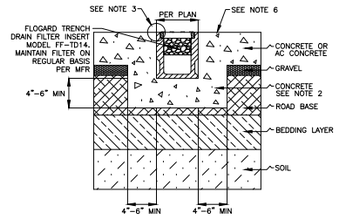
Scale: N.T.S.



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 P.S.I.
2. REINFORCING SHALL BE 6" X 6" – W1.4 X W1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
3. GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE BUILDING OFFICIAL OR ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

3 INTERCEPTOR DRAIN TYPICAL DETAIL

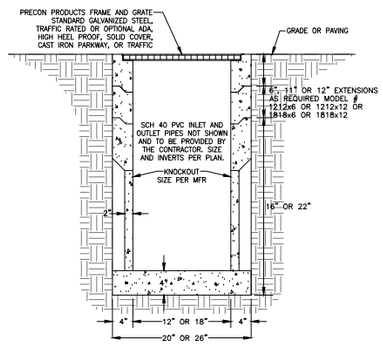
Scale: N.T.S.



TRENCH DRAIN NOTES:
1. IT IS NECESSARY TO ENSURE THE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR THE EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. A CONCRETE STRENGTH OF 4000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
4. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.
5. WHERE USED WITHIN A SUSPENDED SLAB, ENGINEERING ADVICE MUST BE SOUGHT.
6. THE GRAVEL COURSE ADJACENT TO THE CHANNEL EDGE MUST BE FULLY BONDED TO THE CONCRETE SURROUND.
7. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
8. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.

4 TRENCH DRAIN TYPICAL DETAIL

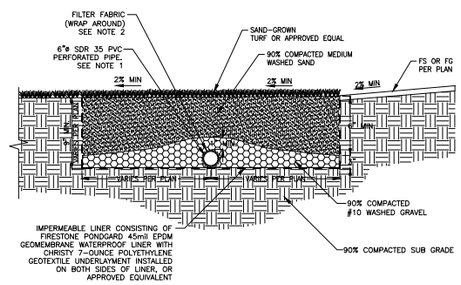
Scale: N.T.S.



NOTE:
1. REFER TO PRECON PRODUCTS SPECIFICATIONS FOR FURTHER DETAILS. FOR CATCH BASIN MANUFACTURER CALL (805) 527-0841 OR WWW.PRECONPRODUCTS.COM.

5 CATCH BASIN TYPICAL DETAIL

Scale: N.T.S.



NOTES:
1. PIPE SPECIFICATIONS: DRAIN PIPE SHALL BE A MINIMUM OF 4"ø SDR 35 PVC PIPE OR GREATER SHALL BE USED, OR AS APPROVED BY ENGINEER. TWO (2) ROWS OF PERFORATIONS 3/8"ø SHALL BE 120-DEGREES APART AND HOLES SHALL BE SPACED LONGITUDINALLY AT 4" ON CENTER OR AS RECOMMENDED BY THE SOILS ENGINEER AND APPROVED BY THE ENGINEER. PERFORATIONS SHALL BE PLACED FACING DOWN TO PREVENT CLOGGING AND TO MAXIMIZE WATER COLLECTION.
2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUIVALENT. FABRIC OF POLYPROPYLENE OR POLYESTER FIBERS OR COMBINATION OF BOTH, WITHFLOW RATE RANGE FROM 110 TO 330 GPM/SQ.FT. WHEN TESTED ACCORDING TO ASTM D4491.
3. SUBDRAIN SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM OR APPROVED OUTLET.
4. WHEN CONSTRUCTING TRENCH FOR SUBDRAIN, THE SURROUNDING NATIVE SOIL SHOULD BE MINIMALLY DISTURBED TO PREVENT FUTURE CLOGGING.

6 FRENCH DRAIN DETAIL

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

1. THESE PLANS ARE ACCURATE FOR GRADING & DRAINAGE PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. ALL DRAINAGE PIPES SHALL BE SCH 40 PVC, S=1.0% MIN. WITH 12" MIN. COVER. ALL DRAINAGE PIPES SHALL BE WATERTIGHT AND DISCHARGE DIRECTLY TO THE LOCATION SPECIFIED BY THE PROJECT CIVIL ENGINEER.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING (CBC 2013 SECTION 1804.3).
5. PLANTERS AND LAWNS ADJACENT TO THE BUILDINGS SHOULD BE AVOIDED. IF PLANTERS ARE PLANNED ADJACENT TO THE BUILDINGS, THE WALLS AND BOTTOMS OF THE PLANTERS SHOULD BE WATERPROOFED AND A DRAINAGE SYSTEM SHOULD BE PROVIDED AT THE PLANTERS TO CARRY WATER AWAY FROM THE BUILDING FOOTINGS. ROOF DRAINAGE PROVIDED BY ARCHITECT AND THEY SHALL DESIGN ROOF GUTTERS & DOWNSPOUTS WHERE NECESSARY AND CONNECT TO THE DRAINAGE SYSTEM PER THESE PLANS.
6. SECURE PERMISSION FROM COUNTY ENGINEER FOR CONSTRUCTION, GRADING AND/OR DISCHARGE WITHIN STREET RIGHT-OF-WAY.
7. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
8. CONTRACTOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN ELEVATION DIFFERENCE SHALL BE PROVIDED AS AN AS-BUILT CONDITION.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE MODIFICATIONS CAN BE MADE.
10. THE CONTRACTOR SHALL ENSURE THAT ALL EASEMENTS ARE ADEQUATELY LOCATED AND STAKED PRIOR TO ANY CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO DIGGING. CALL 1-800-227-2600. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
12. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT. REFER TO THE LIST OF GEOLOGY REPORTS FOR SUBJECT PROPERTY ON SHEET C-1.
13. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE REPONSIBLE FOR NOTIFYING ENGINEER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE DRAINAGE PLANS.
14. IN THE EVENT THAT THE SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED IN THESE DOCUMENTS, AND DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF WORK COVERED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY, AND BEFORE SUCH CONDITIONS ARE DISTURBED, NOTIFY THE ENGINEER IN WRITING OF SUCH CHANGED CONDITIONS.
15. ALL BUILDING DIMENSIONS, ELEVATIONS, AND LOCATIONS PER ARCHITECTURAL PLANS.
16. ALL RETAINING WALLS TO BE CONSTRUCTED BY OTHERS PER SEPARATE PERMIT.
17. CHEMICAL TESTING OF ON-SITE SOILS PER UBC REQUIREMENTS WILL BE PERFORMED AT ROUGH GRADE CERTIFICATE.
18. EARTHMOVING DURING THE RAINY SEASON (EXTENDING FROM NOVEMBER 1 TO MARCH 31) SHALL BE PROHIBITED FOR DEVELOPMENT THAT INCLUDES GRADING ON SLOPES EQUAL TO OR STEEPER THAN 4 TO 1 OR ON OR ADJACENT TO ESHA. APPROVED GRADING OPERATIONS 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 PLANNING DIRECTOR OF DEPUTY BUILDING OFFICIAL DETERMINES THAT COMPLETION OF GRADING WOULD BE MORE PROTECTIVE OF RESOURCES.

   THE DEPUTY BUILDING OFFICIAL MAY APPROVE GRADING DURING THE RAINY SEASON TO REMEDIATE HAZARDOUS GEOLOGIC CONDITIONS THAT ENDANGER PUBLIC HEALTH AND SAFETY.
19. FOUNDATION AND POOL SUB DRAINS AND BACK DRAINS OF RETAINING WALLS NOT SHOWN. CONTRACTOR SHALL DISCHARGE ALL SUB DRAINS AND BACK DRAINS UNDER THE DIRECTION OF THE SOILS ENGINEER. SOILS ENGINEER SHALL DOCUMENT THE LOCATIONS OF ALL SUB DRAIN AND BACK DRAIN OUTLETS.
20. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT, BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
21. IF THE ACCESS BETWEEN RETAINING WALL AND THE TEMPORARY EXCAVATION PREVENTS THE USE OF COMPACTION EQUIPMENT, RETAINING WALLS SHOULD BE BACKFILLED WITH 3/4" CRUSHED GRAVEL TO WITHIN 2-FT OF GROUND SURFACE.
22. IF THE AREA BETWEEN THE WALL AND THE EXCAVATION EXCEEDS 24 INCHES, THE GRAVEL MUST BE VIBRATED OR WHEEL-ROLLED AND TESTED FOR COMPACTION. THE UPPER 2-FT OF BACK FILL ABOVE THE GRAVEL SHOULD CONSIST OF A COMPACTED FILL BLANKET TO THE SURFACE.
23. VERTICAL EXCAVATION IS LIMITED TO THE MAXIMUM DEPTH OF 5-FT. DEPTH OF VERTICAL EXCAVATION IN EXCESS OF 5-FT. MUST BE TRIMMED TO A 1:1 GRADIENT.
24. ALL EXCAVATIONS SHALL COMPLY WITH OSHA STANDARDS.
25. ENGINEER OR AUTHORIZED AGENT TO CONDUCT PERIODIC INSPECTIONS, INCLUDING AT A MINIMUM VERIFICATION OF STAKED SITE LAYOUT, OBSERVATION OF INSTALLED PIPING PRIOR TO BURIAL, AND SYSTEM STARTUP. IF SYSTEM DESIGNER DOES NOT OBSERVE THE CONSTRUCTION, ALL LIABILITY IS RELEASED TO THE INSTALLER.
26. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
27. ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK.
28. AS NECESSARY AND UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL THOROUGHLY INSPECT AND FLUSH ALL DRAINAGE DEVICES AND PIPES TO REMOVE ANY DIRT OR OTHER MATERIAL SO THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY.
29. CONTRACTOR SHALL PROVIDE A COMPLETE WORKING SYSTEM, & WARRANT ALL MATERIALS FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR.
30. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
31. PRIOR TO SYSTEM STARTUP, CONTRACTOR TO PRESSURE TEST ALL LINES, INCLUDING AIR VENTS (USE STIRRED VALVES FOR EASY READINGS). PRESSURE TESTING TO BE CONDUCTED IN THE PRESENCE OF OWNER OR ENGINEER.
32. **IT IS ILLEGAL TO DISCHARGE THE WATER CONTAINED IN A POOL, SPA, AND/OR WATER FEATURE TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER LMC 13.04.060(D)(5). A NEW SIGN SHALL BE POSTED BY THE CONTRACTOR STATING THIS IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.**
33. A CURB AND GUTTER FRONTING THE PROPOSED PROJECT, IF DAMAGED DURING CONSTRUCTION, WILL NEED TO BE REMOVED AND REPLACED (ACCORDING TO CITY STANDARDS), AND SHALL BE PAID FOR BY THE APPLICANT.
34. ALL SURVEY MONUMENTS, STREET LIGHTS, AND UNDERGROUND UTILITIES, AND ANY EXISTING OFF-SITE IMPROVEMENTS AFFECTED BY THE CONSTRUCTION SHALL BE RE-ESTABLISHED ACCORDING TO THE CITY STANDARDS, AND SHALL BE PAID FOR BY THE APPLICANT. NO PRIVATELY-OWNED STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

7 CONSTRUCTION NOTES

Scale: N.T.S.

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25



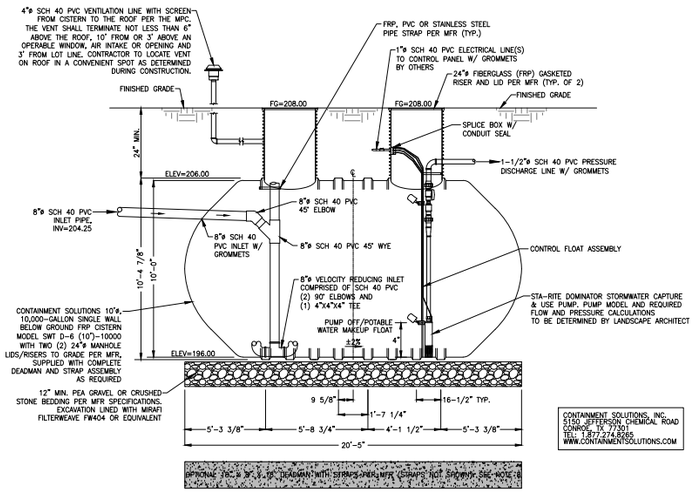
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SHEET TITLE: GRADING & DRAINAGE DETAILS
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-5
SHEET 5 OF 6 SHEETS

REVISION DATES (DESIGN STAGE ONLY)
EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

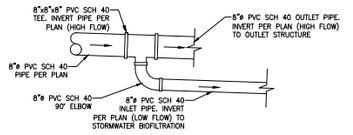


PROFILE VIEW

CISTERN NOTES:
1. CONTRACTOR TO FOLLOW TANK MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT CONTAINMENT SOLUTIONS OR DESIGN ENGINEER.
2. CISTERN AND ALL MANHOLES SHALL BE GAS AND WATER TIGHT. VENT TO ROOF IN ACCORDANCE WITH THE LOS ANGELES PLUMBING CODE (LAPC).
3. THE MAXIMUM BURIAL DEPTH IS PER THE TANK MANUFACTURER. FOR DEEPER BURIAL DEPTHS CONTACT MANUFACTURER.
4. REFER TO TANK NOTES PER DETAIL 2 THIS SHEET.
5. TANK SHALL BE PERMANENTLY MARKED WITH THE FOLLOWING, "RAIN WATER REUSE SYSTEM, CAUTION-UNSAFE WATER."
6. ALL PUMPS, FLOAT AND CONTROL PANEL WIRING SUBMITTALS SHALL BE PROVIDED BY THE CONTRACTOR TO THE SYSTEM DESIGNER PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.
7. CONTRACTOR SHALL PROVIDE SCREEN ON VENT PIPES, INLETS, AND OVERFLOW PIPES SO THAT THE OPENINGS ARE PROTECTED FROM THE ENTRANCE OF INSECTS, BIRDS, OR RODENTS INTO THE TANK AND PIPING SYSTEMS. SCREENS SHALL HAVE AN APERTURE OF NOT GREATER THAN 1/8 OF AN INCH AND SHALL BE SELF-CLOSING FITTINGS.
8. IN LIEU OF DEADMEN, CONTRACTOR MAY CONSTRUCT SUB-DRAIN IN BASE OF ROCK OF CISTERN AND DAYLIGHT SUB-DRAIN IN SUITABLE AREA.
9. PROVIDE ENGINEER SUBMITTALS PRIOR TO ORDERING SYSTEM. SEE GENERAL NOTES 44 AND 45 PER SHEET C-1 AND ALL NOTES HEREIN.

1 CISTERN/DETENTION TANK DETAIL

Scale: N.T.S.



NOTES:
1. ALL FITTINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

2 DRAINAGE DIVERSION DETAIL

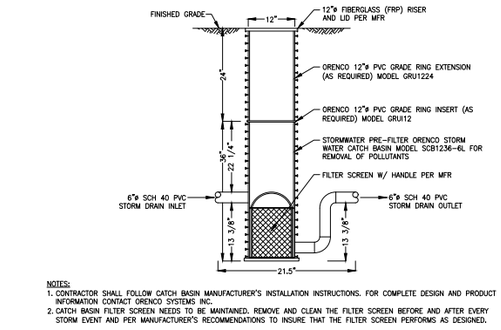
Scale: N.T.S.

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

(A) TANKS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CERTIFIED BY MANUFACTURER AND/OR CONTRACTOR.
(B) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FROM TANK MANUFACTURER DETAILING TANK PENETRATIONS, BRACKETS, & OTHER APPURTENANCES PRIOR TO TANK CONSTRUCTION.
(C) IF THE SOIL HAS LESS THAN 750 LBS./SQ.FT. COHESION AS CALCULATED FROM AN UNCONFINED COMPRESSION TEST; OR IN SOILS HAVING AN ULTIMATE BEARING CAPACITY OF LESS THAN 3,500 LBS./SQ. FT.; OR WHERE SOIL WILL NOT MAINTAIN A VERTICAL WALL, THE EXCAVATION MUST ALLOW A MINIMUM SPACE EQUAL TO HALF THE DIAMETER OF THE TANK BETWEEN THE SIDE AND THE ENDCAP OF THE TANK, AND THE EXCAVATION WALL TO ENHANCE LATERAL RESISTANCE.
(D) A REINFORCED CONCRETE SLAB MAY BE REQUIRED UNDER THE TANK AS A FOUNDATION IN THE EXCAVATION WHERE THE BOTTOM IS UNSTABLE. ASPHALT AND CONCRETE SLABS MUST EXTEND A MINIMUM OF 12" BEYOND THE TANK IN ALL DIRECTIONS.
(E) TANKS SHALL BE ANCHORED PER MANUFACTURER'S RECOMMENDATIONS IN INSTALLATIONS IN WHICH THE TANK COULD BE EXPOSED TO WATER. SITES SHALL BE THOROUGHLY EVALUATED FOR THE POTENTIAL OF A RISE IN THE LOCAL WATER TABLE OR OF TRAPPED WATER. CONTRACTOR OR SOILS ENGINEER SHALL PROVIDE EVALUATION TO SYSTEM DESIGNER FOR REVIEW PRIOR TO INSTALLATION OF TANK.
(F) CONTRACTOR TO NOTIFY MANUFACTURER(S) REPRESENTATIVE OF SYSTEM STARTUP WITH A MINIMUM OF TWO BUSINESS DAYS ADVANCE NOTICE AND ONLY AFTER TELEPHONE SERVICE HAS BEEN PROVIDED TO CONTROL PANEL.
(G) THE DESIGNED TANK BURY DEPTH IS PER MANUFACTURER. ANY TANK BURIED BEYOND RANGE NEEDS TO BE ANALYZED BY A CIVIL/ GEOTECHNICAL ENGINEER PER MANUFACTURER.
(H) ACCESS RISERS TO BE SET/GLUED IN FIELD BY CONTRACTOR AND WATER TESTED AFTER INSTALLATION IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND IN THE PRESENCE OF ENGINEER, OWNER, OR OWNER'S AGENT. LIDS SHALL BE LOCKING AND MARKED "RAIN WATER HARVESTING SYSTEM, CAUTION-UNSAFE WATER".
(I) IF THERE IS AN UNATTACHED RISER OVER AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE ASPHALT OR CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 6" MUST EXIST BETWEEN THE BOTTOM OF THE RISER AND THE TOP OF THE TANK.
(J) IF THERE IS AN ATTACHED RISER ON AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE ASPHALT OR CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 3" MUST EXIST BETWEEN THE RISER OR SUMP AND THE SLAB.
(K) TANKS SUBJECTED TO TRAFFIC LOADS (H-20 LOADS) MUST HAVE A COVER DEPTH OF AT LEAST 12" OF BACKFILL PLUS 4" OF REINFORCED CONCRETE OR 6" OF ASPHALT. TANKS NOT SUBJECTED TO TRAFFIC LOADS MUST HAVE A COVER DEPTH OF AT LEAST 18" OF BACKFILL.
(L) ALL PENETRATIONS THROUGH TANK AND ACCESS RISERS SHALL BE GAS AND WATERTIGHT. INSTALLER SHALL USE EPOXY, GROMMETS, OR OTHER APPROVED METHODS.
(M) EACH CONDUIT RUN TO CONTROL PANEL SHALL BE INSTALLED WITH TWO (2) CONDUIT SEALS (O-Z/GEDNEY CAT NO EYA-125), ONE (1) EACH AT CONTROL PANEL AND SPLICE BOX.
(N) ACCESS RISERS AND COVERS SHALL BE GAS-TIGHT, AND WATER TESTED AFTER INSTALLATION IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND IN THE PRESENCE OF DESIGNER, OWNER, OR OWNER'S AGENT.
(O) A 24-HOUR WATERTIGHT TEST SHALL BE CONDUCTED ON ALL SYSTEM COMPONENTS. CONTRACTOR IS RESPONSIBLE FOR WATER TESTING THE TANKS ONCE THE TANKS INSTALLATION HAS BEEN COMPLETED AND ALLOWED TO SET OVERNIGHT. WATER TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM C1227.9.2. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CLEAN WATER FOR THE TESTING, FILLING THE TANKS, AND PUMPING THE TANKS DRY ONCE TESTING IS COMPLETE.
(P) TANKS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COMPACTED PEA GRAVEL AND/OR CRUSHED STONE BEDDING. SELECT FILL SHALL BE USED IF BACKFILLING AROUND TANKS. NATIVE MATERIAL MAY BE USED IF APPROVED BY THE DESIGN ENGINEER.
(Q) CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL EXTERIOR PIPING PER INSTALLATION DRAWINGS.
(R) ALL ELECTRICAL WORK IS THE RESPONSIBILITY OF THE CONTRACTOR'S LICENSED ELECTRICIAN AND IS NOT PROVIDED BY SYSTEM ENGINEER. SYSTEM CONTROLLER, IF APPLICABLE, SHOULD BE INSTALLED IN A HEATED BUILDING WHERE AN AMBIENT TEMPERATURE RANGE OF 60 TO 90° F IS MAINTAINED. IF THE CONTROL PANEL MUST BE LOCATED OUTSIDE AND FREEZING TEMPERATURES ARE ANTICIPATED, NOTIFY MANUFACTURER SO A HEATER MAY BE INSTALLED WITHIN THE ENCLOSURE.
(S) CONTRACTOR IS RESPONSIBLE FOR INSTALLING A DEDICATED ANALOG PHONE LINE, IF APPLICABLE, TO THE CONTROL PANEL FOR THE AUTODIALER/MODEM. PHONE LINE MUST BE INSTALLED AND WORKING IN ORDER TO HAVE ANY WORK PERFORMED UNDER WARRANTY. ANY WORK PERFORMED ON THE SYSTEM WITHOUT THE INSTALLATION OF THE PHONE LINE SHALL BE AT THE SOLE EXPENSE OF THE OWNER.

3 TANK NOTES

Scale: N.T.S.



NOTES:
1. CONTRACTOR SHALL FOLLOW CATCH BASIN MANUFACTURER'S INSTALLATION INSTRUCTIONS. FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT ORENCO SYSTEMS INC.
2. CATCH BASIN FILTER SCREEN NEEDS TO BE MAINTAINED. REMOVE AND CLEAN THE FILTER SCREEN BEFORE AND AFTER EVERY STORM EVENT AND PER MANUFACTURER'S RECOMMENDATIONS TO INSURE THAT THE FILTER SCREEN PERFORMS AS DESIGNED.

4 STORMWATER PREFILTER DETAIL

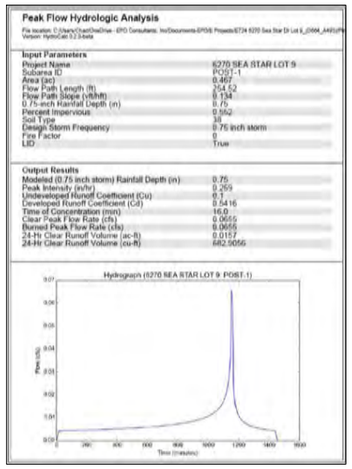
Scale: N.T.S.

POST-DEVELOPMENT
TOTAL SITE AREA = 57,555.41 SF
TOTAL DRAINAGE AREA = 20,337.99 SF
TOTAL PERVIOUS AREA = 9,111.27 SF
TOTAL % PERVIOUS AREA = 44.8%
TOTAL IMPERVIOUS AREA = 11,226.72 SF
TOTAL % IMPERVIOUS AREA = 55.2%

IMPERVIOUS AREA CALCULATIONS	
	POST-DEVELOPMENT (SF)
STRUCTURE ROOFS	5,028.62
DRIVEWAY	2,440.98
SPORTS COURT	2,185.01
STAIRS & WALKWAYS	1,572.11
TOTAL	11,226.72

IMPERVIOUS AREAS AND CITY OF LOS ANGELES LARGE SCALE LID BMP TREATMENT				
DESCRIPTION	AREA (SF)	BMP TREATMENT	BMP REQ'D	BMP PROVIDED
(P) IMPERVIOUS AREA	11,226.72	CISTERN-STORMWATER CAPTURE & USE	5,150-GALLON CISTERN WITH 555-SF IRRIGATION DISPERSAL SYSTEM BY OTHERS	10,000-GALLON CISTERN WITH IRRIGATION DISPERSAL SYSTEM BY IRRIGATION CONSULTANT

NOTE: STORMWATER IRRIGATION DISPERSAL SYSTEM TO BE DESIGNED BY OTHERS PER SEPARATE PLANS.





5 CISTERN CALCULATIONS

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

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REVISION DATES (DESIGN STAGE ONLY)

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBERGER No. 60389 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: GRADING & DRAINAGE DETAILS
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-6
SHEET 6 OF 6 SHEETS

EROSION & SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)

FOR

6270 SEA STAR LOT 9

MALIBU, CALIFORNIA, 90265

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

IN CASE OF EMERGENCY, CALL ___KEVIN POFFENBARGER__ AT _____310-241-6565_____
I. PLEASE FILL IN NAME AND NUMBER

TOTAL DISTURBED AREA __________0.480_________ WDID # _________N/A____________
I. RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

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.

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.

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.

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

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

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.

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.

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.

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

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.

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

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.

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.

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

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

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.

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

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

________________________________ 11/10/25
CIVIL ENGINEER/QSD SIGNATURE DATE

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

________________________________ ______________
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

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 BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY 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 DRAINAGES SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PRESERVATION\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

TEMPORARY TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM – 1 MATERIAL DELIVERY AND STORAGE
WM – 2 MATERIAL USE
WM – 3 STOCKPILE MANAGEMENT
WM – 4 SPILL PREVENTION AND CONTROL
WM – 5 SOLID WASTE MANAGEMENT
WM – 6 HAZARDOUS WASTE MANAGEMENT
WM – 7 CONTAMINATION SOIL MANAGEMENT
WM – 8 CONCRETE WASTE MANAGEMENT
WM – 9 SANITARY/SEPTIC WASTE MANAGEMENT
WM – 10 LIQUID WASTE MANAGEMENT

NON- STORMWATER MANAGEMENT
NS – 1 WATER CONSERVATION PRACTICES
NS – 2 DEWATERING OPERATIONS
NS – 3 PAVING AND GRINDING OPERATIONS
NS – 4 TEMPORARY STREAM CROSSING
NS – 5 CLEAR WATER DIVERSION
NS – 6 ILLICIT CONNECTION/DISCHARGE
NS – 7 POTABLE WATER/IRRIGATION
NS – 8 VEHICLE EQUIPMENT CLEANING
NS – 9 VEHICLE EQUIPMENT FUELING
NS – 10 VEHICLE AND EQUIPMENT MAINTENANCE
NS – 11 PILE DRIVING OPERATIONS
NS – 12 CONCRETE CURING
NS – 13 CONCRETE FINISHING
NS – 14 MATERIAL AND EQUIPMENT USE
NS – 15 DEMOLITION ADJACENT TO WATER
NS – 16 TEMPORARY BATCH PLANTS

SPECIAL NOTE: THE USE OF PLASTIC SAND OR GRAVEL BAGS IS NOW PROHIBITED IN THE CITY OF MALIBU. BURLAP BAGS ARE TO BE USED IN PLACE OF SAND OR GRAVEL BAGS.

DEVELOPER/CONTRACTOR SELF-INSPECTION FORM

INSPECTION LOG

THE SITE SHALL BE INSPECTED BEFORE STORM EVENTS WITH A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION, AND DOCUMENTED ON THE CONSTRUCTION SITE INSPECTION CHECKLIST FORM. INCIDENTS OF NONCOMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER. A LOG OF ALL INSPECTIONS, AS SHOWN BELOW, SHOULD BE KEPT CURRENT AND MAINTAINED AT THE JOB SITES AT ALL TIMES.

DATE	INSPECTOR	TYPE OF INSPECTION			OBSERVATIONS -IF POST STORM-INSPECTION, NOTE SIZE OF STORM IN INCHES
		ROUTINE	PRE-STORM	POST-STORM	

VICINITY MAP



SOURCE: GOOGLE MAPS 2021 (SCALE: N.T.S.)

DRAWING INDEX

SHT. No.	DESCRIPTION
EC-1	EROSION CONTROL TITLE SHEET
EC-2	EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)
EC-3	EROSION CONTROL DETAILS

CONSTRUCTION SITE INSPECTION CHECKLIST

INSPECTED BY: ______________________
PROJECT: ______________________
CONTRACTOR: ______________________
DATE: ______________________

CHECK "YES" OR "NO" OR "N/A" IF NOT APPLICABLE

YES	NO	N/A	
☐	☐	☐	1. HAS THERE BEEN RAIN AT THE SITE SINCE LAST INSPECTION?
☐	☐	☐	2. ARE ALL SEDIMENT BARRIERS (E.G. SANDBAGS, STRAW BALES, AND SILT FENCES) IN PLACE IN ACCORDANCE WITH THE PLAN AND ARE THEY FUNCTIONING PROP
☐	☐	☐	3. IF PRESENT , ARE ALL EXPOSED SLOPES PROTECTED FROM EROSION THROUGH THE IMPLEMENTATION OF ACCEPTABLE SOIL STABILIZATION PRACTICES?
☐	☐	☐	4. IF PRESENT, ARE ALL SEDIMENT TRAPS/BASINS INSTALLED AND FUNCTIONING PROPERLY?
☐	☐	☐	5. ARE ALL MATERIALS HANDLING AND STORAGE AREAS REASONABLY CLEAN AND FREE OF SPILLS, LEAKS, OR ANY OTHER DELETERIOUS MATERIALS?
☐	☐	☐	6. ARE ALL EQUIPMENT STORAGE AND MAINTENANCE AREAS REASONABLY CLEAN AND FREE OF SPILLS, LEAKS OR ANY OTHER DELETERIOUS MATERIALS?
☐	☐	☐	7. ARE ALL MATERIALS AND EQUIPMENT PROPERLY COVER?
☐	☐	☐	8. ARE ALL EXTERNAL DISCHARGE POINTS (I.E., OUTFALLS) REASONABLY FREE OF ANY NOTICEABLE POLLUTANT DISCHARGES?
☐	☐	☐	9. ARE ALL INTERNAL DISCHARGE POINTS (I.E., STORM DRAIN INLETS)PROVIDED WITH INLET PROTECTION?
☐	☐	☐	10. ARE ALL EXTERNAL DISCHARGE POINTS REASONABLY FREE OF ANY SIGNIFICANT EROSION OR SEDIMENT TRANSPORT?
☐	☐	☐	11. ARE ALL BMPS IDENTIFIED ON THE PLAN INSTALLED IN THE PROPER LOCATIONS AND ACCORDING TO THE SPECIFICATIONS FOR THE PLAN?
☐	☐	☐	12. ARE ALL STRUCTURAL CONTROL PRACTICES IN GOOD REPAIR AND MAINTAINED IN FUNCTIONAL ORDER?
☐	☐	☐	13. ARE ALL ON-SITE TRAFFIC ROUTES, PARKING, AND STORAGE OF EQUIPMENT AND SUPPLIES RESTRICTED TO AREAS DESIGNATED IN THE PLAN FOR THOSE USES?
☐	☐	☐	14. ARE ALL LOCATIONS OF TEMPORARY SOIL STOCKPILES OR CONSTRUCTION MATERIALS IN APPROVED AREAS AND PROPERLY CONTAINED?
☐	☐	☐	15. ARE ALL SEEDED OR LANDSCAPED AREAS PROPERLY MAINTAINED?
☐	☐	☐	16. ARE SEDIMENT CONTROLS IN PLACE AT DISCHARGE POINTS FROM THE SITE?
☐	☐	☐	17. ARE SLOPES FREE OF SIGNIFICANT EROSION?
☐	☐	☐	18. ARE ALL POINTS OF INGRESS AND EGRESS FROM THE SITE PROVIDED WITH STABILIZED CONSTRUCTION ENTRANCES?
☐	☐	☐	19. IS SEDIMENT, DEBRIS, OR MUD BEING CLEANED FROM PUBLIC ROADS AT INTERSECTIONS WITH THE ACCESS ROADS?
☐	☐	☐	20. DOES THE PLAN REFLECT CURRENT SITE LOCATIONS?

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: EROSION CONTROL TITLE SHEET
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. EC-1
SHEET 1 OF 3 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL
- 225 (P) CONTOUR
- (P) DRAINAGE PIPE
- (P) SWALE
- (P) FRENCH DRAIN
- (P) PRESSURE PIPE
- (P) ELECTRICAL PIPE
- (P) VENTILATION PIPE
- (P) CONCRETE (IMPERVIOUS)
- (P) PORCELAIN PAVERS (IMPERVIOUS)
- (P) CIP CONCRETE (IMPERVIOUS)
- (P) CONCRETE PAVER (IMPERVIOUS)
- (P) PLANTER AREA (PERVIOUS)
- DIRECTION OF SURFACE FLOW
- (P) ROOF DOWNSPOUT
- (P) AREA DRAIN
- (P) CATCH BASIN
- BORING (B-X-X) AND TEST PIT (TP-X-X) PER ALPINE GEOTECHNICAL
- TEST PIT (TP-X) PER LAND PHASES, INC.
- ENCIRCLE ALL AREA DRAINS, CATCH BASINS AND TRENCH DRAINS WITH BURLAP SAND BAGS HAVING ONE (1) LAYER FOR EACH FOOT WIDTH OF EACH INLET: SE-10 PER DETAIL 4 ON SHEET EC-3
- BURLAP SAND BAG BARRIER: SE-8 PER DETAIL 2 ON SHEET EC-3
- BURLAP GRAVEL BAG BERM: SE-6 PER DETAIL 2 ON SHEET EC-3
- SILT FENCE: SE-1 PER DETAIL 2 ON SHEET EC-3
- FIBER ROLLS: SE-5 PER DETAIL 5 ON SHEET EC-3
- TEMPORARY CONSTRUCTION ENTRANCE WITH STEEL PLATES: TC-1 AND TC-3 PER DETAIL 1 ON SHEET EC-3

LABEL ALL DRAIN INLETS

SPECIAL NOTE: THE USE OF PLASTIC SAND OR GRAVEL BAGS IS NOW PROHIBITED IN THE CITY OF MALIBU. BURLAP BAGS ARE TO BE USED IN PLACE OF SAND OR GRAVEL BAGS.

NOTE: CONTRACTOR TO PROVIDE INLET PROTECTION FOR ALL (E) STORM DRAINS. SEE DETAIL 4 ON SHEET EC-4.

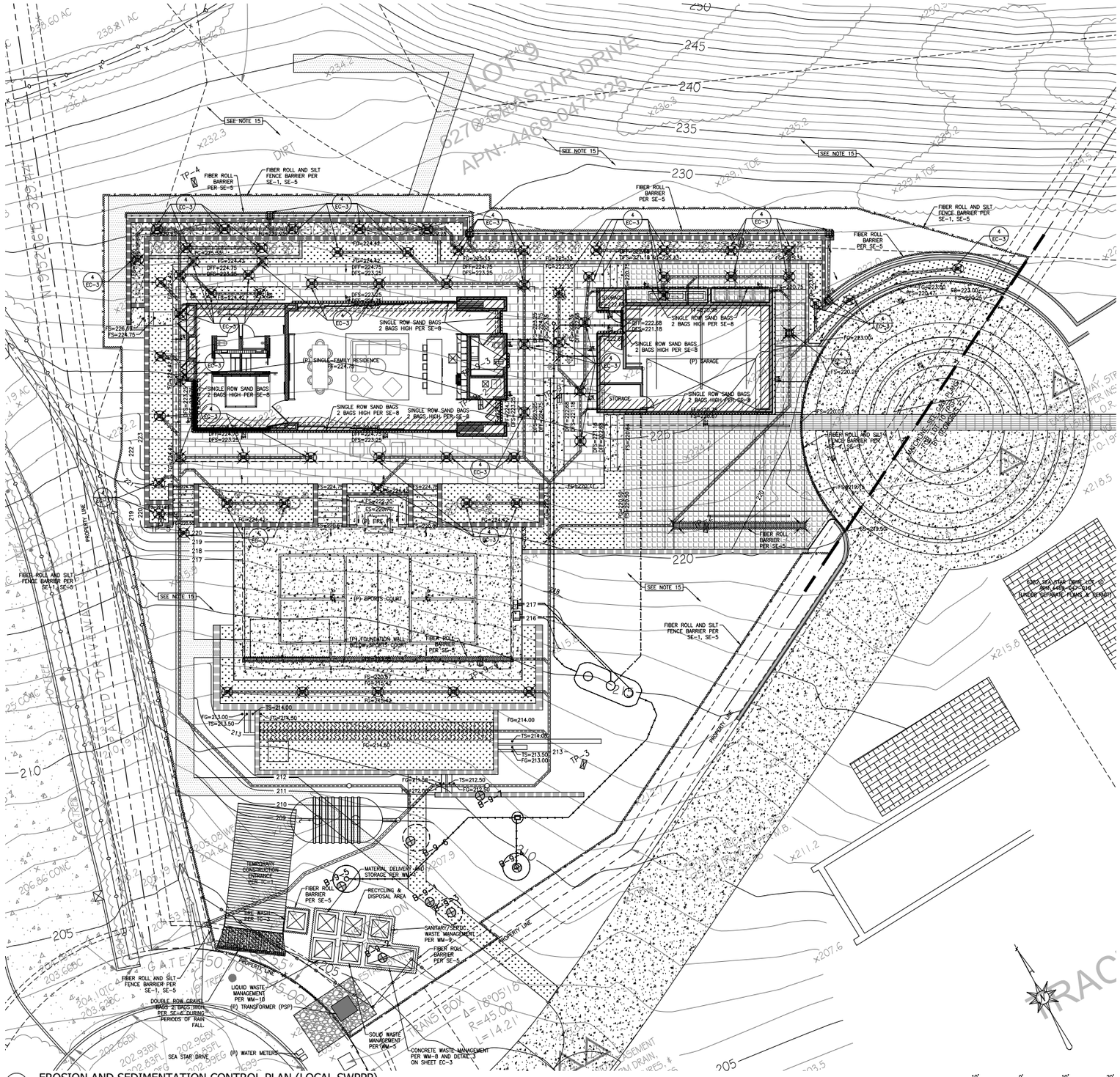
EROSION CONTROL NOTES:

1. THIS PLAN IS ACCURATE FOR EROSION CONTROL ONLY. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. GRADING & DRAINAGE PLANS R3 PROVIDED BY EPD CONSULTANTS, INC., DATED NOVEMBER 10, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
2. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
6. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
7. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
8. 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.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
10. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
11. IN THE EVENT THAT THE SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED IN THESE DOCUMENTS, AND DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF WORK COVERED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY, AND BEFORE SUCH CONDITIONS ARE DISTURBED, NOTIFY THE ENGINEER IN WRITING OF SUCH CHANGED CONDITIONS IN THE EVENT THAT THE SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED IN THESE DOCUMENTS, AND DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF WORK COVERED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROMPTLY, AND BEFORE SUCH CONDITIONS ARE DISTURBED, NOTIFY THE ENGINEER IN WRITING OF SUCH CHANGED CONDITIONS.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. IN CASE OF EMERGENCY, CALL KEVIN POFFENBARGER AT TELEPHONE NO. 310-241-6565.
2. NOI SHOULD BE FILED BY PROJECT CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
3. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
5. STOCKPILED MATERIALS SHALL BE PLACED TO BE ACCESSIBLE BY VEHICLE DURING PERIODS OF PRECIPITATION AND PROTECTED FROM PRECIPITATION AND RUNOFF AT THE END OF EACH WORKING DAY.
6. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
7. AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS, TRAPS AND BASINS.
8. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES AS SHOWN ON THIS PLAN.
9. CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
10. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN. THE ARCHITECT SHALL PROVIDE ALL PERMITS TO CONTRACTOR.
11. EROSION CONTROL MEASURE AND PLANTING SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICAL, IN AREAS NOT SUBJECTED TO FREQUENT TRAFFIC.
12. ALL EROSION CONTROL, SEDIMENT TRAPS, SEDIMENT BASINS, SILT FENCES, SANDBAG BARRIERS AND OTHER STORM WATER AND/OR EROSION CONTROL FEATURES SHALL BE INSPECTED BY CONTRACTOR, ON A WEEKLY BASIS, CLEANED, AND MAINTAINED TO ENSURE THESE FEATURES FUNCTION AS DESIGNED.
13. CONTRACTOR SHALL FOLLOW THE SWPPP FOR ADDITIONAL BMP'S REQUIREMENTS.
14. THE UNDERSIGNED CIVIL ENGINEER SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
15. CONTRACTOR TO PROVIDE SLOPE PROTECTION FOR ALL SLOPES DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING BMPS: EC2 – PRESERVATION OF EXISTING VEGETATION; EC3 – HYDRAULIC MULCH; EC4 – HYDROSEEDING; EC5 – SOIL BINDERS; EC6 – STRAW MULCH; EC7 – GEOTEXTILES & MATS; EC8 – WOOD MULCHING; EC14 – COMPOST BLANKETS; EC15 – SOIL PRESERVATION\ROUGHENING; EC16 – NON-VEGETATED STABILIZATION.
16. CONTRACTOR TO PROVIDE DUST CONTROL FOR MANAGEMENT OF FUGITIVE DUST DURING EXTENDED PERIODS WITHOUT RAIN.

PRELIMINARY - NOT FOR CONSTRUCTION



1 EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)

Scale: 1"=10'

GRAPHIC SCALE: 1"=10'

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

V.NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No. 28019 STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated or represented by this drawing are the property of and copyright of the Engineer and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without the written permission. Written dimensions shall take precedence over scaled dimensions. Contractor shall verified all the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)

PROJECT: PRIVATE RESIDENCE

ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

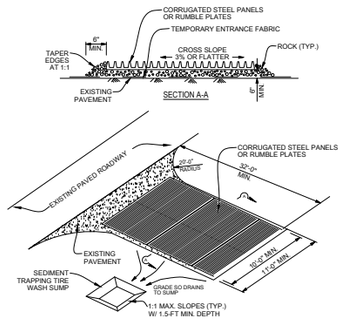
PROJECT NO. E724

DRAWING NO. EC-2

SHEET 2 OF 3 SHEETS

REVISION DATES (DESIGN STAGE ONLY)

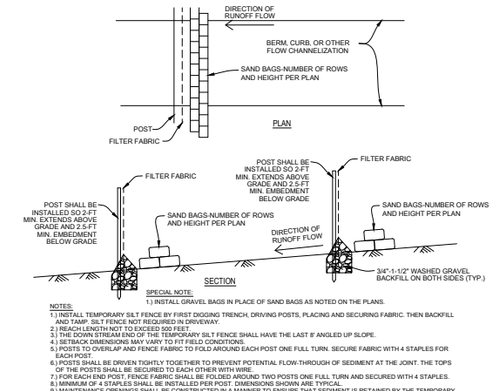
EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



NOTES:
1.) REFER TO STABILIZED CONSTRUCTION ENTRANCE/ EXIT PER TC-1 OF THE CALIFORNIA STORMWATER BMP HANDBOOK CURRENT EDITION-CONSTRUCTION FOR ALL AVAILABLE ENTRANCE OPTIONS.

1 TEMPORARY CONSTRUCTION ENTRANCE DETAIL

Scale: N.T.S.

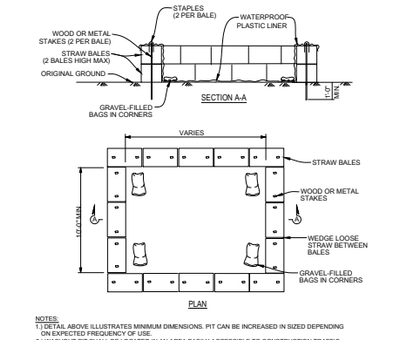


SPECIAL NOTE:
1.) INSTALL GRAVEL BAGS IN PLACE OF SAND BAGS AS NOTED ON THE PLANS.

NOTES:
1.) INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC. THEN BACKFILL AND TAMP. SILT FENCE NOT REQUIRED IN DRIVEWAY.
2.) REACH LENGTH NOT TO EXCEED 500 FEET.
3.) THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE.
4.) SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
5.) POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ONE FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
6.) POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
7.) FOR EACH END POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
8.) MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST. DIMENSIONS SHOWN ARE TYPICAL.
9.) MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE THAT SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
10.) JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

2 SILT FENCE AND SAND BAG BARRIER DETAIL

Scale: N.T.S.

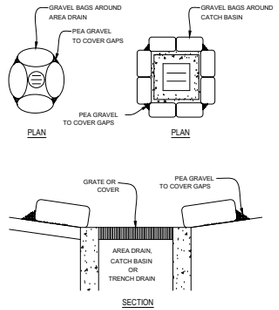


NOTES:
1.) DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZED DEPENDING ON EXPECTED FREQUENCY OF USE.
2.) WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3.) WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4.) A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30-FT OF THE TEMPORARY WASHOUT FACILITY.

3 CONCRETE WASTE MANAGEMENT DETAIL

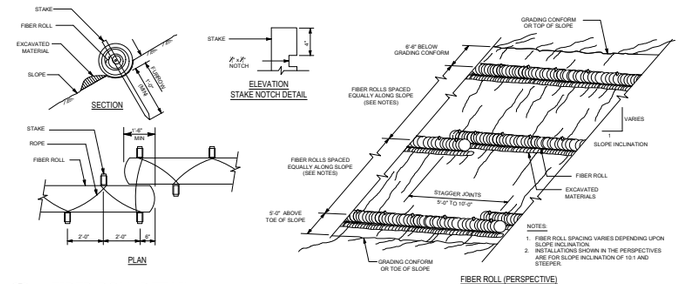
Scale: N.T.S.

SPECIAL NOTE: THE USE OF PLASTIC SAND OR GRAVEL BAGS IS NOW PROHIBITED IN THE CITY OF MALIBU. BURLAP BAGS ARE TO BE USED IN PLACE OF SAND OR GRAVEL BAGS.



4 DRAIN INLET DETAIL

Scale: N.T.S.



NOTES:
1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION.
2. INSTALLATIONS SHOWN IN THE PERSPECTIVES ARE FOR SLOPE INCLINATION OF 10:1 AND STEEPER.

5 FIBER ROLL DETAIL

Scale: N.T.S.

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

V.NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBERGER No. 69089 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: EROSION CONTROL DETAILS
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. EC-3
SHEET 3 OF 3 SHEETS

STRUCTURAL STEEL:

1. DETAIL, FABRICATE AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AISC 360-22 (LATEST EDITION AND SUPPLEMENTS).
2. STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING:

W-SHAPES, WT-SHAPES	ASTM A992	(Fy=50KSI)
CHANNEL AND ANGLE SHAPE	ASTM A36	
RECTANGULAR HSS	ASTM A500, GRADE B	(Fy=46KSI)
ROUND HSS	ASTM A550, GRADE B	(Fy=46KSI)
PIPE	ASTM A53, GRADE B	
PLATES	ASTM A572, GRADE 50	
BASE PLATES	ASTM A572, GRADE 50	
ANCHOR RODS	ASTM F1554,GRADE 55, U.N.O.	
THREADED RODS	ASTM A36	
MACHINE BOLTS	ASTM A307	
HIGH STRENGTH BOLTS	ASTM A325-N, TYP. U.N.O., SC AS INDICATED	
WELDED HEADED STUDS	ASTM A108	

3. ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. FABRICATE FROM APPROVED DRAWINGS ONLY. ALL STRUCTURAL STELL FABRICATORS MUST BE LICENSED BY THE LADBS
5. ALL ANCHOR RODS IN BASE PLATES WITH OVERSIZED HOLES SHALL HAVE 5" SQUARE WASHER PLATES. MINIMUM THICKNESS OF THE WASHER PLATES SHALL BE 0.375 TIMES THE DIAMETER OF THE ANCHOR BOLTS OR 3/4" THICK MINIMUM. PLATE WASHERS SHALL BE WELDED TO BASE PLATE WITH 5/16" FILLET WELDS ALL SIDES.
6. ALL HIGH STRENGTH BOLTS SHALL BE PRETENSIONED UNLESS OTHERWISE NOTED ON THE DRAWINGS AS SLIP CRITICAL (SC). ALL BOLTED CONNECTIONS NOTED AS SLIP CRITICAL SHALL BE FULLY TENSIONED IN ACCORDANCE WITH THE SPECIFICATIONS.
7. BOLT HOLES SHALL BE STANDARD (1/16" LARGER IN DIAMETER THAN THE NOMINAL BOLT SIZE, U.N.O.).
8. PROVIDE HARDENED WASHERS AND NUTS AT ALL HIGH STRENGTH BOLTS, EXCEPT WHERE PLATE WASHERS ARE USED PER AISC SPECIFICATIONS.
9. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS TO SLOPING FLANGES OF WIDE-FLANGE AND CHANNEL SECTIONS WHERE SLOPE EXCEEDS 1:20.
10. WELDING SHALL ONLY BE PERFORMED BY AWS CERTIFIED WELDERS. ALL WELDING SHALL CONFORM TO AWS SPECIFICATIONS. PROVIDE TEMPORARY BACK-UP PLATES OR WELDS AT ALL COMPLETE JOINT PENETRATION (CJP) WELD LOCATIONS AS REQUIRED. REMOVE PLATES AFTER CJP WELDING AND GRIND AREA SMOOTH WHERE EXPOSED.
11. LENGTHS OF WELDS SHOWN ARE EFFECTIVE LENGTHS AS SPECIFIED IN AISC AND AWS. WHERE LENGTH OF WELD IS NOT SHOWN, IT SHALL BE THE FULL LENGTH OF THE JOINT. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION U.N.O.
12. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIREMENT EXCEEDS WELDS SHOWN ON DETAILS, PROVIDE MINIMUM AISC WELD.
13. WHERE FIELD WELDING IS SPECIFICALLY NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY. CONTRACTOR SHALL DETERMINE SUITABILITY OF SHOP OR FIELD WELDING FOR ALL CONDITIONS.
14. DO NOT CUT THROUGH ERECTED STEEL PLATES, BOLTS, ANGLES OR SHAPES WITHOUT PERMISSION OF THE SEOR. WHERE STEEL WILL BE EXPOSED TO VIEW, ALL SLAG AND ROUGH EDGES SHALL BE MECHANICALLY REMOVED TO PROVIDE A SMOOTH EDGE AFTER CUTTING OR BORING. ALL SURFACES CUT BY THERMAL PROCESSES THAT DO NOT ACHIEVE A MINIMUM SAMPLE 3 FINISH SHALL BE GROUND (1/32 INCH MIN.) TO BRIGHT METAL.
15. ALL SHOP AND FIELD WELDING SHALL BE INSPECTED BY THE OWNERS APPROVED TESTING AGENCY PER THE REQUIREMENT OF TEST AND INSPECTION.
16. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL, PER AISC STANDARDS.
17. STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION SHALL BE TEMPORARY AND NOT EXCESSIVE. STRESSES AT ALL TIMES SHALL BE LESS THAN THE DESIGN AND ALLOWABLE STRESSES. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEEL WORK SHALL NOT BE IMPAIRED DUE TO THE FABRICATION, SHIPMENT, OR ERECTION PROCEDURES. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED THROUGHOUT THE COMPLETE PROCESS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES W/ RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.
19. WHEN ERECTING BEAMS, PLACE NATURAL CAMBER UP.
20. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.
21. PENETRATIONS IN STRUCTURAL STEEL MEMBERS ARE NOT ALLOWED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. SUBMISSION SHALL INCLUDE SIZE, LOCATION AND LAYOUT OF PENETRATIONS.
22. ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION U.N.O. GALVANIZE PER MIN. REQ. ASTM A123
23. ALL STRUCTURAL STEEL & MISC. METAL EXPOSED TO SOIL SHALL HAVE MIN 3" CONCRETE CLEAR COVER.
24. ALL WELDS PART OF THE LFRS (LATERAL FORCE RESISTING SYSTEM), SHALL COMPLY WITH THE REQUIREMENTS OF AWS D1.8. ALL LFRS WELDS SHALL BE CONSIDERED DEMAND CRITICAL. ALL ELEMENTS LISTED BELOW ARE PART OF THE LFRS:
   A. DRAG CONNECTION
   B. CHORD CONNECTION

STRUCTURAL STEEL WELDING:

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE W/ AWS D1.1 2016 AND THE CBC 2022. ALL WELDS FOR THE LFRS (LATERAL FORCE RESISTING SYSTEM) SHALL BE IN STRICT CONFORMANCE WITH AWS D1.8 2019 AND THE CALIFORNIA BUILDING CODE. SEE STRUCTURAL STEEL NOTES FOR DEFINITION OF LFRS.
2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI) OR E70TXXXX (70 KSI) AS REQUIRED FOR INTENDED USE, U.N.O., AND SHALL BE LOW HYDROGEN TYPES.
3. ALL WELDS SHALL HAVE A FILLER METAL W/ A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AT 0 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT CERTIFY CONFORMANCE TO CHARPY V-NOTCH TOUGHNESS REQUIREMENTS W/ TESTS BY AN INDEPENDENT TESTING LABORATORY OR MANUFACTURER.
4. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE IBC WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, U.N.O.
5. ALL SHOP WELDS SHALL BE PERFORMED BY A LADBS LICENSED FABRICATOR'S SHOP. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR STRUCTURAL STEEL, REINFORCING STEEL, AND LIGHT GAUGE STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR'S SHOP.
6. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS.
7. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT REQUIRE NO FINISHING OR GRINDING EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.
8. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE IN ACCORDANCE W/ AISC COMMENTARY ON AESS.
9. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND WELD TABS, PER AWS D1.1-9 SECTION 5.31, ALIGNED IN SUCH A MANNER TO PROVIDE AN EXTENSION OF THE JOINT PREPARATION.
10. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE CURRENT (DESIGN) EDITION OF AWS D1.1, D1.4 AND D1.8 FOR ALL WPS THAT ARE NOT PRE-QUALIFIED THE SUPPORTING PROCEDURE QUALIFICATION RECORD (PQR) SHALL ALSO BE SUBMITTED WITH THE WPS. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE PLANS SHOWING THE SEQUENCE OF WELDING PLANNED TO MINIMIZE LOCKED IN STRESSES AND DISTORTION IN THE STEEL FRAMING.
12. LOW HYDROGEN SMAW ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED W/IN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED. FLUX CORED ELECTRODES SHALL BE RECEIVED AND STORED PER AWS D1.1.
13. BACKING BAR FOR THE BOTTOM FLANGE OF BEAM TO COLUMN CONNECTIONS TO BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT WHERE WELD TABS ARE USED, THEY SHALL BE REMOVED & THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.
14. MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE PROVIDED FOR ALL WELDS, INCLUDING TACK WELDS, IN ACCORDANCE WITH AWS THE MAXIMUM PREHEAT AND MAXIMUM INTERPASS TEMPERATURE PERMITTED IS 550 DEGREES FAHRENHEIT, MEASURED AT A DISTANCE OF 1" FROM THE POINT OF ARC INITIATION.

STRUCTURAL OBSERVATION NOTES:

CODE PROGRAM
STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 6270 SEA STAR DR LOT 9 MALIBU, CA 90265

OWNER:
ARCHITECT: APA
ENGINEER: KURT FISCHER STRUCTURAL ENGINEERING
STRUCTURAL OBSERVATION NOTES:

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1704.6. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

CONSTRUCTION STAGES	ELEMENTS/CONSTRUCTION TO BE OBSERVED
FOUNDATIONS	PRIOR TO POURING FIRST CONCRETE FOOTINGS
CONCRETE	PRIOR TO 1ST CONCRETE STRUCTURAL SLAB POUR AT EACH LEVEL.
WOOD FRAMING	AFTER NAILING SHEARWALLS, PRIOR TO APPLICATION OF DRYWALL AT EACH LEVEL. AFTER NAILING FLOOR/ROOF DIAPHRAGM AT EACH LEVEL.
FINISHED STRUCTURAL SYSTEM	FINAL OBSERVATION OF THE COMPLETED STRUCTURE

5. NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE ABOVE CRITICAL STAGES OF CONSTRUCTION SO THAT THE ENGINEER MAY SCHEDULE VISITS FOR STRUCTURAL OBSERVATION.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF LOS ANGELES "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORTS.
7. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATING SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYSTEM BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, SHALL BE OBTAINED BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION

Code Program
Structural Observation

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 56270 SEA STAR DR LOT 9 MALIBU, CA 90265

Owner: XXXX
Architect: APA
Engineer: Kurt Fischer Structural Engineering

STRUCTURAL OBSERVATION
(only checked items are required)

Firm or Individual to be responsible for the Structural Observation:
Name: Derek Wavering S.E. Phone: (818) 874-1445 Calif. Registration: S-6239

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☒ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☒ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Stepping/Retain' Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

REINFORCEMENT NOTES:

1. ALL TYPICAL REINF. BARS NOT PART OF THE LFRS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE CERTIFICATES SHOWING COMPLIANCE WITH REQUIRED HIGH RECYCLED CONTENT FOR REINFORCING STEEL, 25% RECYCLED CONTENT, MINIMUM.
2. ALL REINF. THAT IS PART OF THE LFRS WHICH INCLUDES SHEARWALLS, MF COLUMNS, MF BEAMS, GRADE BEAMS, AND DIAPHRAGM CHORDS AND COLLECTORS SHALL BE ASTM A-706 [Fy=60KSI].
3. SPIRAL REINF. SHALL BE COLD DRAWN BARS CONFORMING TO ASTM A-82.
4. WELDED REBAR TO COMPLY WITH ASTM A-706 [Fy=60 KSI] AND WELDING SHALL CONFORM TO AWS D1.4. WELDING TO BE DONE BY WELDERS CERTIFIED BY BUILDING DEPARTMENT.
5. WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A-185 [Fy=65 KSI]. MINIMUM LAP AT SPLICES OF 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.
6. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE 1st SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS, LAPPING PER SCHED IN PLANS. HORIZONTAL WALL SPLICES SHALL BE STAGGERED 2'-0" MIN. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
7. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINF. SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINF. AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINF. (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.
8. IN WALL REINFORCING, CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE, VERTICAL BARS SHALL BE PLACED CLOSEST TO THE WALL SURFACE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, THE LAYER WITH THE MOST STEEL SHALL BE PLACED CLOSEST TO THE NEAR SURFACE.
9. ALL BARS INTERRUPTED BY STRUCTURAL STEEL SHALL EXTEND TO WITHIN 1" OF STRUCTURAL STEEL FLANGE OR WEB AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
10. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
11. REBAR BENDS SHALL BE MADE COLD. REBARS SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
12. ALL LAP SPLICES ARE 1st LAP SPLICES UNLESS NOTED OTHERWISE.
13. ALL WALL FOOTING REINF. SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES, WHICHEVER IS LARGER UNLESS NOTED OTHERWISE.
14. ALL SLABS ON GRADE LESS THAN 6" IN THICKNESS SHALL BE REINFORCED W/ #4 REBARS AT 16 INCHES ON CENTERS EA. WAY, UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3" ARCH'L CONCRETE FILLS ABOVE THE STRUCTURAL SLAB.
15. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS LESS THAN 4" THICK SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC AND HAVE HOOKED DOWELS (#3 AT 12" ON CENTERS) INTO THE STRUCTURAL SLAB, UNLESS NOTED OTHERWISE. FOR PADS GREATER THAN 4 INCHES THICK, USE REINFORCING AS SHOWN ON THE DETAIL.
16. ADDITIONAL REINF. SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.
17. DEFORMED BAR ANCHORS: ASTM A-496, WITH MINIMUM SHEAR AND PULLOUT CAPACITIES THAT MEET OR EXCEED THOSE VALUES LISTED FOR NELSON D2L DEFORMED BAR ANCHORS.
18. CONCRETE SHEAR ANCHORS: NELSON FLUXED HEADED ANCHOR STUDS (ICBO #2856) CONFORMING TO ASTM A-108. STUDS SHALL BE AUTOMATICALLY END WELDED IN THE FIELD. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
19. ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINF. SINCE NO PLAIN CONCRETE HAS BEEN ASSUMED IN THE STRUCTURAL DESIGN.
20. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE, UNLESS NOTED OTHERWISE:

----CONCRETE POURED AGAINST EARTH	3"	
----FORMED CONCRETE IN CONTACT W/ EARTH	2"	
----EXTERIOR FACE OF WALLS	2"	
----ALL OTHER WALL FACES	1"	
----BEAMS	1-1/2"	(2" FOR EXTERIOR)
----REINFORCED SLABS	1"	(2" FOR EXTERIOR)
----COLUMNS	1-1/2"	(2" FOR EXTERIOR)
----POST TENSIONED SLABS	1" BOTTOM - 2" TOP	

CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED USING ACI 318-19 AND THE 2022 CBC REQUIREMENTS. ALL CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTHS AT 28 DAYS:

ELEMENT	28 DAY STRENGTH	MAX W/C RATIO	AGGREGATE SIZE
FOOTINGS	2500 PSI	0.50	1"
INTERIOR SLAB ON GRADE**	4000 PSI*	0.45	1"
SITE RETAINING WALLS	4000 PSI	0.45	1"
STRUCTURAL SLAB	4000 PSI	0.45	1"
GRADE BEAMS**	4000 PSI	0.45	1"
NON STRUCTURAL TOPPING SLABS	SPECIFIED BY OTHERS		

*DESIGN BASED ON 2500 PSI, SEE SPECIAL INSPECTION TABLES FOR REDUCED INSPECTION REQUIREMENTS.
**MAXIMUM SHRINKAGE = 0.045%

2. NO MORE THAN ONE CLASS OF CONCRETE SHALL BE ON THE JOB SITE AT ANY TIME.
3. ALL EXPOSED CORNERS OR EDGES OF COLUMNS, PIERS, WALLS, BEAMS, ETC., SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONSTRUCTION JOINTS SHALL BE LOCATED WHERE SHOWN AND, IF NOT SHOWN, WHERE DIRECTED BY THE ARCHITECT AND APPROVED BY SEOR AND AOR. THEY SHALL BE LOCATED SO AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE AND TO MINIMIZE SHRINKAGE. PROVIDE DOWELS AND KEYS AS DETAILED AND DIRECTED, AND THOROUGHLY CLEAN AND REMOVE LAITANCE FROM SURFACES BEFORE PROCEEDING WITH THE NEXT PLACEMENT.
5. CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LAYOUT FOR REVIEW.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ALL REQUIRED WATERPROOFING, DAMP PROOFING, FLASHING, REGLETS, MAILERS, ROOFING, TYPE AND LOCATION OF FLOOR FINISHES, FLOOR DEPRESSIONS, CURBS, PADS, AND OTHER DETAILS.
7. SUBMIT CONCRETE MIX DESIGNS INCLUDING ADMIXTURE DATA, AGGREGATE GRADATIONS, WATER TESTS, CEMENT DATA, CEMENT CUBE STRENGTH, AND CYLINDER STRENGTH TEST RESULTS FOR THE CONCRETE. ALL DATA SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO ITS USE. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY APPROVED BY AOC AND CERTIFIED BY A REGISTERED CALIFORNIA PROFESSIONAL ENGINEER.
8. THE CONCRETE SHALL CONTAIN AN ACCEPTABLE WATER REDUCING/PLASTICIZING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.
9. ALL CONCRETE AGGREGATES AND CEMENT SHALL BE FROM A SINGLE SOURCE ACCEPTABLE TO THE ARCHITECT. ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II LOW ALKALI, AGGREGATES FOR STONE CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. CONCRETE EXPOSED TO EARTH SHALL BE TYPE II/V CEMENT AND SHALL COMPLY WITH THE REQUIREMENTS FOR MODERATE SULFATE EXPOSURE AS SPECIFIED IN THE 2022 CBC AND ACI 318-19. CONCRETE AGGREGATES FOR LIGHT-WEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
10. CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94. CONCRETE PLACEMENT SHALL CONFORM TO ACI STANDARD 304 AND PROJECT SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE PLACING SEQUENCES AND CONSTRUCTION PROCEDURES FOR ALL CONCRETE WORK. ACCOUNT FOR TEMPERATURE DIFFERENTIALS AND SHRINKAGE OCCURRING DURING THE CONSTRUCTION PHASE UNTIL THE BUILDING IS PERMANENTLY IN A MECHANICALLY CONTROLLED ENVIRONMENT.
12. CONTRACTOR SHALL REVIEW MECHANICAL, ELECTRICAL, PLUMBING, AND BUILDING SERVICES DRAWINGS. COORDINATE AND VERIFY SIZE, NUMBER, AND LOCATION OF ALL SLEEVES OR OPENINGS REQUIRED. SLEEVES SHALL BE SET FOR ALL SERVICES PRIOR TO CONCRETE PLACEMENT. NO CORING OR CUTTING OF CONCRETE AFTER PLACEMENT WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER OF RECORD.
13. CONSTRUCTION JOINTS IN ALL FOUNDATIONS, WALLS, SUPPORTED SLABS AND CONCRETE FRAMING BEAMS SHALL NOT BE FURTHER APART THAN 100 FEET IN LENGTH.
14. ALL CONSTRUCTION JOINTS IN WALLS OR OTHER ELEMENTS NOT HAVING PREFORMED KEYS, SHALL BE WIRE BRUSHED, ROUGHED TO A MINIMUM 1/4" AMPLITUDE, CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACEMENT OF NEW CONCRETE.
15. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL CONDUITS IN SLABS. CONDUITS SHALL BE RUN GENERALLY AT MID-BAY. PARALLEL CONDUITS SHALL BE SPACED AT THREE DIAMETERS ON CENTERS MINIMUM. CONDUIT SIZES SHALL NOT EXCEED 1/4TH OF THE SLAB THICKNESS AND SHALL BE LOCATED AT MID-HEIGHT OF THE SLAB. PREPARE AND SUBMIT TO THE ARCHITECT & ENGINEER FOR REVIEW AND APPROVAL OF LOCATION OF CONDUITS, PULL BOXES AND OTHER ITEMS EMBEDDED IN STRUCTURAL CONCRETE. CONDUITS SHALL NOT BE PLACED IN METAL DECK SLABS.
16. ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT SHALL BE SECURELY ANCHORED TO STRUCTURAL CONCRETE W/ CAST-IN-PLACE ANCHORS OR MECHANICAL OR ADHESIVE ANCHORS ON EXISTING MEMBERS. ANCHORS SHALL BE DESIGNED FOR A MINIMUM LATERAL FORCE OF 0.5 TIMES THE WEIGHT OF THE EQUIPMENT APPLIED AT CENTER OF MASS, IN ADDITION TO OTHER LOADING CONDITIONS.
17. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 6000 PSI.
18. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GEOTECHNICAL & FOUNDATION INFORMATION:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT BY CALWEST GEOTECHNICAL DATED MARCH 25, 2025.
2. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND THE INFORMATION CONTAINED WITHIN THE SOILS REPORT AS IT PERTAINS TO THIS SITE. THE SOILS REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
3. THE GEOTECHNICAL ENGINEER IS THE SOLE JUDGE OF SUITABILITY OF UNDERLYING MATERIAL TO SUPPORT THE FOUNDATION AND SHALL APPROVE BEARING MATERIAL BEFORE FOUNDATION INSTALLATION. PER THE SOILS REPORT THE FOLLOWING RECOMMENDATIONS WERE USED TO SIZE THE FOUNDATIONS:
   A. CONTINUOUS FOOTINGS MAY BE DESIGNED USING A BEARING PRESSURE OF 2000 PSF, AND SHOULD BE A MIN. OF 12 INCH IN WIDTH AND 24 INCH IN DEPTH INTO CERTIFIED COMPACTED FILL.
   B. INDEPENDENT FTGS MAY BE DESIGNED USING A BEARING PRESSURE OF 2000 PSF, AND SHOULD BE A MIN. OF 2 FEET SQUARE AND 24 INCH IN DEPTH INTO CERTIFIED COMPACTED FILL.
   C. BEARING PRESSURES MAY BE INCREASED BY 1/3 FOR SHORT DURATION LOADING, WHICH INCLUDES THE EFFECTS OF WIND OR SEISMIC FORCES.
   D. ALLOWABLE COEFFICIENT OF FRICTION 0.25 MAY BE USED W/ DEAD LOAD FORCES.
   E. PASSIVE EARTH PRESSURES MAY BE COMPUTED AS AN EQUIVALENT FLUID HAVING A DENSITY OF 250 PCF W/ A MAXIMUM EARTH PRESSURE OF 2500 PSF. WHEN COMBINING PASSIVE AND FRICTION FOR LATERAL RESISTANCE, THE PASSIVE COMPONENT SHOULD BE REDUCED BY ONE-THIRD.
4. FOR BEARING CALCULATIONS, THE WEIGHT OF THE CONCRETE IN THE FOOTING MAY BE NEGLECTED. ALL CONTINUOUS FOOTINGS SHOULD BE REINFORCED W/ A MINIMUM OF FOUR #4 STEEL BARS; TWO PLACED NEAR THE TOP AND TWO NEAR THE BOTTOM OF THE FOOTINGS.
5. ALL FOUNDATIONS SHALL BEAR ON COMPETENT GROUND AND SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER.
6. ALL FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL REPORT.
7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN ON THE STRUCTURAL DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE SOILS ENGINEER, CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING.
8. SLOT CUTTING, IF REQUIRED, SHOULD COMPLY WITH THE "ABC" METHOD.
9. WHERE SLABS-ON-GRADE ARE TO BE COVERED BY MOISTURE SENSITIVE FLOORING, AS DETERMINED BY THE ARCHITECT, THOSE SLABS SHALL BE UNDERLAIN WITH A 10 MIL VAPOR BARRIER OVER A MIN. 4" THICK AGGREGATE BASE W/ 1/2" CLEAN AGGREGATE.

DESIGN BASIS:

THE DESIGN IS IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING AND LOCAL MUNCIPAL CODE PROVIDES FOR THE FOLLOWING LOADS:

1. OCCUPANCY CATEGORY: II

2. LIVE LOADS:

BALCONIES & DECKS	NOTE 1
RESIDENTIAL	40 PSF

NOTE 1: BALCONIES AND DECKS SHALL SUPPORT 1.5 TIMES THE LIVE LOAD OF THE AREA SERVED, BUT NEED NOT EXCEED 100PSF.
NOTE 2: LIVE LOAD ON CORRIDORS OF NON-FIRST FLOOR LEVELS SHALL BE THE SAME AS THE OCCUPANCY THE SERVE.

ROOF LIVE LOADS:

GARDEN ROOF / GREEN ROOF	20 PSF
TYPICAL ROOF	20 PSF

3. DEAD LOADS ARE PER THE SELF WEIGHT ASSEMBLY.

4. WIND LOADS:
ULTIMATE DESIGN WIND SPEED = V_{ult} = 94 MPH
WIND EXPOSURE = C
IMPORTANCE FACTOR, Iw = 1

5. SEISMIC LOADS: (BASED ON THE EQUIVALENT LATERAL FORCE PROCEDURES USING A 2-STAGE ANALYSIS)
RISK CATEGORY II
SITE CLASS = D
I_{eq} = 1
S_s = 1.953, S_1 = 0.699
F_a = 1.0, F_v = 1.7
S_{ds} = 1.302, S_{d1} = 0.792
SEISMIC DESIGN CATEGORY = II

X AND Y DIRECTION (LEVEL 1 - ROOF)
DUCTILITY FACTOR, R_x = 6.5, R_y = 6.5 (LIGHT FRAME WALLS SHEATHED WITH PLYWOOD.)
REDUNDANCY, RHO_x = 1.0, REDUNDANCY, RHO_y = 1.0
OVERSTRENGTH FACTOR, Ω_x = 2.5, Ω_y = 2.5
LATERAL DISPLACEMENT AMPLIFICATION FACTOR, Cd_x = 4.0, Cd_y = 4.0
SEISMIC RESPONSE COEFFICIENT Cs_x = 0.20*W, Cs_y = 0.20*W
WHERE W = 380.1 (kips)
DESIGN BASE SHEAR, V_x = 70.1 KIPS
DESIGN BASE SHEAR, V_y = 70.1 KIPS
ALLOWABLE STORY DRIFT: 0.025xH

6. DEFLECTIONS;
LIVE LOAD DEFLECTIONS ARE LIMITED TO SPAN/360,
DEAD+LIVE LOAD DEFLECTIONS ARE LIMITED TO SPAN/240. U.N.O.

CONSTRUCTION PROCEDURE

1. ALL WALLS AND ALL FLOOR AND ROOF MEMBERS SHALL BE SECURELY SHORED AND BRACED AT ALL TIMES DURING CONSTRUCTION.
2. KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE BUILDING DEPARTMENT.
3. NO PIPES OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS UNLESS SO SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.
4. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB.
5. REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT.
6. BEAMS AND SLABS UNDER WALLS TERMINATING AT A FLOOR SHALL BE FULLY SHORED DURING AND AFTER WALL POUR UNTIL CONCRETE WALL ATTAINS DESIGN STRENGTH.
7. ANY DEVIATION FROM APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.
8. SLAB FORMS SHOULD NOT BE REMOVED UNLESS A SPECIFIED COMPRESSIVE STRENGTH IS REACHED & AN APPROVAL IS OBTAINED FROM THE ENGINEER OF RECORD

METAL STUD NOTES:

1. ALL STEEL JOISTS SHALL BE PER THE AMERICAN NATIONAL STANDARD SJI 100-2020.
2. GC TO SUBMIT STAMPED AND SIGNED STEEL JOIST CALCULATIONS IN ACCORDANCE WITH THE SJI SPECIFICATIONS FOR DESIGN TEAM FOR REVIEW. ONCE JOIST CALCULATIONS ARE APPROVED GC TO SUBMIT STEEL JOIST PLACEMENT DRAWINGS FOR DESIGN TEAM REVIEW.
3. LH-SERIES JOIST DESIGN SHALL BE BASED ON ACHIEVING THE NOMINAL FLEXURAL STRENGTH OF THE MEMBER AND IS DESIGNED AS A ONE-WAY JOIST SYSTEM THAT MEETS THE FOLLOWING CRITERIA:
   A. MEMBERS ARE SIMPLY-SUPPORTED AND ARE NOT CONSIDERED PART OF A DESIGNATED LATERAL FORCE RESISTING SYSTEM, SUCH AS A BRACED FRAME OR MOMENT FRAME.
   B. HORIZONTAL SHEAR CONNECTION IS ACHIEVED USING WELDED STEEL STUD ANCHORS, EXCEPT AS PROVIDED IN SECTION 8. LH-SERIES JOISTS SHALL BE DESIGNED IN ACCORDANCE WITH THIS SPECIFICATION AS SIMPLY-SUPPORTED TRUSSES SUPPORTING A FLOOR OR ROOF DECK SO CONSTRUCTED AS TO BRACE THE TOP CHORD OF THE STEEL JOISTS AGAINST LATERAL BUCKLING.
4. WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFICALLY COVERED HEREIN, THE DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. WHERE THE STEEL USED CONSISTS OF HOT-ROLLED SHAPES, BARS OR PLATES, AISC 360.
   B. FOR MEMBERS WHICH ARE COLD-FORMED FROM SHEET OR STRIP STEEL, AISI S100. 4.1.1 DESIGN BASIS: LH-SERIES JOIST DESIGNS SHALL BE IN ACCORDANCE WITH THE PROVISIONS IN THIS SPECIFICATION USING LOAD AND RESISTANCE FACTOR DESIGN (LRFD) AS SPECIFIED BY THE SPECIFYING PROFESSIONAL FOR THE PROJECT.

SHEET LIST

SHEET NUMBER	SHEET NAME
S0.00	GENERAL NOTES
S0.01	GENERAL NOTES
S1.00	TYP. CONC. REINF DETAILS
S1.01	TYP. CONC. SOG & FOUNDATION DETAILS
S1.02	TYP. CONC. SOG & FOUNDATION DETAILS
S1.03	TYP. CONC. WALL DETAILS
S1.11	TYP. WOOD WALL DETAILS
S1.13	TYP. WOOD POST DETAILS
S1.14	TYP. WOOD SHEAR WALL DETAILS
S1.16	TYP. JOIST AND BEAM PENETRATION DETAILS
S1.17	TYP. WOOD HOLDOWN DETAILS
S1.30	TYP. STEEL DETAILS
S1.31	TYP. STEEL DETAILS
S1.50	TYP. LIGHT GAGE METAL STUD DETAILS
S1.60	FINISH KEY PLAN
S2.0	SITE PLAN
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S2.3	SPORT COURT FOUNDATION AND ROOF PLAN
S3.00	CONC. GRADE BEAM DETAILS
S3.01	DETAILS
S3.02	DETAILS
S4.00	DETAILS
S4.01	DETAILS

GENERAL:

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE 2022 CALIFORNIA BUILDING CODE, AND THE LOCAL MUNCIPAL CODE.
2. REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS. THE MORE STRINGENT REQUIREMENT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS SHALL CONTROL WHEN IN CONFLICT.
3. TYP DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK, EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
5. REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT.
6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION.
7. DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLUMN GRID CENTERLINE, U.N.O. DO NOT SCALE THE DRAWINGS.
8. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS, AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
9. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH/ THE CONTRACTING OFFICER BEFORE PROCEEDING WITH/ THE WORK.
10. ANY DEVIATION, MODIFICATION, OR SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE BUILDING DEPARTMENT AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE, BUILDING COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED TO DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF [state].
12. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE, AND PROCEDURE OF THE REQUIRED CONSTRUCTION.
13. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND REPORT INACCURACIES TO THE E.O.R.
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE, AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
15. SITE VISITS PERFORMED BY THE BUILDING ENGINEER OF RECORD DO NOT INCLUDE OBSERVATION OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.
16. STRUCTURAL OBSERVATIONS PERFORMED BY THE BUILDING ENGINEER OF RECORD DURING CONSTRUCTION ARE NOT SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
17. CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT AND ENGINEER.
18. REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.
19. SHOP DRAWINGS MAY NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED, AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT/ENGINEER. ALLOW A MINIMUM OF SEVEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT BY THE ENGINEER.
20. STRUCTURAL ITEMS NOT SPECIFICALLY DETAILED AS PART OF THESE PLANS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED BY THE STATE OF [state]. SEE "PRE-ENGINEERED STRUCTURES NOTES" FOR ADDITIONAL REQUIREMENTS.
21. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS SHOWN.
   B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN ELEVATION, CHAMFERS, GROOVES, INSERTS, ETC.
   D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS, EXCEPT AS SHOWN.
   E. FLOOR AND ROOF FINISHES.
   F. STAIR FRAMING AND DETAILS, EXCEPT AS SHOWN.
   G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
22. SEE MECHANICAL AND PLUMBING DRAWINGS FOR THE FOLLOWING:
   A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, AND SLAB OPENINGS, CONCRETE INSERTS FOR MECHANICAL OR PLUMBING FIXTURES, AND SIZE, WEIGHT, AND LOCATION OF MEP EQUIPMENT.
23. SEE ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   A. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS, AND CONCRETE INSERTS FOR ELECTRICAL FIXTURES.
24. CONTRACTORS THAT ARE RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND OR SEISMIC FORCE RESISTING SYSTEM, OR COMPONENTS OF THIS SYSTEM, LISTED IN THE "STATEMENT OF SPECIAL INSPECTION", SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1704.4.
25. A COPY OF RATIFYING DOCUMENTATION (ICC ESR, IAPMO, OR SIM INDEPENDENT ENTITY) SHALL BE MADE AVAILABLE AT THE JOB SITE.

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

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STRUCTURAL
STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
GENERAL NOTES

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S0.00

24-11-2025 11:39:03 Author

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24-11-2025 11:39:04
Author

ACRONYMS:

NOTES:

1. ACRONYMS APPLY TO ALL DRAWINGS
2. ACRONYMS LISTED ON PLANS OR IN DETAILS TAKE PRECEDENSE OVER THE ACRONYM LIST BELOW

&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
ADDL, ADDT'L	ADDITIONAL
ADJ	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ALT	ALTERNATIVE, ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
A.R.	ANCHOR ROD
ARCH'L, ARCH	ARCHITECTURAL
ATTACH.	ATTACHMENT
BF	BRACED FRAME
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BLW	BELOW
BM	BEAM
B.N.	BOUNDARY NAILING
BNDRY	BOUNDARY
B.O.	BOTTOM OF
B.O.F.	BOTTOM OF FOOTING
BOTT OR BOT	BOTTOM
BRBF	BUCKLING-RESTRAINED BRACED FRAME
BRG	BEARING
BSMT	BASEMENT
BTWN OR BET	BETWEEN
BS	BACKSIDE
CALCS	CALCULATIONS
CANT.	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CC	CANTILEVER CAMBER
CF	CUBIC FOOT
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CTRL JT	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR.	CLEAR
CLSM	CONTROLLED LOW STRENGTH MATERIAL
CMU	CONCRETE MASONRY UNIT
CO	COMPANY
COL.	COLUMN
COMP	COMPRESSION
CONC.	CONCRETE
COND	CONDITION
CONN OR CXN	CONNECTION
CONST	CONSTRUCTION
CONT.	CONTINUOUS
CTC	CENTER TO CENTER
CTR	CENTER
CTR'D	CENTERED
CTSK	COUNTERSINK;COUNTERSUNK
CVR.	COVER
d	PENNY (NAIL SIZE AS IN 10d)
D+E	DRILL & EPOXY
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DBLR	DOUBLER
D.C.W	DEMANDS CRITICAL WELD
DEG	DEGREES
D+E	DRILL & EPOXY
DEPT	DEPARTMENT
DET	DETAIL
DFL	DOUGLAS FIR LARCH'L
DIA.	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
DO	DO OVER
DWG	DRAWING(S)
DWL	DOWEL
(E)	EXISTING
E.G.	FOR EXAMPLE
EA.	EACH
EBF	ECCENTRIC BRACED FRAME
E.E.	EACH END
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMB	EMBEDDED
ENGR	ENGINEER
E.N.	EDGE NAILING
E.O.R.	ENGINEER OF RECORD
E.O.S.	EDGE OF SLAB
EPS	EXPANDED POLYSTYRENE
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EQ	EQUAL
E.S.	EACH SIDE
ETC	ET CETERA
EXA	EXPANSION ANCHOR
EXCVN	EXCAVATION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
E.W.	EACH WAY
Fb	ALLOWABLE BENDING STRESS
FB	FLAT BAR
F'c	CONCRETE COMPRESSION STRENGTH

FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FLG	FLANGE
FLR	FLOOR
F'm	MASONRY COMPRESSIVE STRENGTH
F.N.	FIELD NAILING
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FP	FULL PENETRATION
FRMG	FRAMING
F.S.	FAR SIDE
FT	FOOT; FEET
FTG	FOOTING
Fy	YIELD STRENGTH
GA	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
GC	GENERAL CONTRACTOR
GAR	GARAGE
GEN	GENERAL
GL	GRID LINE
GND	GROUND
GR	GRADE
H.A.S.	HEADED ANCHOR STUD
(HI)	HIGH
(H) OR HORIZ	HORIZONTAL
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HK	HOOK
HOSP	HOSPITAL
HS	HIGH STRENGTH
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
I	MOMENT OF INERTIA
I.D.	INSIDE DIAMETER
i.e.	THAT IS
I.F.	INSIDE FACE
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSP	INSPECTION, INSPECTOR
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
KIP OR K	1,000 POUNDS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
(L)	LOW
LAB	LABORATORY
LABC	LOS ANGELES BUILDING CODE
LAP	LAP SPLICE LENGTH
LBS OR #	POUND
Ldc	COMPRESSION DEVELOPMENT LENGTH
LDGR	LEDGER
Ldh	HOOKED BAR DEVELOPMENT LENGTH
Ldt	TENSION DEVLOPMENT LENGTH
L.F.	LINEAL FOOT
LIN	LINEAL; LINEAR
LL	LIVE LOAD
LLH	LONG LEG/SIDE HORIZONTAL
LLV	LONG LEG/SIDE VERTICAL
LONG	LONGITUDINAL
L.P.	LOW POINT
L.S.	LAG SCREW
Lsc	COMPRESSION LAP SPLICE LENGTH
Lsh	LONG SLOTTED HOLES
Lst	TENSION SPLICE LENGTH
L.W.	LIGHTWEIGHT
LVL	LEVEL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MULT	MULTIPLE
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NLG	NAILING
NO. OR #	NUMBER
N.S.	NEAR SIDE
NTS	NOT TO SCALE
NW	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
P.C.	PRECAST
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
P.A.F.	POWER (OR POWDER) ACTUATED FASTENER
PG	PLATE GIRDER
PJP	PARTIAL JOINT PENETRATION
PLF	POUNDS PER LINEAL FOOT
PERP OR ⊥	PERPENDICULAR
P.E.N.	PANEL E.N.
PL	PLATE

PLWD OR PLY.	PLYWOOD
PLBG	PLUMBING
PNL	PANEL
PREFAB	PREFABRICATED
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PS	PRE-STRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED; POST TENSIONED
PTFE	POLYTETRAFLUORETHYLENE (TEFLON)
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
P.Z.	PROTECTED ZONE
RAD	RADIUS
RE:	REFER TO:
REF	REFERENCE
REG	REGULAR
REINF.	REINFORCEMENT
REQ, REQ'D	REQUIRED
RET	RETAINING
REV	REVISION
RF	ROOF
RM	ROOM
R.O.	ROUGH OPENING
S	ELASTIC SECTION MODULUS
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SDL	SUPERIMPOSED DEAD LOAD
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SEP	SEPARATION
SHR	SHORING; SHORE
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SIMPSON, SST	SIMPSON STRONG TIE
S.J.	SEISMIC JOINT
SLRS	SEISMIC LOAD RESISTING SYSTEM
S.M.D.	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPCL	SPECIAL
S.P.D.	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SQ.	SQUARE
SS	SELECT STRUCTURAL
SSH	SHORT SLOTTED HOLES
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYMM.	SYMMETRICAL
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE, TEMPORARY
T.F.F.	TOP OF FINISHED FLOOR
THK	THICK
THRU	THROUGH
TL	TOTAL LOAD
T.O.C.	TOP OF CONCRETE (OR CURB)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TRANSV	TRANSVERSE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY, INC.
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UT	ULTRASONIC TEST
(V) OR VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W/C	WATER/CEMENT
WD	WOOD
WF	WIDE FLANGE
WHT	WEIGHT
W.P.	WORK POINT
W.S.	WOOD SCREW
W.T.S.	WELDED THREADED STUDS
W.W.F.	WELDED WIRE FABRIC REINF.

STRUCTURAL STEEL SHAPES

W	W SHAPES
S	S SHAPES
M	M SHAPES
HP	HP SHAPES
C	STD CHANNEL
MC	MISC CHANNEL
L	ANGLES
WT, ST, MT	STRUCTURAL TEES CUT FROM W, S, OR T SHAPES
PIPE OR STD PIPE	STANDARD PIPE
PIPE-X OR PIPE XS EXTRA	STRONG PIPE
PIPE-XX OR PIPE XXS	DBL EXTRA STRONG PIPE
HSS	HOLLOW STRUCTURAL SECTION

CBC 2022 TABLE 1705.6 - REQUIRED VERIFICATION AND INSPECTION OF SOILS

TYPE	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRE BEARING CAPACITY.	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

STATEMENT & SCHEDULE OF SPECIAL INSPECTION, 2022 CBC

1. PROJECT: SEA STAR LOT 9 GUEST HOUSE
2. LOCATION: 6270 SEA STAR DR MALIBU, CA 90265
3. THIS STATEMENT OF SPECIAL INSPECTION IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF THE CBC 2019 SECTIONS 1704 AND 1705. INCLUDED ARE THE FOLLOWING:
   A. SCHEDULE OF SPECIAL INSPECTIONS AND TESTS APPLICABLE TO THIS PROJECT:
      X SPECIAL INSPECTIONS PER SECTIONS 1704 AND 1705.
      X SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
      X SPECIAL INSPECTIONS FOR WIND RESISTANCE.
4. SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT, AND CBC SECTIONS 1704, 1705, 1707 AND 1708.
5. THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED. SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.
6. INTERIM REPORTS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH CBC SECTION 1704.1.2.
7. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY (SECTION 1704.1.2). THE FINAL REPORT WILL DOCUMENT:
   A. REQUIRED SPECIAL INSPECTIONS.
   B. CORRECTION OF DISCREPANCIES NOTED IN INSPECTIONS.
8. THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN CBC SECTION 1704.1.
9. THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:
   A. REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE INSPECTIONS.
   B. MONITOR SPECIAL INSPECTION ACTIVITIES ON THE JOB SITE TO ASSURE THAT THE SPECIAL INSPECTORS ARE QUALIFIED AND ARE PERFORMING THEIR DUTIES AS CALLED FOR IN THIS STATEMENT OF SPECIAL INSPECTION.
   C. REVIEW SUBMITTED INSPECTION REPORTS.
   D. PERFORM INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING CODE.
10. THE FOLLOWING ELEMENTS ARE TO HAVE SPECIAL INSPECTION. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED TO RESIST SUSTAINED TENSION LOADS, SHOTRETE PLACEMENT, CONCRETE STRENGTH f'c > 2500 PSI, SPRAYED ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES, AND HELICAL PILE FOUNDATIONS.
    A. ALL CONCRETE WORK WITH 3-KSI CONCRETE STRENGTH OR ABOVE.
    B. BOLTS INSTALLED IN CONCRETE
    C. EXPANSION AND ADHESIVE ANCHORS
    D. ALL ASTM A 706 GR. 60 REINFORCING STEEL
    E. STRUCTURAL WELDING
    F. SPECIAL GRADING, EXCAVATION, AND BACKFILLING
    G. PLYWOOD SHEARWALLS. (SEE NOTE 11)
    H. SHEAR WALL HOLDOWNS.
    I. OTHER INSPECTION REQUIRED BY THE BUILDING OFFICIAL
11. CONTINUOUS INSPECTION BY A LICENSED DEPUTY INSPECTOR SHALL BE REQUIRED FOR ALL STRUCTURAL PLYWOOD SHEATHING INSTALLATION WHERE THE FASTENER SPACING IS 4 INCHES OR LESS AND PERIODIC INSPECTION FOR ALL WOOD SHEAR WALL DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ONCENTER OR LESS.
12. PER STEEL NOTES ALL FABRICATION OF STRUCTURAL STEEL WILL BE PERFORMED IN AN AISC CERTIFIED LAB.PER SECTION 1704.2.2 SPECIAL INSPECTIONS REQUIRED BY 1704 ARE NOT REQUIRED WHERE WORK IS DONE ON THE PREMISES OF A FABRICATOR AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
13. SPECIAL ACTIVITY INSPECTION IS REQURIED FOR:
    - BUILDING OVER 5 STORIES OR 60' IN HEIGHT
    - BUILDINGS OVER 50,000 SQ. FT. OF GROUND FLOOR AREA
    - BUILDINGS OVER 200,000 SQ.FT. OF TOTAL FLOOR AREA

PREPARED BY: DEREK WAVERING, S.E.
REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

Derek Wavering
SIGNATURE/DATE

OWNER'S AUTHORIZATION:

SIGNATURE/DATE

BUILDING OFFICIAL ACCEPTANCE:

SIGNATURE/DATE

CBC 2022 TABLE 1705.3 - REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	—	X	ACI 318:CH. 20.25.2, 25.3,26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16";AND c. INSPECT ALL OTHER WELDS.	— X	X X	AWS D1.4 ACI318: 26.5.4	—
3. INSPECT ANCHORS CAST IN CONCRETE.	—	X	ACI 318: 17.8.2	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	1909.1
5. VERIFY USE OF REQUIRED DESIGN MIX.	—	X	ACI 318: CH 19 26.4.3, 26.4.4	1904.2, 1910.2, 1910.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	—	ASTM C172 C31 ACI 318 26.4.5, 26.12, 5.8	1910.10
7. INSPECT OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	—	ACI 318: 26.4.5	1910.6 -7 -8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	—	X	ACI 318: 26.4.7-26.4.9	1910.9
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES. b. GROUTING OF BONDED PRESTRESSING TENDONS	X X	— —	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	— —
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	—	X	ACI 318: CH 26.8	—
11. VERIFY OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	—	X	ACI 318: 26.10.2	—
12. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	—	X	ACI 318: 26.10.1(b)	—

FOR SI: 1 INCH = 25.4 MM.
a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318. OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO BE COMMENCEMENT OF THE WORK.
c. PER SECTION 1705.3, CONCRETE SPECIAL INSPECTION IS NOT REQUIRED FOR: ISOLATED SPREAD FOOTINGS OF BUILDINGS 3-STORIES OR LESS, CONTINUOUS FOOTINGS DESIGNED FOR 2,500 PSI CONCRETE, & NON-STRUCTURAL SLABS ON GRADE.

CBC 2022 TABLE 1705A.2.1- REQUIRED SPECIAL INSPECTIONS & TESTS OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION: CONTINUOUS	FREQUENCY OF INSPECTION: PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS.				
a. IDENTIFICATION MARKINGS TO CONFIRM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	—	X	AISC 360 A3.3 AND APP. ASTM STANDARDS	—
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	—	X	—	—
2. INSPECTION OF HIGH-STRENGTH BOLTING				
a. SNUG-TIGHT JOINTS	—	X	AISC 360 M2.5	—
b. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	—	X	AISC 360 M2.5	—
c. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X	—	AISC 360 M2.5	—
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.	—	X	AISC 360 A3.1	2203A.1
b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	X	APPLICABLE ASTM MAT. STAND.	—
c. MANUFACTURER'S CERTIFIED TEST REPORTS.	—	X	—	—
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFI-CATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	X	AISC 360 A3.5 AWS A5	—
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	—	X	—	—
5. INSPECTION OF WELDING:				
a. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
1. COMPLETE & PARTIAL JOINT PENETRATION GROOVE WELDS.	X	—	AWS D1.1, D1.8	1705A.2.2
2. MULTIPASS FILLET WELDS	X	—	AWS D1.1, D1.8	1705A.2.2
3. SINGLE-PASS FILLET WELDS > 5/16".	X	—	AWS D1.1, D1.8	1705A.2.2
4. PLUG AND SLOT WELDS	X	—	AWS D1.1, D1.8	1705A.2.2
5. SINGLE-PASS FILLET WELDS <= 5/16".	—	X	AWS D1.1, D1.8	1705A.2.2
6. FLOOR AND ROOF DECK WELDS.	—	X	AWS D1.3	---
b. REINFORCING STEEL				
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	—	X	AWS D1.4, ACI 318 3.5.2	---
2. REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT.	—	X	AWS D1.4, ACI 318 3.5.2	---
3. SHEAR REINFORCEMENT.	X	—	AWS D1.4, ACI 318 3.5.2	---
4. OTHER REINFORCING STEEL.	—	X	AWS D1.4, ACI 318 3.5.2	---
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
a. DETAILS SUCH AS BRACING AND STIFFENING.	—	X	---	1705A.2.2
b. MEMBER LOCATIONS.	—	X	---	1705A.2.2
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	—	X	---	1705A.2.2

c. WHERE APPLICABLE, SEE ALSO SECTION 1705A.11 SPECIAL INSPECTION FOR SEISMIC RESISTANCE

ADHESIVE & EXPANSION ANCHORS NOTES:

1. EXPANSION ANCHORS SHALL BE SIMPSON STRONG TIE INC. CARBON STEEL STRONG-BOLT 2. (ICC ESR 3037 AND LARR 25891 FOR CONCRETE, UES-0240 AND LARR 25936 FOR MASONRY).
2. SCREW ANCHORS SHALL BE SIMPSON STRONG TIE INC. CARBON STEEL TITEN HD. (ICC ESR 2713, LARR 25741 FOR CONCRETE AND ICC ESR 1056, LARR 25560 FOR MASONRY).
3. ANCHORING ADHESIVE SHALL BE SIMPSON SET-XP (ICC ESR-2508 AND LARR 25744 FOR CONCRETE AND UES-0265, LARR 25965 FOR MASONRY).
4. ALL THREADED RODS SHALL BE F1554 GR. 36 OR A36 THREADED ROD, U.N.O.
5. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC, COLA, AND MANUFACTURER'S RECOMMENDATIONS (U.N.O.), WITH DIAMETER AND EMBEDMENT LENGTH AS NOTED ON THE DRAWINGS.
6. SEE TYPICAL POST-INSTALLED ANCHOR EMBEDMENT DETAIL FOR DEFINITION OF EMBEDMENT LENGTH SHOWN IN THE DRAWINGS.
7. PROVIDE STAINLESS STEEL ANCHORS FOR EXTERIOR USE, WHEN EXPOSED TO WEATHER, OR WHERE SPECIFIED BY THE ARCHITECT. PROVIDE GALVANIZED CARBON STEEL AT OTHER LOCATIONS, U.N.O.
8. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL:
   A. VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND
   B. IDENTIFY EXISTING REINFORCING LOCATION BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCEMENT.
9. CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES.
10. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE OWNER'S REPRESENTATIVE / ARCHITECT / ENGINEER WILL DETERMINE A NEW LOCATION.
11. PROOF LOAD TEST ANCHORS AS NOTED BELOW.
    A. PROOF LOAD TESTING IS REQUIRED FOR ADHESIVE ANCHORS IN AN UPWARD CONFIGURATION OR SUBJECTED TO SUSTAINED TENSION LOADS. PROOF LOAD TESTING MAY ALSO BE REQUIRED FOR OTHER ANCHORS WHERE SPECIFIED IN THE DRAWINGS. ANCHORS SPECIFICALLY INDICATED AS "NO TEST REQUIRED" ON THE DRAWINGS DO NOT REQUIRE TENSION LOAD TESTS.
    B. ANCHORS REQUIRING TESTING PER SECTION "A" ARE NOT ANTICIPATED ON THIS PROJECT. CONTACT EOR FOR PROOF LOADING PROTOCOL WHERE ANCHORS ARE USED THAT WILL REQUIRE PROOF LOAD TESTING.

TABLE 2304.10.1 (CBC 2022) FASTENING SCHEDULE (U.N.0.)

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE ROOF OF FASTENER	SPACING AND LOCATION	
ROOF			
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d	EACH END, TOENAIL	
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d 2-16d	EACH END, TOENAIL END NAIL	
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d @ 6" O.C.	FACE NAIL	
2. CEILING JOIST TO TOP PLATE	3-8d	EACH JOIST, TOENAIL	
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.8.3.1)	3-16d	FACE NAIL	
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1)	3-16d	FACE NAIL	
5. COLLAR TIE TO RAFTER	3-10d	FACE NAIL	
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5)	3-10d	TOENAIL C	
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RATERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d 3-10d	END NAIL TOENAIL	
WALL			
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d 10d BOX	24" O.C. FACE NAIL 16" O.C. FACE NAIL	
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS	16d 16d BOX	16" O.C. FACE NAIL 12" O.C. FACE NAIL	
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d 16d BOX	16" O.C. EA. EDGE, FACE NAIL 12" O.C. EA. EDGE, FACE NAIL	
11. CONTINUOUS HEADER TO STUD	4-8d	TOENAIL	
12. TOP PLATE TOP TO PLATE	16d 10d BOX	16" O.C. FACE NAIL 12" O.C. FACE NAIL	
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d	EA. SIDE OF END JOINT, FACE NAIL	
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT BRACED WALL PANELS)	16d 16d BOX	16" O.C. FACE NAIL EA. SIDE OF END JOINT, FACE NAIL	
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d	16" O.C. FACE NAIL	
16. STUD TO TOP OR BOTTOM PLATE	4-8d 2-16d	TOENAIL END NAIL	
17. TOP OR BOTTOM PLATE TO STUD	2-16d	END NAIL	
18. TOP PLATE, LABS AT CORNERS & INTERSECTIONS	2-16d	FACE NAIL	
19. 1" BRACE TO EACH STUD & PLATE	2-8d	FACE NAIL	
20. 1"x6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL	
21. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d	FACE NAIL	
FLOOR			
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d	TOENAIL	
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR TO THE FRAMING BELOW	8d	6" O.C., TOENAIL	
24. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL	
25. 2" SUBFLOOR OR JOIST OR GIRDER	2-16d	FACE NAIL	
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d	EACH BEARING, FACE NAIL	
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d 10d BOX 2-20d	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES ENDS AND AT EACH SPLICE, FACE NAIL	
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	EACH JOIST OR RAFTER, FACE NAIL	
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d	END NAIL	
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d	EACH END, TOENAIL a	
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES	INTERMEDIATE SUPPORTS
31. 3/8" - 1/2"	6d	6"	12"
32. 19/32" - 3/4"	8d	6"	12"
33. 7/8" - 1-1/4"	10d	6"	12"
OTHER EXTERIOR SHEATHING			
34. 1/2" FIBERBOARD SHEATHINGb	1-1/2" GALV. ROOFING NAIL	3"	6"
35. 25/32" FIBERBOARD SHEATHINGb	1-3/4" GALV. ROOFING NAIL	3"	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36. 3/4" AND LESS	8d	6"	12"
37. 7/8" - 1"	8d	6"	12"
38. 1-1/8" - 1-1/4"	10d	6"	12"
PANEL SIDING TO FRAMING			
39. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING	6"	12"
40. 5/8"	8d CORROSION-RESISTANT SIDING	6"	12"
INTERIOR PANELING			
41. 1/4"	4d CASING	6"	12"
42. 3/8"	6d CASING	6"	12"

FOR SI: 1 INCH = 25.4 MM
A. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.
B. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
C. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

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REGISTERED PROFESSIONAL ENGINEER DEREK E. WAVERING No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
GENERAL NOTES

ARCHITECT
APA

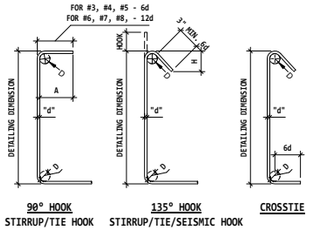
PROJECT NUMBER
25060

SHEET NUMBER
S0.01

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STANDARD HOOK DIMENSIONS

BAR	D	90° HOOK A	135° HOOK A	135° HOOK H
#3	0' - 1-1/2	0'- 4"	0'- 4-1/4"	0' - 3"
#4	0' - 2"	0'- 4-1/2"	0'- 4-1/2"	0' - 3"
#5	0'- 2-1/2"	0'- 6"	0'- 5-1/2"	0'- 3-3/4"
#6	0' - 4-1/2"	1'- 0"	0'- 8"	0'- 4-1/2"
#7	0' - 5-1/4"	1'- 2"	0'- 9"	0'- 5-1/4"
#8	0' - 6"	1'- 4"	0'- 10-1/2"	0'- 6"



90° HOOK STIRRUP/TIE HOOK | 135° HOOK STIRRUP/TIE/SEISMIC HOOK | CROSSTIE

4 TYP. STIRRUP/TIE/SEISMIC/CROSSTIE HOOKS & BENDS

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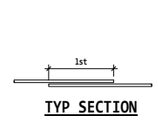
5 TYP. BAR OFFSET AT SPLICE

S1.00 N.T.S.

lst, TENSION SPLICE LENGTH (GRADE 60 BARS)

BAR	MIN CLR & SPACING \ f'c	NW 2500 psi NW 3000 psi		NW 4000 psi NW 5000 psi		LW 3000 psi LW 4000 psi	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	CLR ≥ 3/4", S ≥ 2"	1'-11"	1'-6"	1'-7"	1'-2"	2'-1"	1'-7"
#4	CLR ≥ 3/4", S ≥ 2"	3'-5"	2'-8"	2'-9"	2'-1"	3'-7"	2'-9"
	CLR ≥ 2" , S ≥ 4"	2'-1"	1'-7"	1'-8"	1'-3"	2'-2"	1'-8"
#5	CLR ≥ 3/4", S ≥ 2"	5'-4"	4'-1"	4'-3"	3'-3"	5'-7"	4'-4"
	CLR ≥ 2" , S ≥ 4"	2'-7"	2'-0"	2'-1"	1'-7"	2'-9"	2'-1"
#6	CLR ≥ 3/4", S ≥ 2"	7'-8"	5'-11"	6'-1"	4'-8"	8'-1"	6'-2"
	CLR ≥ 2" , S ≥ 4"	3'-1"	2'-5"	2'-5"	1'-11"	3'-3"	2'-6"
#7	CLR ≥ 3/4", S ≥ 2"	11'-2"	8'-7"	8'-10"	6'-9"	11'-9"	9'-0"
	CLR ≥ 2" , S ≥ 4"	4'-11"	3'-9"	3'-11"	3'-0"	5'-2"	4'-0"
	CLR ≥ 2" , S ≥ 6"	4'-6"	3'-5"	3'-7"	2'-9"	4'-9"	3'-8"
#8	CLR ≥ 3/4", S ≥ 2"	12'-9"	9'-9"	10'-1"	7'-9"	13'-5"	10'-4"
	CLR ≥ 2" , S ≥ 4"	6'-5"	4'-11"	5'-1"	3'-11"	6'-9"	5'-2"
	CLR ≥ 3" , S ≥ 6"	5'-1"	3'-11"	4'-1"	3'-1"	5'-5"	4'-2"
#9	CLR ≥ 3/4", S ≥ 2-1/2"	14'-4"	11'-0"	11'-4"	8'-9"	15'-1"	11'-8"
	CLR ≥ 2" , S ≥ 4"	8'-1"	6'-3"	6'-5"	4'-11"	8'-6"	6'-7"
	CLR ≥ 3" , S ≥ 6"	5'-9"	4'-5"	4'-7"	3'-6"	6'-1"	4'-8"
#10	CLR ≥ 3/4", S ≥ 2-1/2"	16'-2"	12'-5"	12'-9"	9'-10"	17'-0"	13'-1"
	CLR ≥ 2" , S ≥ 4"	10'-3"	7'-11"	8'-1"	6'-3"	10'-10"	8'-4"
	CLR ≥ 3" , S ≥ 6"	6'-10"	5'-3"	5'-5"	4'-2"	7'-3"	5'-7"
#11	CLR ≥ 3/4", S ≥ 3"	18'-0"	13'-11"	14'-3"	11'-0"	19'-0"	14'-8"
	CLR ≥ 2" , S ≥ 4"	12'-10"	9'-10"	10'-2"	7'-10"	13'-6"	10'-5"
	CLR ≥ 3" , S ≥ 6"	8'-7"	6'-7"	6'-9"	5'-3"	9'-0"	6'-11"

"TOP BARS" - ANY HORIZONTAL BAR W/ MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BAR (ACI 318 25.4.2.5)
"OTHER BARS" - ALL BARS THAT ARE NOT TOP BARS



TYP SECTION | A REINFORCEMENT DETAILS

lst = TENSION LAP SPLICE LENGTH
= (lst*)(Cx)

VARIABLES:

lst* = TENSION LAP SPLICE LENGTH FOR GR. 60 BARS. SEE TABLE & NOTE 1.
db = BAR DIAMETER, SEE DETAIL A.
s = BAR SPACING, SEE DETAIL A.
CLR = CLEAR COVER, SEE DETAIL A.
Cx = SPLICE LENGTH INCREASE PER NOTE 3.

NOTES:

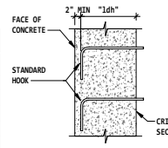
1. THE TABULATED VALUES OF lst* APPLY TO THE FOLLOWING CONDITIONS:
   -GRADE 60 UNCOATED BARS
2. MINIMUM CLEAR COVER (CLR) AND BAR SPACING (s) REQUIREMENTS ARE INDICATED IN THE SCHED. BOTH MINIMUMS MUST BE MET.
3. THE TABULATED VALUES SHALL BE INCREASED FOR ALL APPLICABLE FACTORS NOTED BELOW
4. INCREASE LENGTH FOR EPOXY COATED BARS (ACI 318, 25.4.2.5):
   -Ce = 1.0 FOR UNCOATED BARS
   -Ce = 1.2 FOR EPOXY COVERED BARS W/: CLR>3db AND s>6db.
   -Ce = 1.5 FOR ALL OTHER EPOXY COATED BARS.
5. INCREASE LENGTH FOR HIGHER REBAR GRADES (ACI 318, 25.4.2.5):
   -Chs = 1.53 FOR GRADE 80 REBAR
   -Chs = 2.17 FOR GRADE 100 REBAR
6. FOR LATERAL LOAD RESISTING ELEMENTS, CRITICAL SECTION SHALL BE TAKEN AS THE FACE OF TIE/HOOP AT CONFINED CORES OF MOMENT FRAME COLUMN JOINTS OR SHEAR WALL BOUNDARY ZONES.
7. WHERE A LONGITUDINAL BAR TERMINATES IN A MOMENT FRAME COLUMN JOINT OR SHEAR WALL BOUNDARY ZONE ANY PORTION OF THE DEVELOPMENT LENGTH THAT EXTENDS BEYOND THE CONFINED CORE OF THE MOMENT FRAME COLUMN OR SHEAR WALL BOUNDARY ZONE SHALL BE MULTIPLIED BY 1.6
8. FOR LAP SPLICES OF 2 BUNDLED BARS, MULTIPLY LENGTHS BY 1.3
9. ALL SPLICES ARE CONTACT LAP SPLICES U.N.O.
10. WHEN BARS OF DIFFERENT SIZES ARE SPLICED, THE SPLICE LENGTH SHALL BE THE GREATER OF THE TWO BARS.
11. #14 BARS OR GREATER SHALL NOT BE LAP SPLICED, MECHANICAL SPLICING IS REQUIRED.

1 TYP. TENSION LAP SPLICE LENGTHS "lst"

S1.00 N.T.S.

ldh, HOOKED BAR DEVELOPMENT LENGTHS

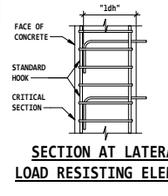
BAR \ f'c	2500 psi	3000 psi	4000 psi	5000 psi	6000 psi	7000 psi	8000 psi
#3	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"
#4	0'-8"	0'-8"	0'-7"	0'-7"	0'-7"	0'-6"	0'-6"
#5	0'-11"	0'-10"	0'-10"	0'-9"	0'-9"	0'-9"	0'-8"
#6	1'-2"	1'-1"	1'-1"	1'-0"	1'-0"	0'-11"	0'-10"
#7	1'-6"	1'-5"	1'-4"	1'-3"	1'-3"	1'-2"	1'-1"
#8	1'-9"	1'-8"	1'-7"	1'-6"	1'-6"	1'-5"	1'-4"
#9	2'-2"	2'-0"	1'-11"	1'-10"	1'-10"	1'-8"	1'-7"
#10	2'-6"	2'-5"	2'-3"	2'-2"	2'-2"	2'-0"	1'-10"
#11	3'-0"	2'-10"	2'-8"	2'-7"	2'-6"	2'-4"	2'-2"



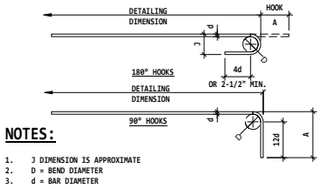
TYP SECTION

STANDARD HOOK DIMENSIONS

DIM \ BAR	D	90° HOOK A	180° HOOK A	180° HOOK J
#3	0'-2 1/4"	0'-6"	0'-5"	0'-3"
#4	0'-3"	0'-8"	0'-6"	0'-4"
#5	0'-3 3/4"	0'-10"	0'-7"	0'-5"
#6	0'-4 1/2"	1'-0"	0'-8"	0'-6"
#7	0'-5 1/4"	1'-2"	0'-10"	0'-7"
#8	0'-6"	1'-4"	0'-11"	0'-8"
#9	0'-9 1/2"	1'-7"	1'-3"	0'-11 3/4"
#10	0'-10 3/4"	1'-10"	1'-5"	1'-1 1/4"
#11	1'-0"	2'-0"	1'-7"	1'-2 3/4"



SECTION AT LATERAL LOAD RESISTING ELEMENT



NOTES:

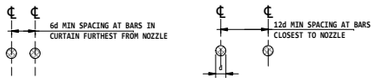
1. LENGTHS APPLY TO GRADE 60 REBAR IN NORMAL WEIGHT CONCRETE
2. FOR GRADE 80 REBAR MULTIPLY LENGTHS BY 1.33
3. FOR LIGHTWEIGHT AGGREGATE CONCRETE MULTIPLY BY 1.3
4. FOR EPOXY COATED REINF. MULTIPLY BY 1.2
5. FOR BARS WITH SPACING LESS THAN (6) BAR DIAMETERS, MULTIPLY BY 1.6
6. FOR LATERAL LOAD RESISTING ELEMENTS, CRITICAL SECTIONS SHALL BE TAKEN AS THE FACE OF THE / HOOP AT CONFINED CORES OF COLUMN JOINTS OR SHEAR WALL BOUNDARY ZONE

SECTION AT LATERAL LOAD RESISTING ELEMENT NOTES:

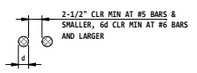
1. J DIMENSION IS APPROXIMATE
2. D = BEND DIAMETER
3. d = BAR DIAMETER

2 TYP. HOOKED BAR DEVELOPMENT LENGTHS & DETAILS OF REINF.

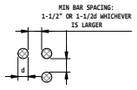
S1.00 N.T.S.



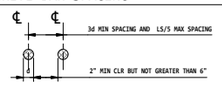
DOUBLE CURTAIN SPACING



SINGLE CURTAIN SPACING



SHOTCRETE BAR SPACING (C)



WHERE d = DIAMETER OF LARGER BAR
WHERE LS = LAP SPLICE LENGTH

CAST-IN-PLACE BAR SPACING (A)

SHOTCRETE BAR SPACING AT LAP (D)

C.I.P SPACING AT NON-CONTACT LAP (B)

NOTES:

1. SHOTCRETE BAR SPACING LESS THAN INDICATED IN DETAILS C & D MAY BE USED FOLLOWING ACCEPTABLE PLACEMENT AND TESTING OF A REPRESENTATIVE MOCK UP PANEL AS REQUIRED BY THE GENERAL NOTES.

3 TYP. BAR SPACING

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REGISTERED PROFESSIONAL ENGINEER KURT E. WATSON No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
	PLANNING FOUNDATION SET	04/15/25
01	PLANNING FOUNDATION SET	07/23/25
02	PROGRESS SET	09/19/25
03	PROGRESS SET	10/06/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. CONC. REINF DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

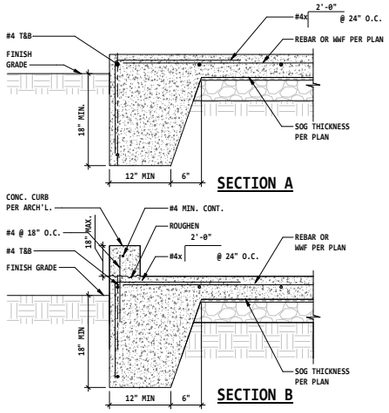
SHEET NUMBER
S1.00

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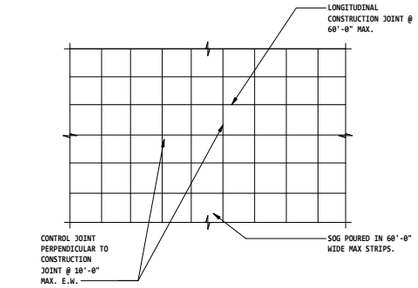
NOT FOR CONSTRUCTION

24-11-2025 11:39:05 Author



4 TYP. SLAB-ON-GRADE EDGE DETAIL

S1.01 N.T.S.

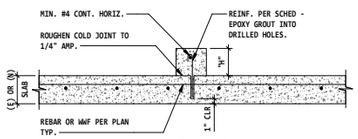


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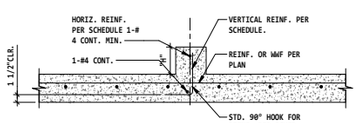
1. WHERE SLAB SURFACE IS EXPOSED, REDUCE MAXIMUM CONTROL JOINT SPACING TO 24 TIMES THE SLAB THICKNESS.
2. SEE 8/- FOR JOINTING AT COLUMNS.

5 TYP. SLAB-ON-GRADE JOINT LAYOUT

S1.01 N.T.S.



ALTERNATE



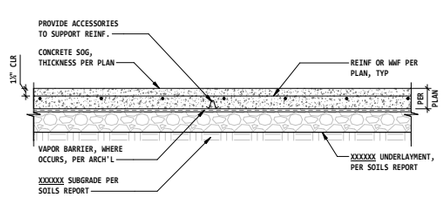
CURB REINFORCING SCHED		
MAX. "H"	VERTICAL	HORIZ.
18"	#4 @ 18" O.C.	#4 @ 12"O.C.
4'-0"	#4 @ 12" O.C.	#4 @ 12"O.C.

NOTES:

1. SEE ARCH'L DWGS FOR CURB LOCATION & SIZE.
2. REINF. TO BE PLACED IN CURB WALL CENTERLINE.

6 TYP. CURB DETAIL

S1.01 N.T.S.

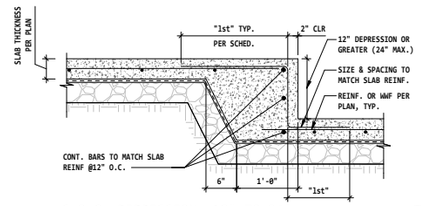


NOTES:

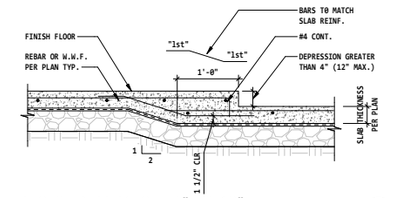
1. SEE DETAIL 2/-, 3/- & 4/- FOR THE SOG JOINTING AND LAYOUT

7 TYP. SLAB-ON-GRADE

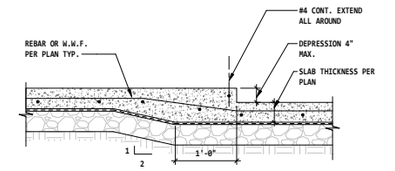
S1.01 N.T.S.



S.O.G. DEPRESSION: 12" TO 24" — A



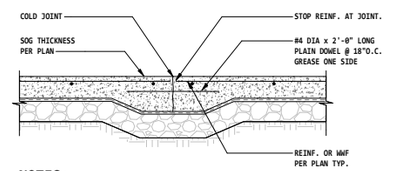
S.O.G. DEPRESSION: 4" TO 12" — B



S.O.G. DEPRESSION: UP TO 4" — C

1 TYP. SLAB-ON-GRADE DEPRESSION DETAIL

S1.01 N.T.S.

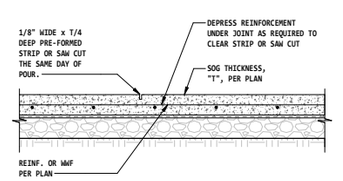


NOTES:

1. 30'-0" x 60'-0" MAX. SPACING PLACED AT COLUMN GRID LINES WHERE POSSIBLE. CONTROL & CONSTRUCTION JOINTS SHALL DIVIDE SLAB INTO SECTIONS W/ AREAS NOT EXCEEDING 100 SQ. FT. LENGTH TO WIDTH RATIO NOT TO EXCEED 2:1
2. CONTRACTOR SHALL SUBMIT A LAYOUT OF JOINTS FOR APPROVAL PRIOR TO POURING SLABS.
3. PLACE CONCRETE IN A CHECKERED-BOARD FASHION BETWEEN CONSTRUCTION JOINTS

2 TYP. SLAB-ON-GRADE CONSTRUCTION JOINT

S1.01 N.T.S.



NOTES:

1. 10'-0" MAX SPACING
2. SEE PLAN FOR "T"
3. CONTRACTOR SHALL SUBMIT A LAYOUT OF JOINTS FOR APPROVAL PRIOR TO PLACING SLABS.

3 TYP. SLAB-ON-GRADE CONTROL JOINT

S1.01 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER — KURT E. WAYS — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. CONC. SOG & FOUNDATION DETAILS

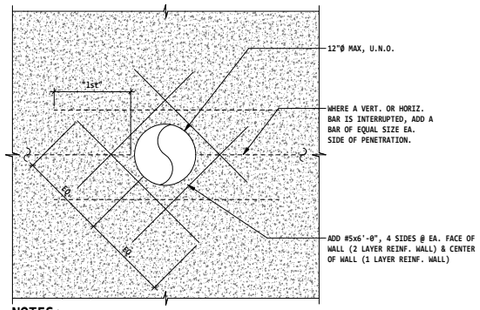
ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.01

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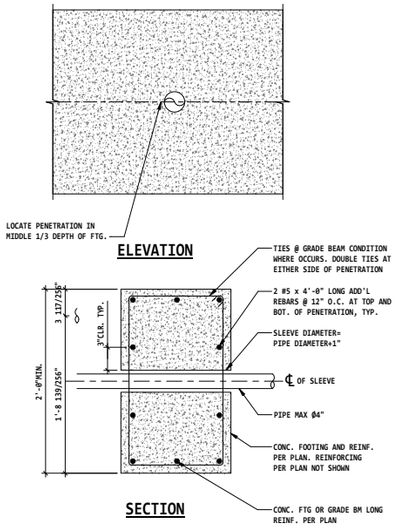
24-11-2025 11:39:06 Author



NOTES:

1. MINIMUM CLEAR SPACING BETWEEN PENETRATONS IS TWO TIMES THE PENETRATION DIAMETER.

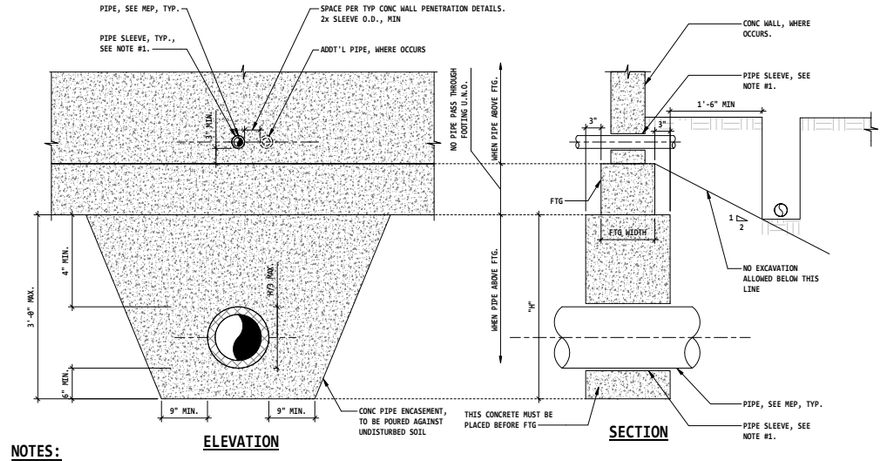
8 TYP. CONC. WALL REINFORCEMENT AT PIPE PENETRATION
S1.02 N.T.S.



NOTES:

1. PIPE MAY ONLY PASS THROUGH THE MIDDLE THIRD OF THE CONT. CONC. FTG. OR GRADE BEAM. SLEEVE SIZES AND LAYOUT TO BE PROVIDED FOR STRUCTURAL ENGINEER OF RECORD TO REVIEW PRIOR TO INSTALLATION.
2. DO NOT LOCATE PIPE PENETRATIONS WITHIN 3'-0" OF ANY COLUMN OR HOLDOWN.
3. NO PIPE PENETRATIONS THOUGH PAD FOUNDAITONS
4. 12" CLR SPACING BETWEEN MULTIPLE SLEEVES.

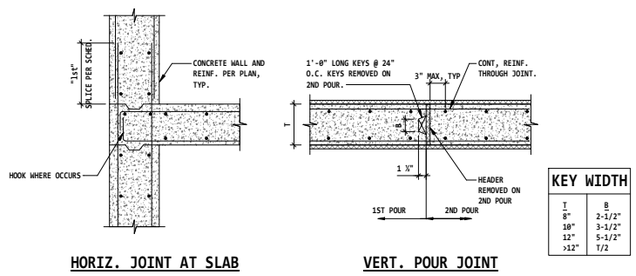
5 TYP. PIPE THROUGH CONT. CONC. FOOTING OR GRADE BEAM
S1.02 N.T.S.



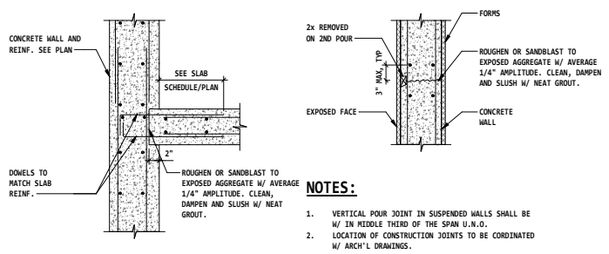
NOTES:

1. PROVIDE PIPE SLEEVES FOR ALL PIPES PASSING THROUGH CONCRETE. PIPE SLEEVE I.D. SHALL BE 2" LARGER THAN PIPE O.D., CENTER PIPE ON SLEEVE.
2. DO NOT PASS PIPES UNDER ISOLATED FOOTINGS.
3. DO NOT PASS PIPES THROUGH FOOTINGS, U.N.O.

1 TYP. PIPE ABOVE OR BELOW FOUNDATION DETAIL
S1.02 N.T.S.



KEY WIDTH	
T	B
8"	2-1/2"
10"	3-1/2"
12"	5-1/2"
>12"	T/2



NOTES:

1. VERTICAL POUR JOINT IN SUSPENDED WALLS SHALL BE W/ IN MIDDLE THIRD OF THE SPAN U.N.O.
2. LOCATION OF CONSTRUCTION JOINTS TO BE CORDINATED W/ ARCH'L DRAWINGS.

9 TYP. CONCRETE WALL CONSTRUCTION JOINTS
S1.02 N.T.S.

NOTES:

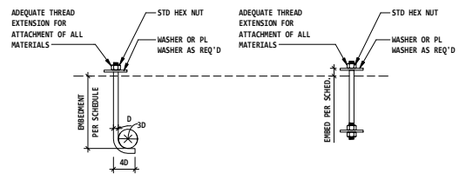
1. WHERE CONTINUOUS FTG IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

6 TYP. CONT. FOOTING CONSTRUCTION JOINT
S1.02 N.T.S.

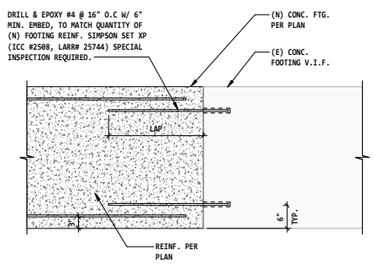
BOLT DIAMETER "D"	MINIMUM EMBEDMENT	
	VERT. ANCHOR BOLTS	HORIZ. ANCHOR BOLTS
1/2"	9"	6"
5/8"	9"	6"
3/4"	9"	6"
7/8"	9"	6"
1"	9"	7"
1-1/8"	10"	8"

NOTES:

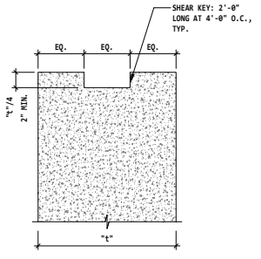
1. USE A DEEPER EMBEDMENT WHERE INDICATED.
2. THE MINIMUM EMBEDMENT EXCLUDES THE HEIGHT OF CONCETE CURBS. AT CURBS, THE CURB HEIGHT SHALL BE ADDED TO THE MINIMUM EMBEDMENT DEPTH.
3. WHEN FOUNDATION ARE PLACED IN TWO POURS SLAB DOWELS FROM SLAB TO FOUNDATION MUST OCCUR OR BOLTS NEED TO BE EMBED INTO FIRST POUR.



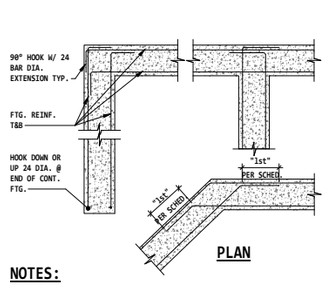
2 TYP. ANCHOR BOLTS
S1.02 N.T.S.



10 (N) TO (E) FOOTING DETAIL
S1.02 N.T.S



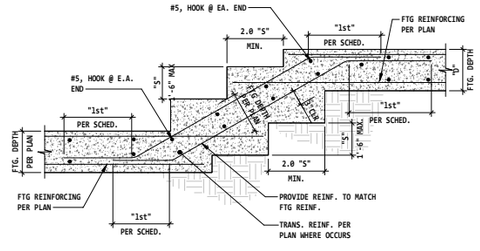
7 TYP. CONCRETE SHEAR KEY
S1.02 N.T.S.



NOTES:

1. SEE TYP. DETAIL FOR REINFORCING IN STEM WALL

4 TYP. FTG. REINF. @ CORNERS & INTERSECTIONS
S1.02 N.T.S.



3 TYP. STEPPED CONT. CONC. FOOTING DETAIL
S1.02 N.T.S.

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SHEET TITLE
TYP. CONC. SOG & FOUNDATION DETAILS

ARCHITECT
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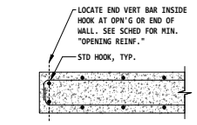
PROJECT NUMBER
25060

SHEET NUMBER
S1.02

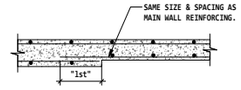
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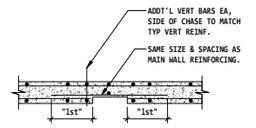
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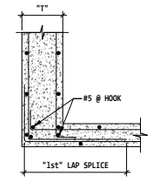
ENDS OF WALLS & SIDES OF OPENINGS



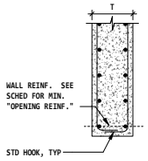
SECTION AT CHANGE IN WALL THICKNESS



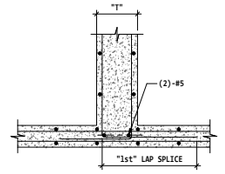
SECTION AT WALL CHASES



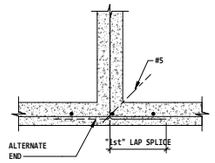
CORNER DOUBLE REINF.



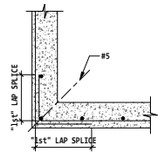
TOP & BOT OF OPENINGS



WALL INTERSECTION DOUBLE REINF.



WALL INTERSECTION SINGLE REINF.



CORNER SINGLE REINF.

NOTES:

MINIMUM REINFORCEMENT WHERE NOT OTHERWISE SHOWN ON SECTIONS, DETAILS, OR WALL ELEVATIONS. ONLY USE THIS REINFORCEMENT WHERE SPECIFICALLY NOTED AS "MIN REINF" IN PLANS, SECTIONS, OR DETAILS.

MINIMUM REINF. ON CONCRETE WALLS

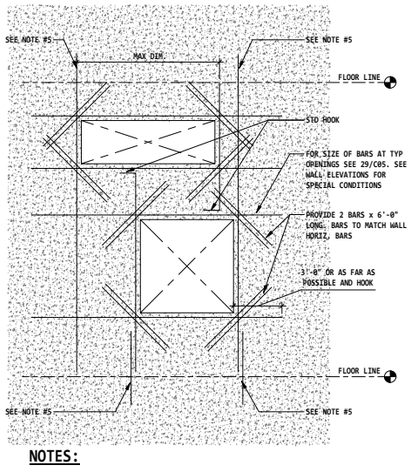
WALL THICKNESS "T"	REINFORCING EA. WAY	OPENING REINF.
6"	#4 @ 12" @ C.L.	(1)-#5
8"	#4 @ 10" @ C.L.	(2)-#5
10"	#4 @ 16" @ E.F.	(2)-#6
12"	#4 @ 12" @ E.F.	(2)-#6
14"	#4 @ 12" @ E.F.	(2)-#7
16"	#5 @ 15" @ E.F.	(2)-#7
18"	#5 @ 14" @ E.F.	(2)-#8
20"	#5 @ 12" @ E.F.	(2)-#8

NOTES:

1. FOR PLACEMENT OF VERTICAL BARS RELATIVE TO HORIZONTAL BARS. SEE REINFORCING IN GENERAL NOTES.
2. MAXIMUM OPENING 8'-0".
3. PROVIDE MIN. CLEAR COVER PER GENERAL NOTES, TYP.
4. BOUNDARY REINFORCEMENT NOT SHOWN FOR CLARITY. SEE SHEAR WALL TYPICAL DETAILS AND ELEVATIONS.

1 TYP. CONCRETE WALL DETAILS

S1.03 N.T.S.

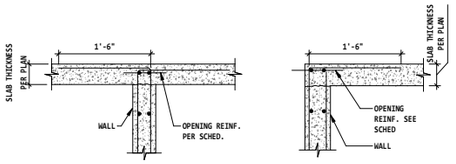


NOTES:

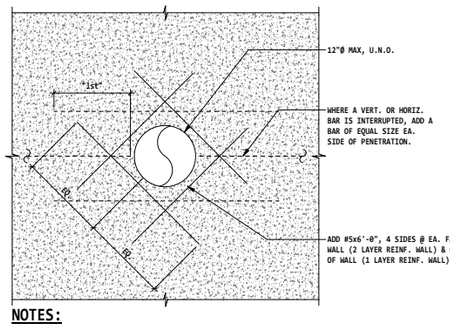
1. WHERE ONE OPENING OCCURS ABOVE ANOTHER, EXTEND ALL SILL AND LINTEL REINF 3'-0" BEYOND FURTHEST OPENING IN EA. DIRECTION OR THE LAP LENGTH WHICH EVER IS GREATER.
2. WHERE OPENINGS IN A HORIZONTAL LINE ARE SPACED LESS THAN THE WIDTH OF THE MAX. ADJACENT OPENING APART, RUN LINTEL AND SILL REINF CONTINUOUS BETWEEN OPENINGS.
3. EXTEND VERTICAL BARS FROM FLOOR TO FLOOR OR (WHERE OPENING INTERSECTS BAR) FROM FLOOR TO OPENING.
4. TYP WALL REINF AT TYP SPACING BETWEEN SPECIAL BARS IS TO BE USED.
5. EXTEND VERTICAL BARS 3'-0" PAST FLOOR JOINT OR PROVIDE EQUIVALENT DOWELS.

3 TYP. REINFORCING AROUND CONCRETE WALL OPENINGS

S1.03 N.T.S.



VERTICAL WALL REINF. DETAILS AT SLAB WHERE WALL IS DISCONTINUOUS



NOTES:

1. MINIMUM CLEAR SPACING BETWEEN PENETRATONS IS TWO TIMES THE PENETRATION DIAMETER.

2 TYP. CONC. WALL REINFORCEMENT AT PIPE PENETRATION

S1.03 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER Derek E. Watts No. S-6239 STRUCTURAL STATE OF CALIFORNIA

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SHEET TITLE
TYP. CONC. WALL DETAILS

ARCHITECT
APA

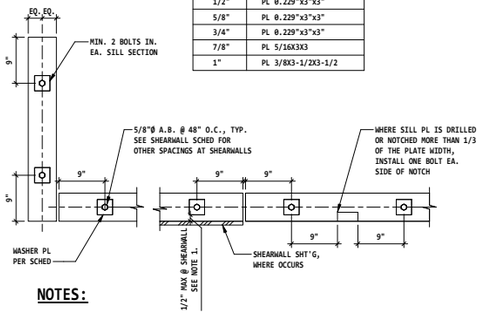
PROJECT NUMBER
25060

SHEET NUMBER
S1.03

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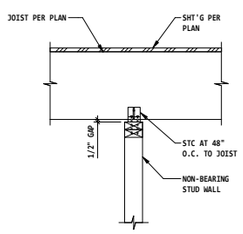
BOLT SIZE	MIN. PL WASHER SIZE
1/2"	PL 0.229"x3"x3"
5/8"	PL 0.229"x3"x3"
3/4"	PL 0.229"x3"x3"
7/8"	PL 5/16X3X3
1"	PL 3/8X3-1/2X3-1/2



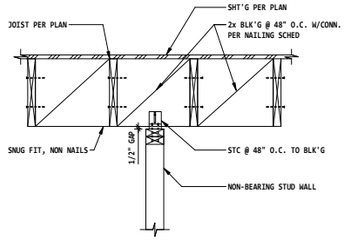
NOTES:

1. AT SHEARWALLS, EDGE OF PLATE WASHER SHALL BE A MAXIMUM OF 1/2" FROM SHT'G. THIS REQUIREMENT APPLIES TO BOTH SIDES AT DOUBLE SIDED SHEAR WALLS. PLATE WASHERS MAY HAVE A 1-3/4" DIAGONAL SLOTTED HOLE W/ A STANDARD CUT WASHER TO ALLOW FOR FIELD ADJUSTMENTS.
2. SEE "SILL BOLTING REQUIREMENTS" IN THE GENERAL NOTES FOR ADDITIONAL INFORMATION.

4 TYP. SILL BOLTING
S1.11 N.T.S.

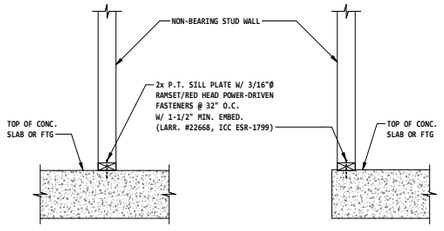


PERPENDICULAR TO JOIST

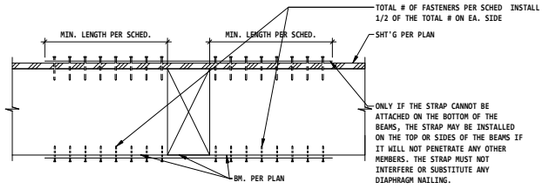


PARALLEL TO JOIST

5 TYP. NON-BEARING STUD WALL CONNECTION AT TOP
S1.11 N.T.S.



6 TYP. NON-BEARING WALL BASE DETAIL
S1.11 1" = 1'-0"



STRAP SCHED

STRAP MARK	STRAP MODEL No.	STRAP WIDTH	TOTAL # OF FASTENERS	MIN. LENGTH EA. SIDE (IN.)	CAPACITY (LBS)
CS1	CS14	1-1/4"	26-16d	15"	2,490
CS2	CMST12	3"	38-16d	18"	4,731
CS3	CMST12	3"	56-16d	25"	6,973
CS4	CMST12	3"	74-16d	33"	9,215

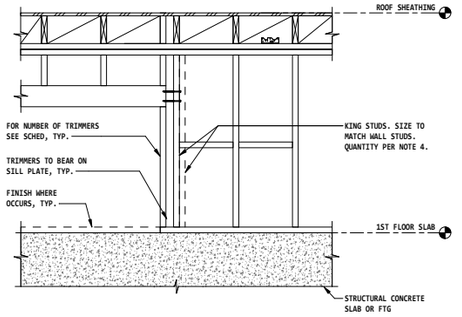
NOTES:

1. SEE 1/- FOR DRAG STRAP @ SHEAR WALL.
2. SEE 2/- FOR DRAG STRAP @ BEAM.
3. SEE 3/- FOR DRAG STRAP @ WALL OPENING.

7 TYP. STRAP SCHED. & DETAIL
S1.11 N.T.S.

TYP. MIN. ROOF HDR. SCHED U.N.O.			
WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	1	1	1
HDR. 4" WALLS 6" WALLS	4x14 6x10	4x10 6x8	4x6 6x6

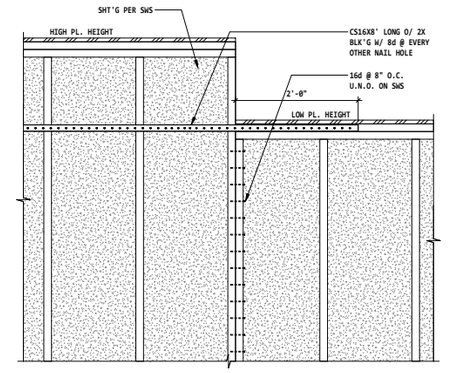
*SEE NOTE 8 FOR EXTERIOR WALLS



NOTES:

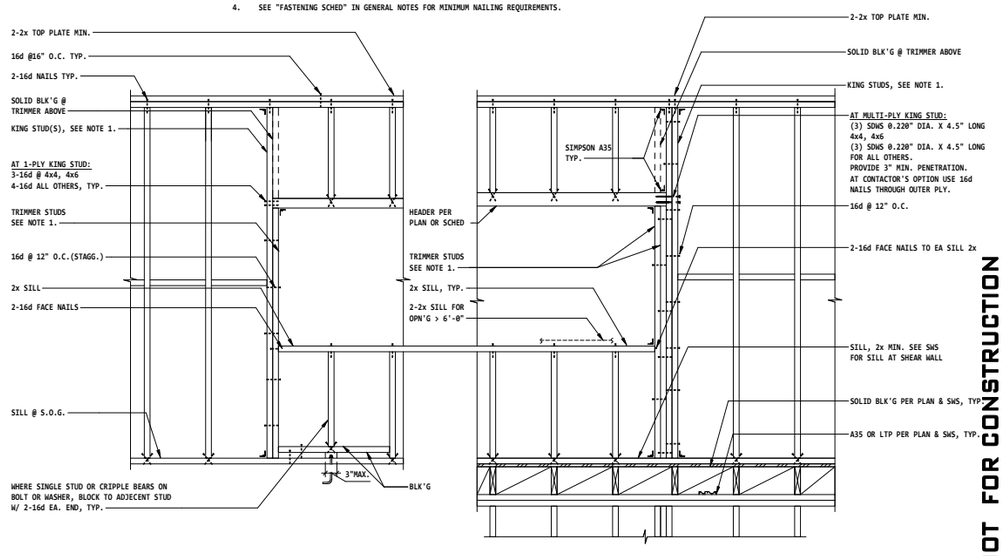
1. HEADER SIZES SHOWN IN SCHEDS IN THIS DETAIL ARE MINIMUM SIZES, SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS AND LOCATIONS W/ LARGER HEADERS. DO NOT USE THIS DETAIL WHERE A POINT LOAD (BEAM OR POST) IS LOCATED ABOVE AN OPENING.
2. SEE "TYP. STUD WALL OPN'G FRAMING" FOR FASTENERS AND CONNECTIONS NOT SHOWN.
3. STUD HEIGHT LIMITATIONS:
   2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.
   3x4 OR 2x6 AT 16" O.C. NOT TO EXCEED 9 FEET.
   IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
4. KING STUDS: FOR EXTERIOR WALLS, THE MINIMUM NUMBER OF KING STUDS SHALL BE HALF THE NUMBER OF STUDS INTERRUPTED BY THE OPENING. FOR INTERIOR WALLS, PROVIDE (1) KING STUD FOR SPANS UP TO 4'-0" & PROVIDE (2) KING STUDS FOR SPANS UP TO 8'-0".
5. TRIMMERS TO BE SAME SIZE AS STUDS AT GIVEN FLOOR LEVEL UNLESS NOTED OTHERWISE. SEE PLANS FOR POSTS WHERE REQUIRED INSTEAD OF TRIMMERS.
6. SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
7. IF STUCTURAL WALL WIDTH PER PLAN VARIES FROM ARCH'L DWGS CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
8. AT WALLS SUPPORTING SIMPLE SPAN JOISTS ON ONE SIDE ONLY, THE SCHEDD HEADER DEPTH MAY BE REDUCED BY 2". MIN. NOMINAL HEADER DEPTH IS 6".

1 TYP. STUD WALL FRAMING ELEVATION & NOTES
S1.11 N.T.S.



NOTES:

1. SEE "TYP. STUD WALL FRAMING ELEVATION AND NOTES" FOR KING STUD SIZE & QUANTITY,
2. TRIMMER STUD SIZE & QUANTITY, AND MINIMUM HEADER SIZES.
3. SEE PLAN FOR HEADER SIZE. WHERE INDICATED AS "HDR" USE MIN. PER NOTE 1.
4. SEE "FASTENING SCHED" IN GENERAL NOTES FOR MINIMUM NAILING REQUIREMENTS.



3'-6" MAX. OPENING

8'-0" MAX. OPENING

2 TYP. HIGH PLATE TO LOW PLATE
S1.11 N.T.S.

3 TYP. STUD WALL OPENING FRM'G & HEADER SCHEDULE
S1.11 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER KURT E. WAHLSTROM No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD WALL DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

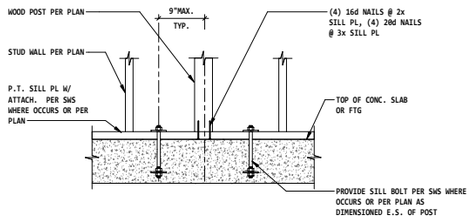
SHEET NUMBER
S1.11

NOT FOR CONSTRUCTION

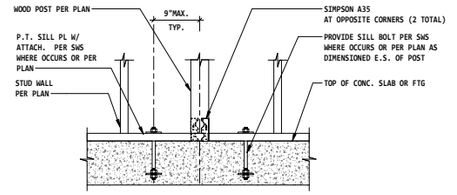
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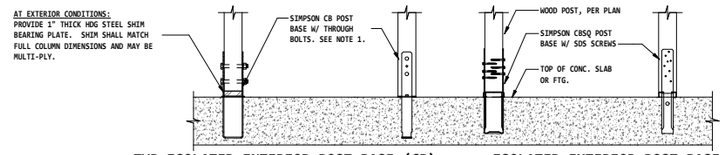
24-11-2025 11:39:08 Author



POST BASE ALTERNATE DETAIL (POST PART OF WALL)



POST BASE (POST PART OF WALL)



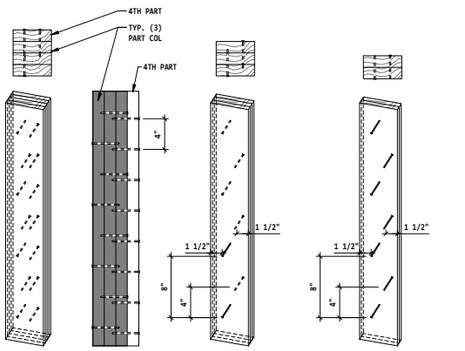
TYP ISOLATED INTERIOR POST BASE (CB) **ISOLATED EXTERIOR POST BASE (CBSQ)**

ONLY USE CBSQ WHERE SPECIFICALLY INDICATED IN PLAN

NOTES:

1. USE THE CB POST BASE AT ALL ISOLATED POST BASES. AT INTERIOR DRY CONDITIONS USE STANDARD POST BASE. AT FOUNDATIONS, OR WHERE EXPOSED TO WEATHER OR WATER, USE HDG CB POST BASE WITH ADDED 1" HDG STEEL SHIM BELOW THE COLUMN. STEEL SHIM TO MATCH THE COLUMN SIZE.
2. USE CBSQ POST BASE ONLY WHERE INDICATED IN PLAN.

1 TYP. POST BASE
S1.13 N.T.S.



(4) PART COL:
4TH PART - STAGGERED 16d COMMON WIRE NAILS @ 4" O.C.
C

(3) PART COL:
STAGGERED 16d COMMON WIRE NAILS @ 4" O.C., ALL SIDES
B

(2) PART COL:
STAGGERED 10d COMMON WIRE NAILS @ 4" O.C., ALL SIDES
A

BUILT UP WOOD POST ALT. SCHED

PLAN SPECIFIED POST	PLAN SPECIFIED POST	DETAIL
3X4	(2)-2X4	A
3X6	(2)-2X6	A
4X4	(3)-2X4	B
4X6	(3)-2X6	B
6X4	(4)-2X4	C
6X6	(4)-2X6	C

2 TYP. BUILT UP COLUMN NAILING
S1.13 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DARREN E. WATTS No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD POST DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.13

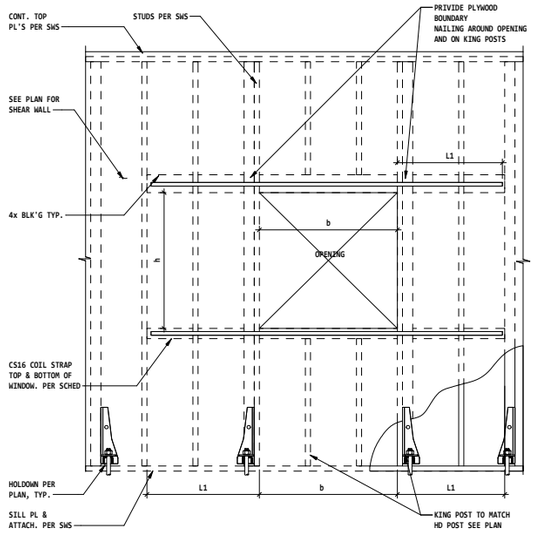
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24-11-2025 11:39:09 Author

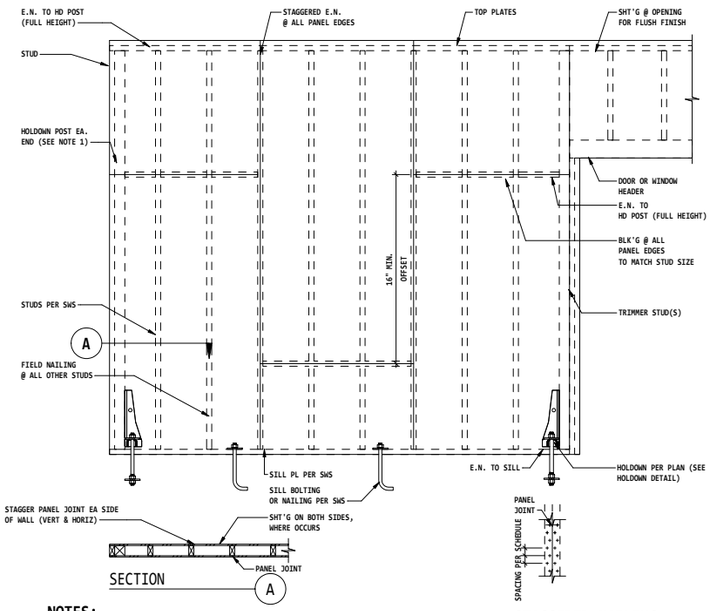
STRAP LENGTH SCHED		
OPENING SIZE		
b	h MAX.	L1
2'-0"	3'-0"	1'-8"
3'-0"	4'-0"	2'-0"
4'-0"	5'-0"	2'-6"



NOTES:

AT DOUBLE SIDED SHEAR WALLS PROVIDE STRAPS EA. SIDE OF WALL

3 TYP. SHEAR WALL WITH OPENING DETAIL
S1.14 N.T.S.

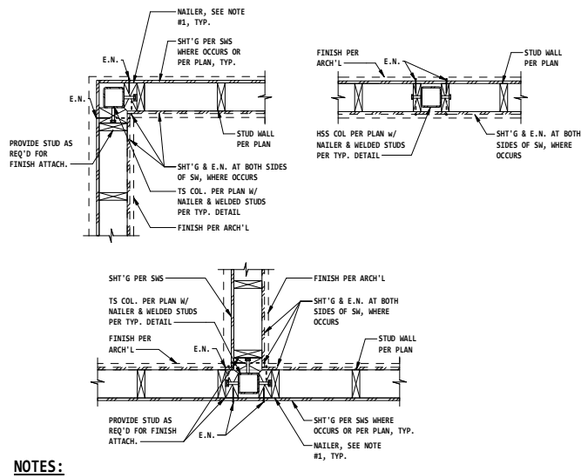


NOTES:

1. SEE HOLDOWN SCHED FOR ADDT'L HD POST SIZE REQUIREMENTS
2. FOR WALLS W/ SHT'G ON BOTH SIDES - SHT'G ON ONE SIDE OF THE SHEAR WALL MUST BE NAILED COMPLETELY BEFORE THE FRAME INSPECTION. SHT'G ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING.

STAGGERED NAILING

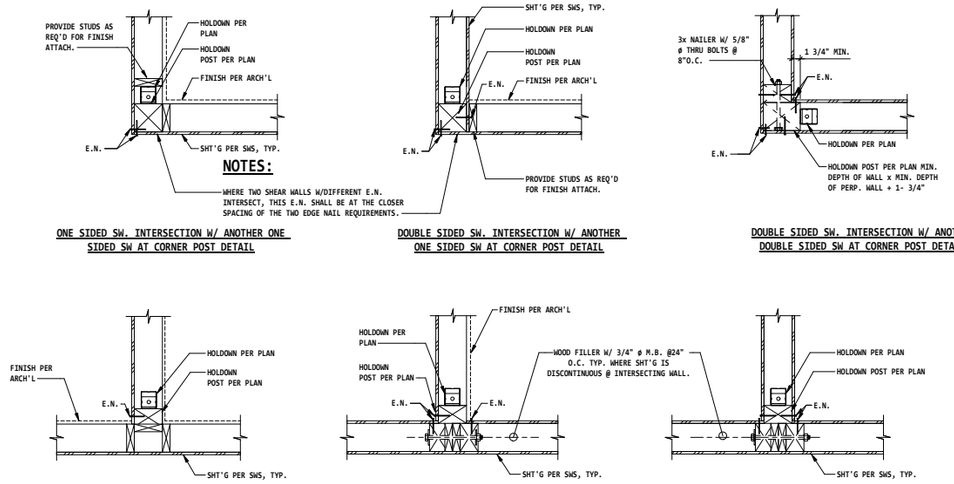
1 TYP. SHEAR WALL ASSEMBLY
S1.14 N.T.S.



NOTES:

1. TYPICAL NAILER IS 3x. PROVIDE 4x NAILER WITH MITER FOR HSS LOCATED AT CORNERS AND INTERSECTIONS.

4 TYP. POST IN A SHEAR WALL DETAIL
S1.14 N.T.S.



ONE SIDED SW. INTERSECTION W/ ANOTHER ONE SIDED SW AT CORNER POST DETAIL

DOUBLE SIDED SW. INTERSECTION W/ ANOTHER ONE SIDED SW AT CORNER POST DETAIL

DOUBLE SIDED SW. INTERSECTION W/ ANOTHER DOUBLE SIDED SW AT CORNER POST DETAIL

INTERSECTION OF INT. ONE SIDE SW. W/ EXT. CONT. ONE SIDE SW. DETAIL

INTERSECTION OF INT. ONE SIDE SHEAR WALL W/ EXT. CONT. DOUBLE SIDED SW. DETAIL

INTERSECTION OF INT. DOUBLE SIDED SW. W/ EXT. CONT. DOUBLE SIDED SW. DETAIL

2 TYP. SHEAR WALL INTERSECTIONS
S1.14 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DAVID E. WATSON No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD SHEAR WALL DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

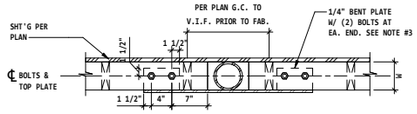
SHEET NUMBER
S1.14

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Author

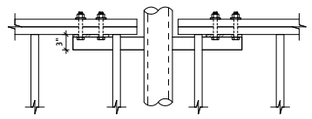
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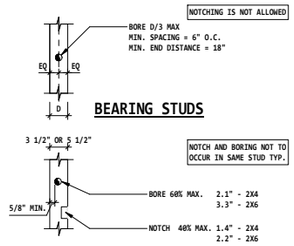
PLAN

NOTES:

1. NO TOP PLATE SPLICE TO OCCUR W/IN 6'-0" OF PIPE.
2. DETAIL APPLIES WHERE DRILLED HOLE EXCEEDS 2-1/4" AT 2x4 OR 3-1/2" @ 2x6 PL OR PLATE IS INTERRUPTED.
3. AT 2x4 TOP PLATE USE 3/4"Ø BOLTS. AT 2x6 TOP PLATE USE 1"Ø BOLTS.
4. USE SIM SPLICE FOR SPLICE OF INTERRUPTED BOTTOM PLATE.



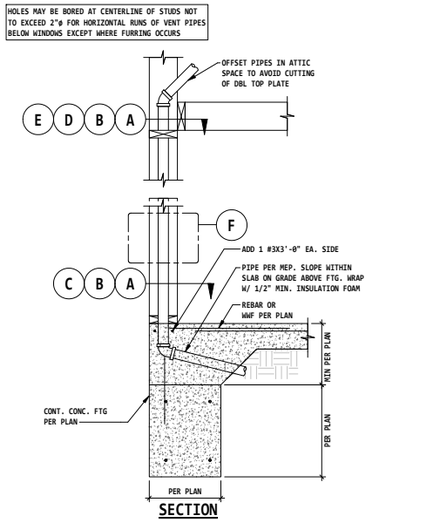
TYP. INTERRUPTED TOP/BOTT. PL SPLICE — E



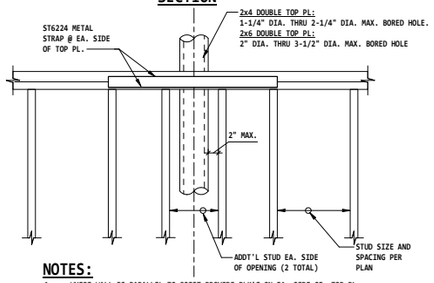
BEARING STUDS

NON-BEARING STUDS
(CBC 2308.5.9 & 2308.5.10)

TYP. STUD NOTCHING — F



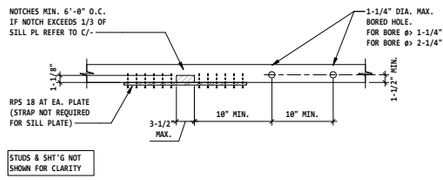
SECTION



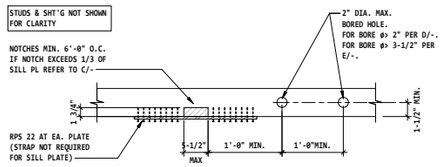
NOTES:

1. WHERE WALL IS PARALLEL TO JOIST PROVIDE BLK'G ON EA. SIDE OF TOP PL. SPLICE & BOTH SIDE OF WALL.
2. WHERE BORE HOLE EXCEEDS INDICATED MAX DIAMETER, SEE DETAIL "E".

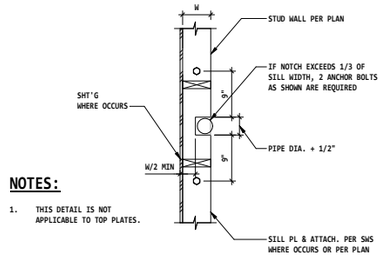
TOP PL PIPE BORING DETAIL — D



2x4 DBL. TOP PLATE 2x4 OR 3x4 SILL PLATE SIM. — A



2x6 DBL. TOP PLATE 2x6 OR 3x6 SILL PLATE SIM. — B



NOTES:

1. THIS DETAIL IS NOT APPLICABLE TO TOP PLATES.

SILL AT LARGE PIPE — C

1 S1.16 **TYP. PIPES & CONDUIT IN STUD WALLS** N.T.S.

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REGISTERED PROFESSIONAL ENGINEER — DAVID E. WASSERMAN — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. JOIST AND BEAM PENETRATION DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.16

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24-11-2025 11:39:10 Author

ECCENTRIC ANCHOR BOLT SCHED

MARK	SIMPSON SB A.B. @ HOLDOWN	SIMPSON SB MIN. EMBED	ALTERNATE THREADED ROD ANCHOR	THREADED ROD MIN. EMBED
2	SB 5/8x24	18"	5/8"Ø THREADED ROD A.B. W/ (2) #5 BARS	18"
4	SB 5/8x24	18"	5/8"Ø THREADED ROD A.B. W/ (2) #5 BARS	18"
5	SB 5/8x24	18"	5/8"Ø THREADED ROD A.B. W/ (2) #5 BARS	18"
8	SB 7/8x24	18"	7/8"Ø THREADED ROD A.B. W/ (3) #5 BARS	18"
11	SB 1x30	24"	1"Ø THREADED ROD A.B. W/ (4) # 5 BARS	24"
14	SB 1x30	24"	1"Ø THREADED ROD A.B. W/ (4) # 5 BARS	24"
19	N/A	N/A	N/A	N/A
2-11	N/A	N/A	N/A	N/A
2-14	N/A	N/A	N/A	N/A
84	N/A	N/A	N/A	N/A
48-6	N/A	N/A	N/A	N/A
48-8	N/A	N/A	N/A	N/A
68	N/A	N/A	N/A	N/A

NOTES:

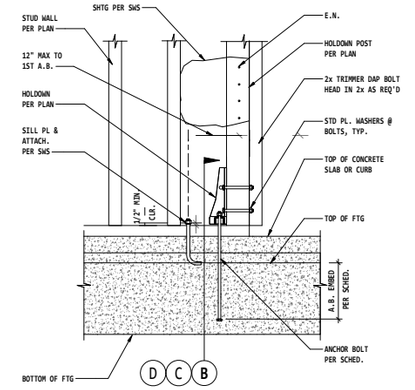
1. ALL NOTES AND MIN. APPLY TO THIS SCHED AS INDICATED IN "HOLDOWN SCHED" ON THIS SHEET.

HOLDOWN SCHED (2022 CBC)

MARK	HOLDOWN TYPE	STRAP ALTERNATE @ FLOORS	"L" MIN. STRAP LENGTH & NAILS PER LEG	STRAP @BM SUPPORT COND.	"L" MIN. STRAP LENGTH & NAILS PER LEG	ATTACHMENT TO EA. POST	MINIMUM POST SIZE	PAB A.B. @ CENTERED CONDITION B & C	PAB PLATE WASHER SIZE	MIN. PAB EMBED DEPTH	MIN. CONT. FTG. SIZE (W x D)	ALLOWABLE TENSION LOADS	
2	HDU2	MST48	16-16d (32 TOTAL)	MSTC48B3	38-10d STUD, 12-10d BEAM. 4-10d BOT	(6) 1/4"ø SDS	4x4	PAB5	1/2x 1-3/4 SQ	15"	12"x18"	3075 LB	
4	HDU4	MST48	16-16d (32 TOTAL)	MSTC48B3 (4)	38-10d STUD, 14-10d BEAM. 4-10d BOT	(10) 1/4"ø SDS	4x4	PAB5	1/2x 1-3/4 SQ	15"	12"x18"	4565 LB	
5	HDU5	MST60	23-16d (46 TOTAL)	CMST14	23-16d EA. POST LEG	(14) 1/4"ø SDS	4x6	PAB5	1/2x 1-3/4 SQ	15"	12"x18"	5465 LB	
8	HDU8	CMST12	37-16d (74 TOTAL)	CMST12	37-16d EA. POST LEG	(20) 1/4"ø SDS	4x6	PAB7	1/2x 2-1/2 SQ	15"	12"x18"	6970 LB	
11	HDU11	N/A	N/A	N/A	N/A	(30) 1/4"ø SDS	6x6 OR 4x8	PAB8	3/4x 3-1/2 SQ	15"	12"x18"	9535 LB	
14	HDU14	N/A	N/A	N/A	N/A	(36) 1/4"ø SDS	6x6 OR 4x8	PAB8	3/4x 3-1/2 SQ	15"	18"x18"	14445 LB	
19	HD19	N/A	N/A	N/A	N/A	(5) 1"ø A307	6x6 OR 4x8	PAB10	3/4x 3-1/2 SQ	15"	18"x18"	19070 LB	
2-14	2-HDU14	N/A	N/A	N/A	N/A	(36) 1/4"ø SDS	6x8	(2) PAB8	3/4x 3-1/2 SQ	15"	24"x18"	28890 LB	SEE DETAIL ENTITLED "DOUBLE HOLDOWN DETAILS"
84	"ZONE FOUR" T2-84"	N/A	N/A	N/A	N/A	(8) 1"ø A307 BOLTS	(2) 6x6	N/A		N/A	N/A	24381 LB	
48-6	"ZONE FOUR" T2-48"	N/A	N/A	N/A	N/A	(4) 1"ø A307 BOLTS	(2) 6x6	N/A		N/A	N/A	32216 LB	
48-8	"ZONE FOUR" T2-48"	N/A	N/A	N/A	N/A	(4) 1"ø A307 BOLTS	(2) 6x8	N/A		N/A	N/A	43420 LB	
68	"ZONE FOUR" T2-68"	N/A	N/A	N/A	N/A	(6) 1"ø A307 BOLTS	(2) 6x8	N/A		N/A	N/A	63731 LB	

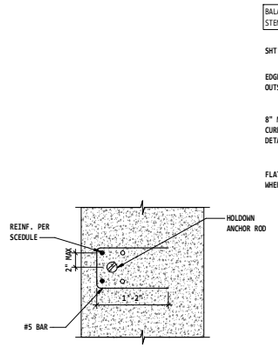
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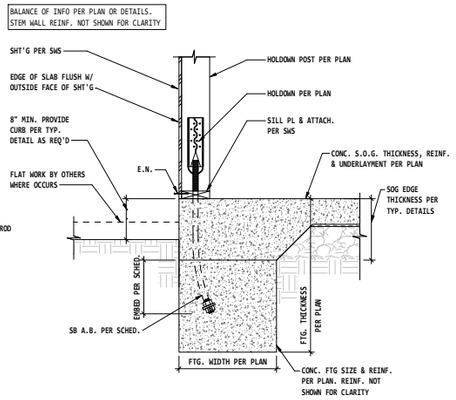
1. FOR ECCENTRIC CONDITION ANCHOR BOLTS SEE SCHED PER D/-
2. PROVIDE MIN. POST SIZE AS INDICATED, U.N.O.
3. SIMPSON HOLDOWNS (ICC ESR 2330), ZONE FOUR HOLDOWNS (ESR 3105) & SIMPSON SB (ESR 2611)
4. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
5. MINIMUM BEAM DEPTH FOR A MSTC6683 IS 11-1/4". PROVIDE HOLDOWN TYPE S IF BEAM IS LESS THAN 11-1/4"
6. ALL S.B. SHALL BE ASTM F1554 GR. 36
7. CONC. MAT SLAB STRENGTH SHALL BE 2500 PCI MIN.
8. SEE MANUFACTURER'S PRODUCT CATALOG FOR MIN EDGE DISTANCES.



NOTE:
RETIGHTEN ALL BOLTS IMMEDIATELY PRIOR TO COVERING WALL. TYP @ ALL SHEAR WALLS.

HOLDOWN ELEVATION — A

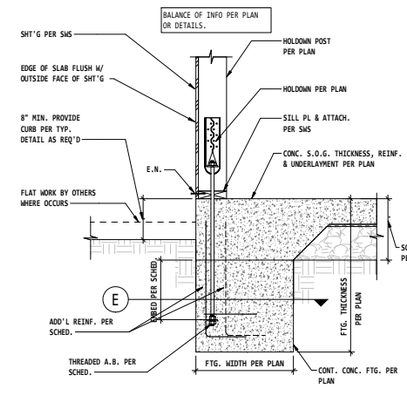




TYP ECCENTRIC CONDITION

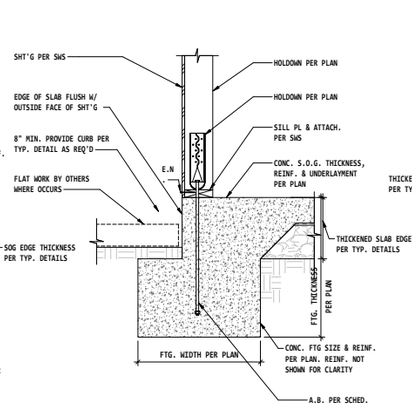
SECTION — E

CONC. MAT. SLAB ECCENTRIC HOLDOWN CONDITION DETAIL — D



ALTERNATE HOLDOWN CONDITION

CONC. FTG. CENTERED HOLDOWN CONDITION DETAIL — C



INTERIOR MAT SLAB HOLDOWN CONDITION DETAIL — B

1 S1.17 **TYP. HOLDOWN SCHEDULE & DETAILS @ CONVENTIONAL FOOTINGS - SINGLE POUR**

N.T.S.

NOT FOR CONSTRUCTION

KURT FISCHER STRUCTURAL ENGINEERING
17547 VENTURA BLVD, STE 305
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REGISTERED PROFESSIONAL ENGINEER — KURT E. WAYSE — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD HOLDOWN DETAILS

ARCHITECT
APA

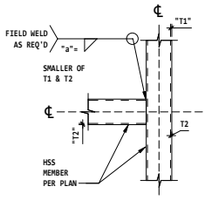
PROJECT NUMBER
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SHEET NUMBER
S1.17

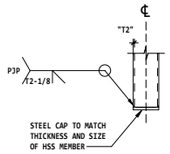
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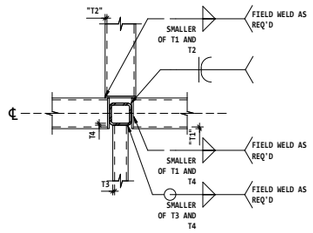
NOT FOR CONSTRUCTION

24-11-2025 11:39:10 Author

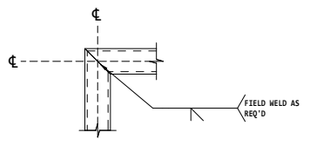


"T" CONDITIONS





DIFFERENT SIZES



CORNER CONDITIONS

6 S1.30 TYP. HSS MEMBERS CONNECTIONS

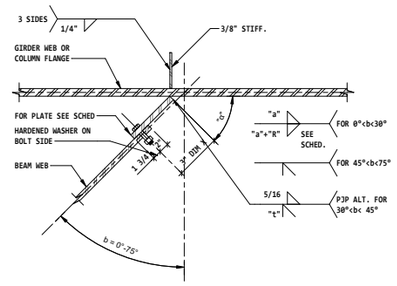
N.T.S.

SKEWED BEAM CONNECTION SCHED

BEAM SIZE	NO.& SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WELD FOR 0°<b<10°	WELD FOR 10°<b<30°
W8	(2) 7/8"ø	5/16"	5/16" 3/8"	5/16" 9/16"
W10	(2) 7/8"ø W/ 4"GA	5/16"		
W12	(3) 7/8"ø	5/16"		
W14	(3) 7/8"ø	5/16"		
W16	(4) 7/8"ø	5/16"		
W18	(4) 7/8"ø	5/16"		
W21	(5) 7/8"ø	5/16"		
W24	(6) 7/8"ø	3/8"		
W27	(7) 7/8"ø	3/8"		
W30	(8) 7/8"ø	1/2"	5/16" 1/2"	5/16" 9/16"
W33	(9) 7/8"ø*	1/2"		
W36	(9) 7/8"ø*	1/2"		

NOTES:

1. BACK GOUGE FOR C.P. WELD & COMPLY W/ AWS D1.1 SECT. 10.13 FOR FULL PEN WELDING.
2. t=PLATE THICKNESS.
3. FOR BEVEL WELDS, BEVEL END OF CONNECTION PLATE TO MAINTAIN a AT 45°
4. DO NOT INCREASE DIM X W/OUT ENGINEER'S APPROVAL.
5. * USE HORIZONTAL SHORT SLOTTED HOLES IN PLATE AT COL CONN ONLY.
6. CONNECTION PLATE THICKNESS SHALL NOT BE LESS THAN BEAM WEB THICKNESS.



PLAN

3 S1.30 TYP. SKEWED BEAM CONNECTION

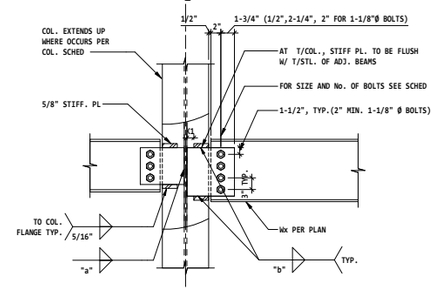
N.T.S.

TYP. BEAM CONNECTION SCHED

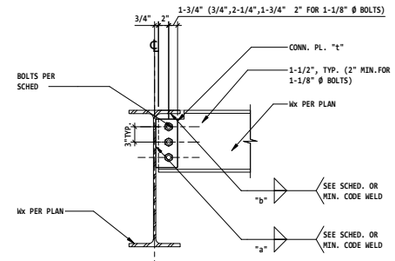
TYPE	BEAM / CHANNEL / GIRDER SIZE	NUMBER & SIZE OF A325X BOLTS TYP.U.N.O.		CONNECTION PLATE FY= 36 KSI U.N.O.		
		ROW 1	ROW 2	PLATE THICKNESS "t"	WELD "a"	WELD "b"
1	C8, C10 W8x, W10x	2-7/8" ø	—	3/8"	1/4"	1/4"
2	C12, C15 W12x, W14x	3-7/8"ø	—	3/8"	1/4"	1/4"
3	W16x W18x	4-7/8"ø	—	3/8"	1/4"	1/4"
4	W21x	5-7/8"ø	—	1/2"	5/16"	5/16"
5	W24x	6-7/8"ø	—	1/2"	5/16"	5/16"
6	W27x	7-7/8"ø	—	1/2"	5/16"	5/16"
7	W30x	8-7/8"ø	—	1/2"	5/16"	5/16"
8	W33x	9-7/8"ø	—	1/2"	5/16"	5/16"
9	W36x	10-7/8"ø	—	1/2"	5/16"	5/16"
10	W40x	11-7/8"ø	—	1/2"	5/16"	5/16"
11	W44x	12-7/8"ø	—	1/2"	5/16"	5/16"

NOTES:

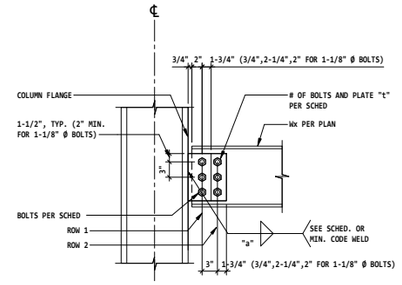
1. CONNECTION CAPACITIES ARE BASED ON AISC 360-16 TABLE 10-10a.
2. PROVIDE FULL-DEPTH SHEAR TAB AT CONNECTIONS TO EXTERIOR BEAMS NOT PART OF LFRS.
3. SEE FOR LFRS SEE BRACING BEAM DETAILS SMRF DETAILS FOR SHEAR TAB REQUIREMENTS OF BRACING BEAMS.
4. FOR ALL DRAG CONNECTIONS SEE RESPECTIVE DRAG CONNECTION TYP. DETAILS.



BEAM TO COLUMN WEB CONNECTION



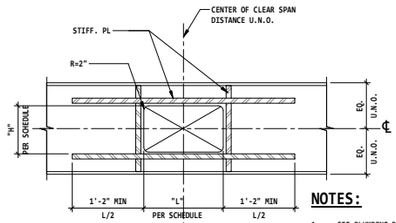
BEAM TO BEAM CONNECTION



BEAM TO COLUMN FLANGE CONNECTION

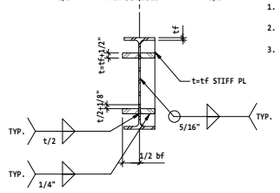
1 S1.30 TYP. STEEL BEAM CONNECTION

N.T.S.



NOTES:

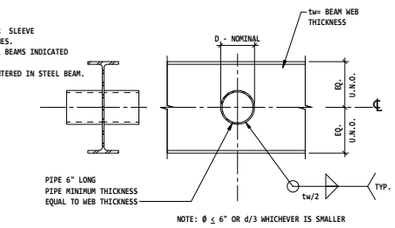
1. SEE PLUMBING DRAWINGS FOR SLEEVE ELEVATIONS AT SLOPING LINES.
2. ALL PENETRATIONS IN STEEL BEAMS INDICATED ON STRUCTURAL PLANS.
3. U.N.O PENETRATION ARE CENTERED IN STEEL BEAM.



TYP. REINF. RECTANGULAR BEAM OPENING

BEAM OPENING SCHED

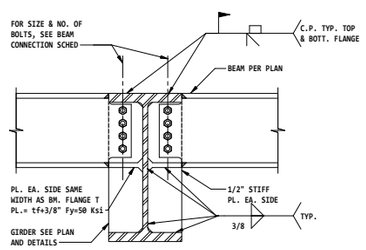
MARK	OPENING DIAMETER "D"	OPENING LENGTH "L"	OPENING HEIGTH "H"	REMARKS	CL EL. BELOW TOP OF STEEL
A	-"	-"	-"	- LOCATION -	-
B					
C					



TYP. REINFORCEMENT FOR A CIRCULAR BEAM OPENING

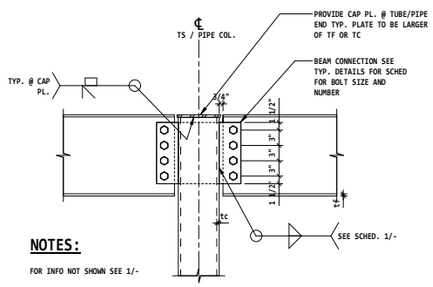
2 S1.30 TYP. BEAM OPENING DETAIL

N.T.S.



7 S1.30 TYP. BEAM TO GIRDER MOMENT CONNECTION

N.T.S.

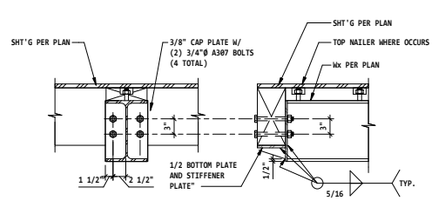


NOTES:

FOR INFO NOT SHOWN SEE 1/-

4 S1.30 TYP. GIRDER TO TS / PIPE COLUMN

N.T.S.



SECTION SIDE VIEW

5 S1.30 TYP. CONTINUOUS WD BM TO STEEL BM

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DAVID E. WU STRUCTURAL STATE OF CALIFORNIA No. S-6239

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. STEEL DETAILS

ARCHITECT
APA

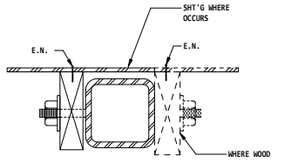
PROJECT NUMBER
25060

SHEET NUMBER
S1.30

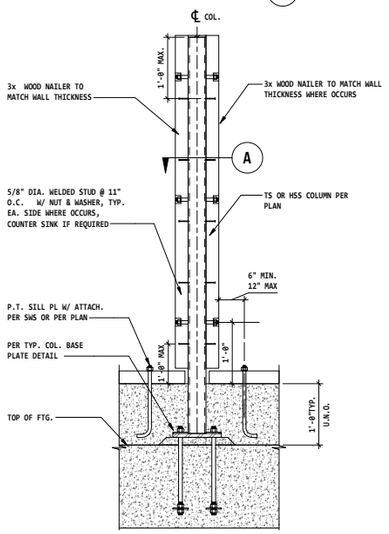
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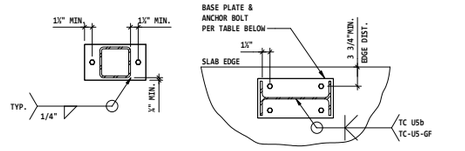


PLAN SECTION A

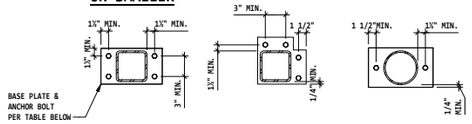


9 S1.31 — TYP. TS OR HSS COL. IN STUD WALL

N.T.S.



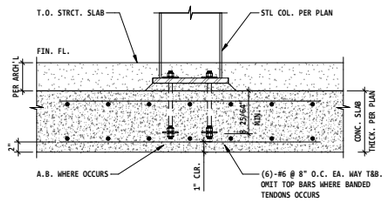
OPTIONAL @ HSS4x4 OR SMALLER — WIDE FLANGE



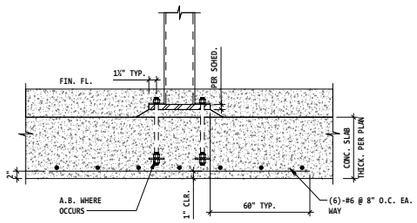
TYP. HSS — HSS AT CORNERS — PIPE

COLUMN	ANCHOR BOLT	A.B. HOLE (MAX)	BASE PLATE THICKNESS
W.F. (W6 - W12)	4-7/8"ø A449 W/ WASHER	1"*	1"
W.F. (W14, W16, W18)	4-7/8"ø A449 W/ WASHER	1"*	1"
STD PIPE	2-3/4"ø A307 W/ WASHER	1-1/16"	3/4"
HSS TUBE	4-3/4"ø A307 W/ WASHER	1-1/16"	3/4"
HSS TUBE (OPT.)	2-3/4"ø A307 W/ WASHER	1-1/16"	3/4"

* FOR OVERSIZED BASE PLATE ANCHOR BOLT HOLES AT MOMENT FRAMES, SEE DETAIL XX



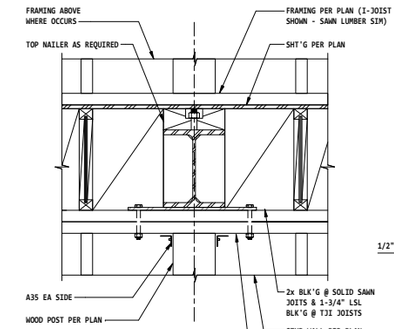
TYP. NON-MOMENT FRAME Wx BASE CONN.



TYP. NON-MOMENT FRAME HSS BASE CONN.

8 S1.31 — TYP. STEEL COLUMN BASE

N.T.S.

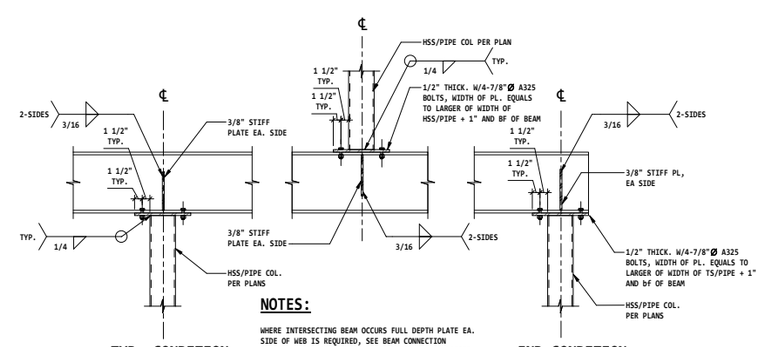


FRONT VIEW — SIDE VIEW

NOTE: REFER TO DETAIL 2/ FOR ADDTIONAL INFO.

3 S1.31 — TYP. STL BEAM TO WOOD POST WITHIN WALL CONN.

N.T.S.



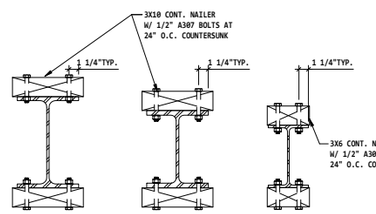
TYP. CONDITION — END CONDITION

NOTES:

WHERE INTERSECTING BEAM OCCURS FULL DEPTH PLATE EA. SIDE OF WEB IS REQUIRED, SEE BEAM CONNECTION DETAILS. FOR CONNECTION PLATE DETAILS (USE LARGER PL THICK./WELDS WHERE REQUIRED BY OTHER DETAILS)

4 S1.31 — TYP. HSS/PIPE COLUMN CONNECTIONS

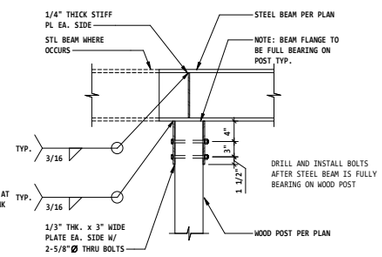
N.T.S.



W12X COLUMN — W10X COLUMN — W8X COLUMN

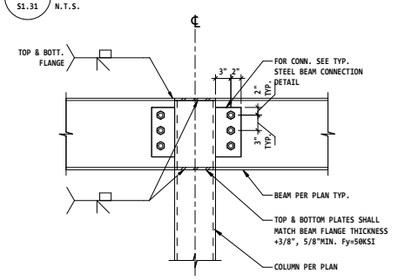
7 S1.31 — TYP. STEEL NAILER DETAIL

N.T.S.



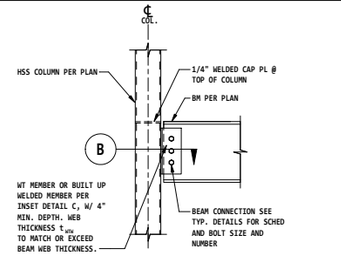
5 S1.31 — TYP. STEEL BEAM TO WOOD POST

N.T.S.

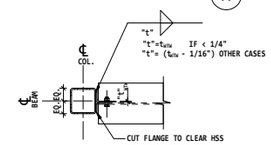


6 S1.31 — TYP. HSS COLUMN/ CANT. BEAM DETAIL

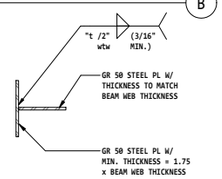
N.T.S.



ELEVATION A



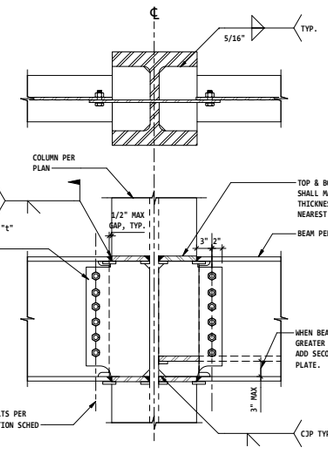
PLAN VIEW B



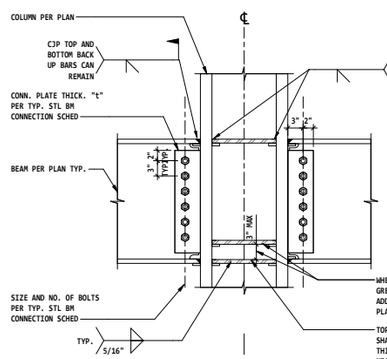
ALTERNATIVE TO WT C

1 S1.31 — TYP. WF BEAM TO HSS COLUMN

N.T.S.



BEAM TO COLUMN WEB CONN



BEAM TO COL. FLANGE CONN.

2 S1.31 — TYP. CANTILEVER BEAM TO COLUMN

N.T.S.

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No	Revision Description	Date

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04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. STEEL DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

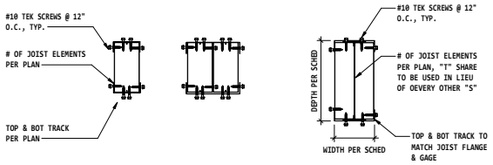
SHEET NUMBER
S1.31

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Author

24-11-2025 11:39:13



TYPE A TYPE C TYPE B

NOTES:

1. SEE BEAM/JOIST SCHEDULE ON PLAN FOR TYPE DETERMINATION.

2 S1.50 BU LT GAGE BEAM TYPES

1 1/2" = 1'-0"

LIGHT GAUGE METAL SCREWING SCHED CONNECTION:

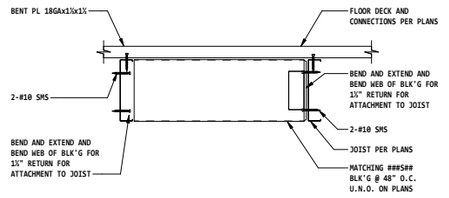
1.	JOIST TO TRACK	(2) #10
2.	BRIDGING TO JOIST, CLIPS EA. END	(3) #10
3.	1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE SCREW	(2) #10
4.	WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE SCREW	(3) #10
5.	2" SUBFLOOR TO JOIST OR BEAM, BLIND AND FACE SCREW	(2) #10
6.	BOTTOM TRACK TO JOIST OR BLK'G, FACE SCREW	#10 @ 16" O/C
7.	TOP & BOT TRACK TO EA STUD	#10 EA SIDE
8.	DOUBLE STUDS, FACE SCREW	(2) ROWS #10 @ 12" O/C
9.	TOP TRACK @ INTERSECTIONS, FACE SCREW	(4) #10
10.	TOP TRACK @ LAPS, FACE SCREW	(6)#10
11.	CEILING JOISTS TO PLATE	(2) #10
12.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE SCREWS	(2) #10
13.	CEILING JOISTS TO PARALLEL RAFTERS, FACE SCREWS	(2) #10
14.	RAFTER TO TRACK	(2) #10
15.	1" x 8" SHT'G OR LESS TO EA. BEARING, FACE SCREW	(2) #10
16.	WIDER THAN 1" x 8" SHT'G TO EA. BEARING, FACE SCREW	(3) #10
17.	BUILT UP CORNER STUDS	#10 @ 12" O/C
18.	BUILT UP BEAMS @T&B, EA SIDE	#10 @ 12" O/C

FOOTNOTES:

1. U.N.O. ON PLAN
2. LARGER SCREWS MAY BE SUBSTITUTED
3. SHEET METAL SCREWS, SMS.
4. ALL FASTENERS SHALL BE "TEK" SCREWS "KWICK FLEX" SELF DRILLING SCREWS PER ICC ESR# 3332 AND LARR# 25886 OR AN APPROVED EQUAL.

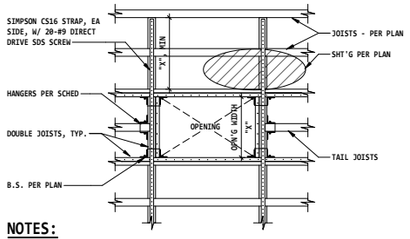
3 S1.50 TYPICAL LIGHT-GAUGE SCREWING SCHEDULE

1" = 1'-0"



4 S1.50 TYP. JOIST BLOCKING DETAIL

1 1/2" = 1'-0"

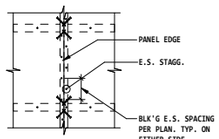


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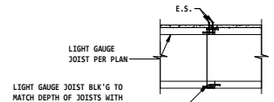
1. SEE ARCH'L, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS.
2. "X" NOT TO EXCEED 2'-0" U.N.O.

5 S1.50 TYP. FLOOR AND ROOF OPENING

N.T.S.



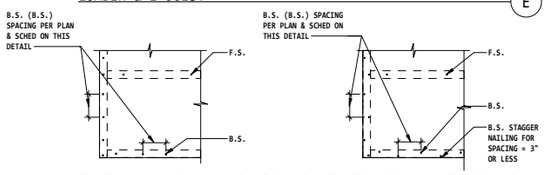
PLAN



SECTION

JOIST BRACE ADJ. PANEL EDGES — E

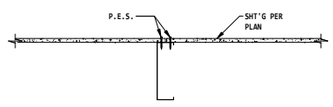
JOIST BRACING - FULL DEPTH BLK'G SAWN LUMBER & I-JOIST — E



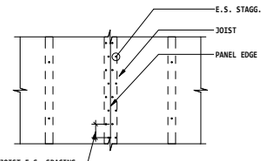
SINGLE LINE COND. B.S. SCREWS IS GREATER THAN 3" — F2

STAGG. COND. B.S. SCREWS IN 3" OR LESS — F1

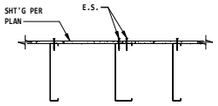
BOUNDARY SCREWS 2 CORNERS — F



NAILING EDGE DIST. — G

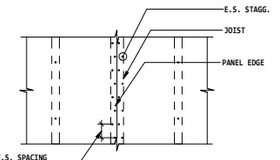


PLAN

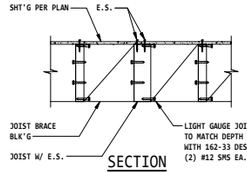


SECTION

B



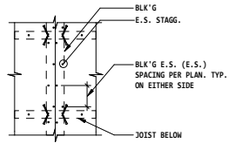
PLAN



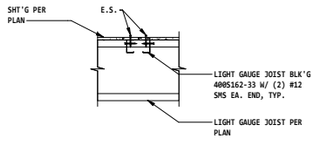
SECTION

@ FULL DEPTH BLK'G — C

ADJOINING PANEL EDGES — C

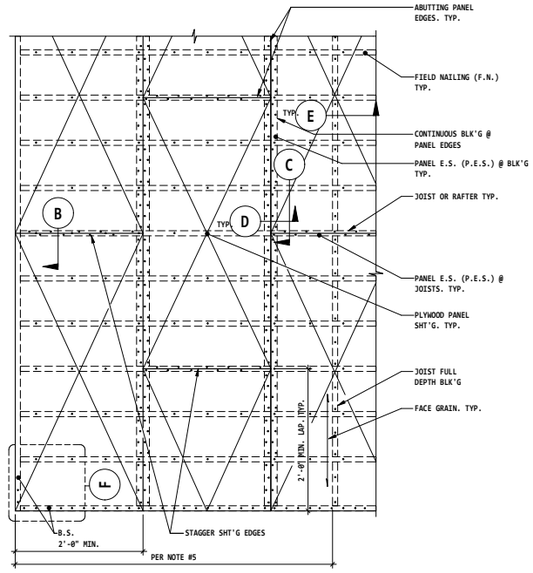


PLAN



SECTION

ADJOINING PANEL EDGES - NAILING TO CONT. BLK'G SECTION LUMBER & I-JOISTS — D



NOTES:

1. REFER TO PLANS FOR SHEATHING THICKNESS & GRADE.
2. REFER TO PLANS & SCHED ON THIS DETAIL FOR SCREW SIZE AND SPACING OF BOUNDARY SCREWING (B.S.), PANEL EDGE NAILING (P.E.S.) AT JOISTS, EDGE NAILING (E.S.) AT BLK'G, AND FIELD SCREWING (F.S.).
3. PROVIDE MIN. 3/8" SCREW EDGE DISTANCE FROM SHEATHING AND FRAMING MEMBERS. SEE INSET DETAIL "G"
4. BLOCK ALL PANEL EDGES AS SHOWN UNLESS OTHERWISE SPECIFIED ON THE PLANS
5. PROVIDE CONTINUOUS JOIST BRACING MEMBERS @ 8'-0" O.C. MAX SPACING UNLESS SPECIFIED OTHERWISE ON PLANS
6. JOIST BRACING MEMBERS SHALL CONSIST OF FULL DEPTH BLK'G AS SHOWN PER INSET DETAIL "E". AS A MINIMUM PROVIDE LIGHT GAUGE BLOCKING TO MATCH JOIST DEPTH W/ S162-33 ASSEMBLIES RESPECTIVELY.
7. FOR MIN. WIDTH OF SCREWED FACE OF FRAMING SEE SCHED ON THIS DETAIL
8. LONG DIMENSION OF SHT'G SHALL BE PERPENDICULAR TO JOIST
9. DIAPHRAGM SCREWED TO BE OBSERVED BY STRUCTURAL ENGINEER BEFORE COVERING
10. SHT'G SPANS SHALL CONFORM WITH 2018 IBC TABLE 2304.7
11. AT INTERIOR SHEAR WALLS: PROVIDE (2) ROWS OF B.S.
12. AT LOCATIONS OTHER THAN SHEAR WALLS, PANEL EDGE NAIL (P.E.S.) SPACING AT NON-CONTINUOUS EDGES MAY BE INCREASED TO 150% OF THE B.S. SPACING. SPACING NOT TO EXCEED 6" O.C.
13. FOR TJI FRAMING SCREWED SHALL NOT BE SPACED CLOSER THAN 4" O.C. WHERE A DIAPHRAGM REQUIRES CLOSER SPACING, LIGHT GAUGE FRAMING TO MATCH THE JOIST DEPTH AND MINIMUM NOMINAL THICKNESS SHALL BE USED AT PANEL EDGES.

TYP. LAYOUT & NOTES — A

DIAPHRAGM SCREWING SCHED

DIAPH MARK	MIN. NOMINAL MEMBER & BLK'G THICKNESS @ PANEL BOUNDARY EDGES	#12 SMS FASTENER ROWS	B.S./P.E.S. SPACING (IN. O.C.)	F.S. SPACING (IN. O.C.)	NOTES & REMARKS
6	2	1	6	12	SEE DETAIL B,D & F2
4	2	1	4	12	SEE DETAIL B,D & F2
2.5	2	1	2 1/2	12	SEE DETAIL B,D & F2
2	3	1	2 STAGG.	12	SEE DETAIL C,D & F1
4D	3	2	4	12	
2.5D	3	2	2 1/2 STAGG.	12	
4T	4	3	4	12	
2.5T	4	3	2 1/2 STAGG.	12	

1 S1.50 TYP. DIAPHRAGM SHEATHING ASSEMBLY & NAILING SCHED.

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER KURT E. WAGNER No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/21/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. LIGHT GAGE METAL STUD DETAILS

ARCHITECT
APA

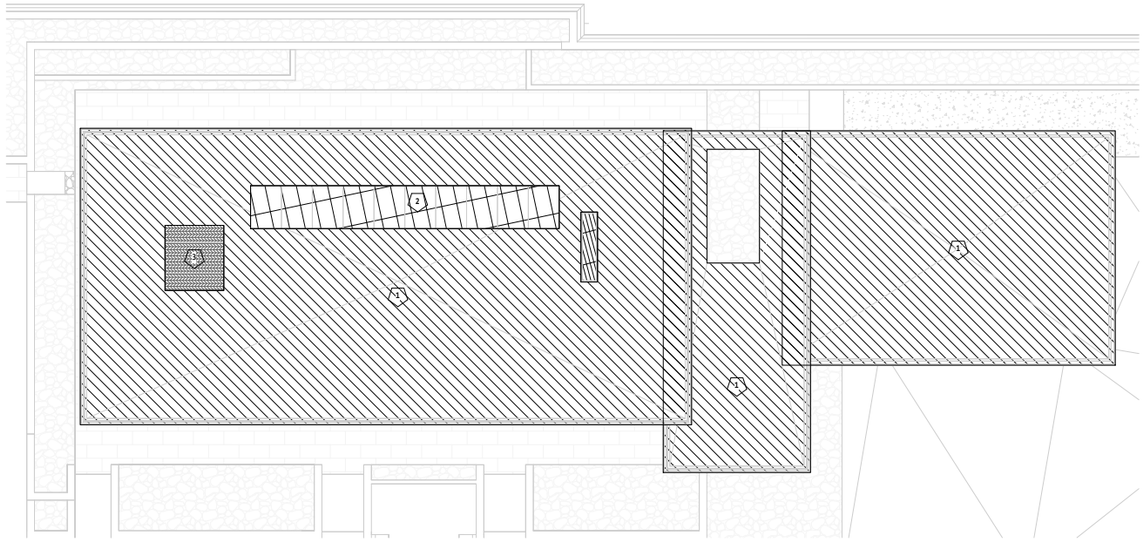
PROJECT NUMBER
25060

SHEET NUMBER
S1.50

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24-11-2025 11:39:14 Author

FINISH KEY LEGEND		
FINISH AREA & PATTERN	DESCRIPTION OF FINISH	NOTES
1	BALLASTED ROOF OVER IB PVC ROOFING	
2	SOLAR PANELS OVER BALLASTED ROOF OVER IB PVC ROOFING	
3	MECHANICAL UNIT OVER BALLASTED ROOF OVER IB PVC ROOFING	
4	SKYLIGHT	



1 S1.60 ROOF FINISH KEY PLAN

1/8" = 1'-0"

0 5 10 20

TRUE NORTH PROJECT NORTH

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REGISTERED PROFESSIONAL ENGINEER DEREK C. WAYNE No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/2/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
FINISH KEY PLAN

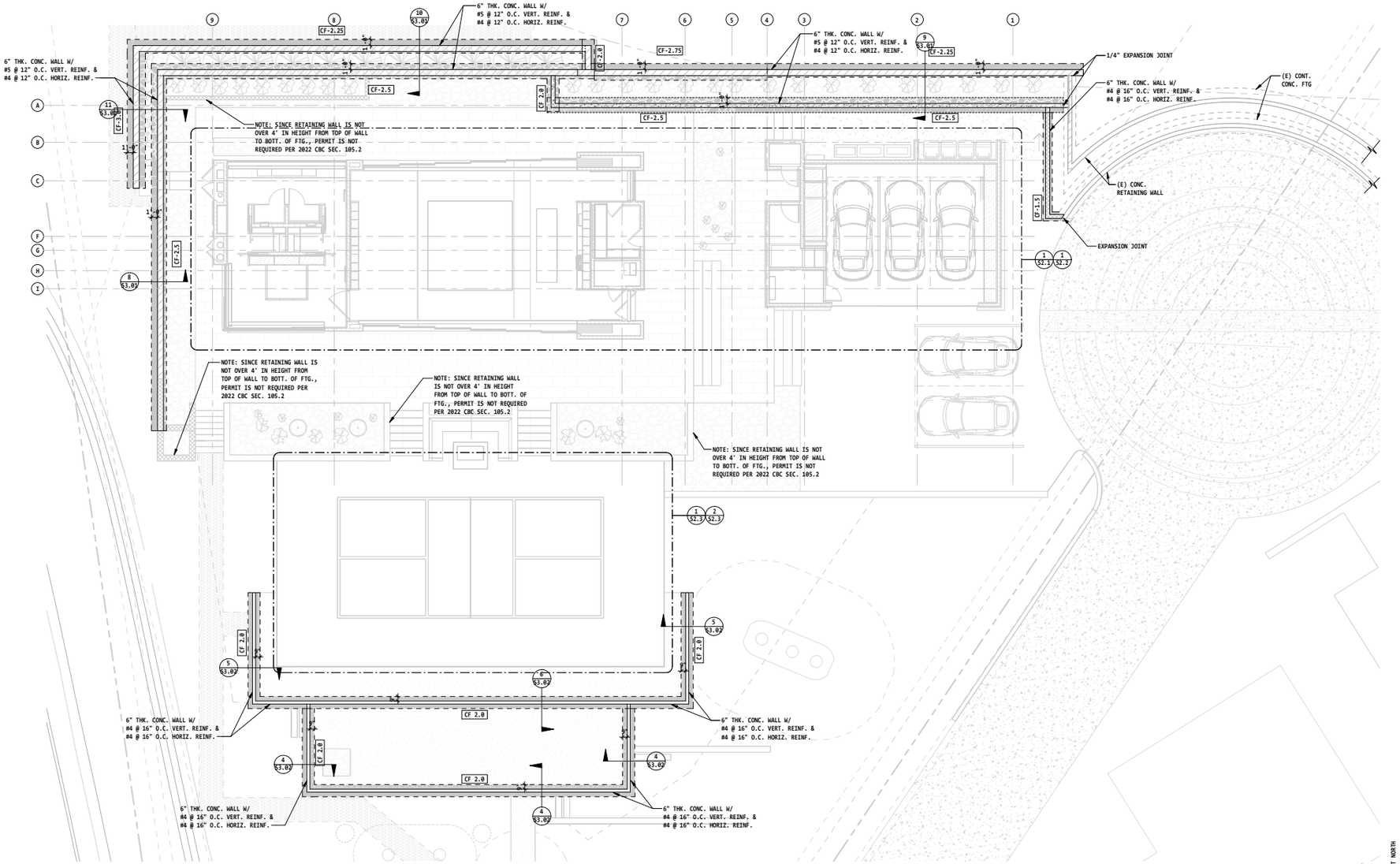
ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.60

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24-11-2025 11:39:15 Author



1 S2.0 **SITE PLAN**

1/8" = 1'-0"

0 5 10 20

LEGEND AND SYMBOLS:

S — — — S INDICATES CONC. FTG. STEP PER TYPICAL DETAILS

INDICATES CMU WALL ABOVE

INDICATES CONCRETE WALL ABOVE

INDICATES (N) CONC. FOOTING

FOUNDATION NOTES:

1. FOR GENERAL NOTES, SEE S0.XX SERIES SHEETS. FOR TYPICAL DETAILS, SEE S1.XX SERIES SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
2. FOR CONCRETE SLAB DETAILS, SEE SHEET S1.01.
3. FOR CONCRETE FOOTING DETAILS, SEE SHEET S1.02.
4. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS, MECHANICAL PAD & EQUIPMENT WEIGHTS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
5. FOR GRID LINE DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
6. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER/GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATION.
7. REFER TO SOILS REPORT FOR ALL SUBGRADE REQUIREMENTS. EXTERIOR AND INTERIOR FOOTINGS SHALL BE FOUNDED A MINIMUM OF 24" INCHES INTO LOWEST ADJACENT GRADE.
8. TOP OF FOOTING SHALL BE AT -1'-0" BELOW TOP OF SLAB. TYP. U.N.O.
9. ALL FOUNDATIONS SHALL BEAR ON RECOMMENDED CERTIFIED COMPACTED FILL PER GEOTECHNICAL REPORT.
10. CONCRETE SLAB ON GRADE & CONC. RAMP ON GRADE: 4" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY.
11. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
12. WHERE SLABS-ON-GRADE ARE TO BE COVERED BY MOISTURE SENSITIVE FLOORING, AS DETERMINED BY THE ARCHITECT, THOSE SLABS SHALL BE UNDERLAIN WITH A 10 MIL VAPOR BARRIER OVER A 4" MIN. THICK BASE OF 1/2" CLEAN AGGREGATE.
13. THE PROJECT GEOTECHNICAL CONSULTANT SHAL PREPARE AN AS-BUILT REPORT DOCUMENTING THE INSTALLATION OF PILE FOUNDATION ELEMENTS FOR THE CITY'S FILES. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF PILES, DEPTH INTO RECOMMENDED BEARING MATERIAL.MINIMUM REQUIRED DEPTH INTO THE RECOMMENDED BEARING MATERIAL, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.

FOUNDATION SCHEDULE

MARK	SIZE			REINFORCEMENT	NOTES
	WIDTH	LENGTH	DEPTH		
CF-1.0	1'-0"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-1.5	1'-6"	CONT.	1'-6"	(3) #4 T&B LONG REINF.	
CF-1.25	1'-3"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-2.0	2'-0"	CONT.	1'-6"	(7) #4 T&B LONG REINF.	
CF-2.5	2'-6"	CONT.	1'-6"	(6) #5 T&B LONG	
CF-3.25	3'-3"	CONT.	1'-6"		
CF-3.83	3'-10"	CONT.	1'-6"	(5) #5 T&B LONG REINF.	
CF-4.0	4'-0"	CONT.	1'-6"		
CF-5.0	5'-0"	CONT.	1'-6"		
F2.0	2'-0"	2'-0"	1'-6"	(4) #4 EA. WAY AT BOTT.	
F2.5	2'-6"	2'-6"	1'-6"		
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EA. WAY AT BOTT.	
F4.0	4'-0"	4'-0"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F4.5	4'-6"	4'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F5.0	5'-0"	5'-0"	1'-6"	(7) #5 EA. WAY AT BOTT.	
F6.5	6'-6"	6'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	

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17547 VENTURA BLVD, STE 305
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dw@kfseng.com

LICENSED PROFESSIONAL ENGINEER CLARK E. WARD No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
SITE PLAN

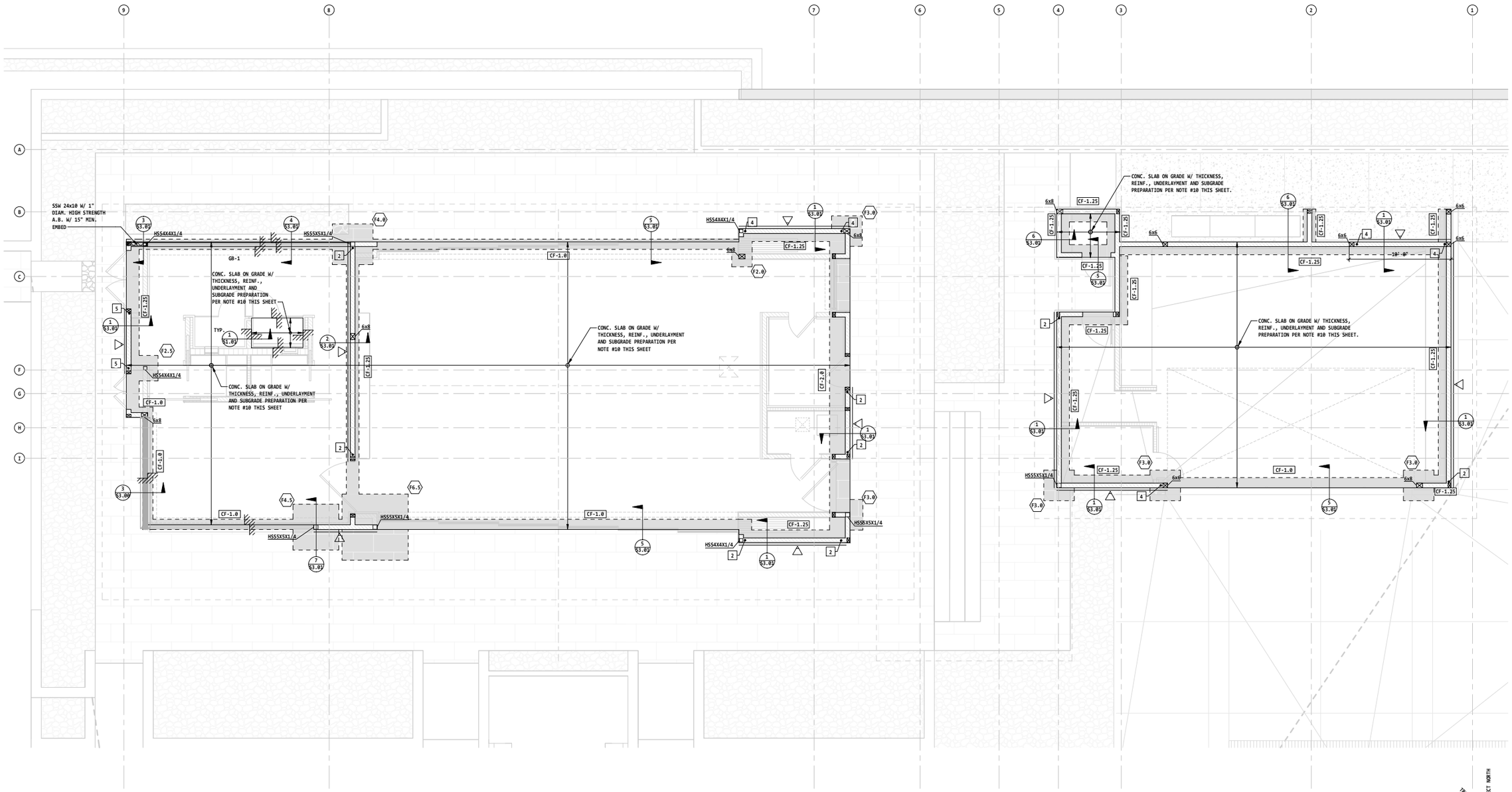
ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S2.0

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24-11-2025 11:39:17 Author



1 S2.1 **FOUNDATION PLAN**

1/4" = 1'-0"

0 5 10

LEGEND AND SYMBOLS:

- INDICATES SHEARWALL (ABOVE) WHERE OCCURS
- ## — INDICATES HOLDOWN OR STRAP PER PLAN
- X — INDICATES WOOD POST 4 x DEPTH OF WALL TYP. U.N.O. FOR ALTERNATE BUILD UP POST DETAIL SEE 2/S1.22
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- 6" — INDICATES CONCRETE WALL BELOW
- Fx — INDICATES SPREAD CONCRETE FOOTING TYPE PER SCHEDULE
- 4'-0" — INDICATES SHEARWALL TYPE (ABOVE) PER SCHEDULE. SEE TYPICAL DETAILS FOR ASSEMBLY DETAILS.
- INDICATES SHEARWALL TYPE
- INDICATES SHEARWALL LENGTH
- CFx — INDICATES CONTINUOUS CONCRETE FOOTING TYPE PER SCHEDULE
- INDICATES STEP IN FLOOR/FTG SURFACE
- INDICATES CONCRETE FOUNDATION ELEMENT
- INDICATES TOP OF CONCRETE SLAB ELEVATION RELATIVE TO FINISH GROUND FLOOR ELEVATION AS INDICATED ON ARCHITECTURAL DRAWINGS
- GB-X — INDICATES CONC.GRADE BEAM PER SCHED. 3/S3.00

DETAIL REFERENCES:

THESE SELECTED DETAIL REFERENCES ARE PROVIDED FOR CONTRACTOR CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING GENERAL NOTES AND ALL TYPICAL AND SPECIFIC DETAILS FOR RELATION TO DRAWINGS

1. FOR TYPICAL JOIST CONNECTION DETAILS SEE S1.10.
2. FOR TYPICAL WOOD DRAG CONNECTION DETAILS SEE S1.12.
3. FOR TYPICAL WOOD WALL DETAILS SEE S1.11.
4. FOR TYPICAL POST DETAILS SEE S1.13.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S1.14.
6. FOR TYPICAL HOLDOWN DETAILS SEE S1.17.
7. FOR TYPICAL WOOD DIAPHRAGM DETAILS SEE S1.15.
8. FOR TYPICAL WOOD PENETRATION DETAILS SEE S1.16.
9. FOR TYPICAL STL. DETAILS SEE S1.30, S1.31 & S1.32.
10. FOR TYP. WOOD BM. TO POST CONN. SEE S1.13.
11. FOR TYP. TOP PLATE SPLICE DETAIL SEE S1.12.
12. FOR TYP. ARCH'L WALL CONN. DETAILS SEE S1.11.
13. FOR TYP. WOOD POST SQUASH BLOCK DETAIL SEE S1.13.
14. FOR TYP. REINFORCEMENT DETAILS SEE S1.00.
15. FOR TYP. SLAB ON GRADE DETAILS SEE S1.01 & S1.02.

FOUNDATION NOTES:

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CF-5.0	5'-0"	CONT.	1'-6"		
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F2.5	2'-6"	2'-6"	1'-6"		
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EA. WAY AT BOTT.	
F4.0	4'-0"	4'-0"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F4.5	4'-6"	4'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F5.0	5'-0"	5'-0"	1'-6"	(7) #5 EA. WAY AT BOTT.	
F6.5	6'-6"	6'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	

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ENCINO CA 91316
OFFICE: (818) 874-1445
www.kfseng.com
dw@kfseng.com

REGISTERED PROFESSIONAL ENGINEER DAVID W. WASSERMAN No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
FOUNDATION PLAN

ARCHITECT
APA

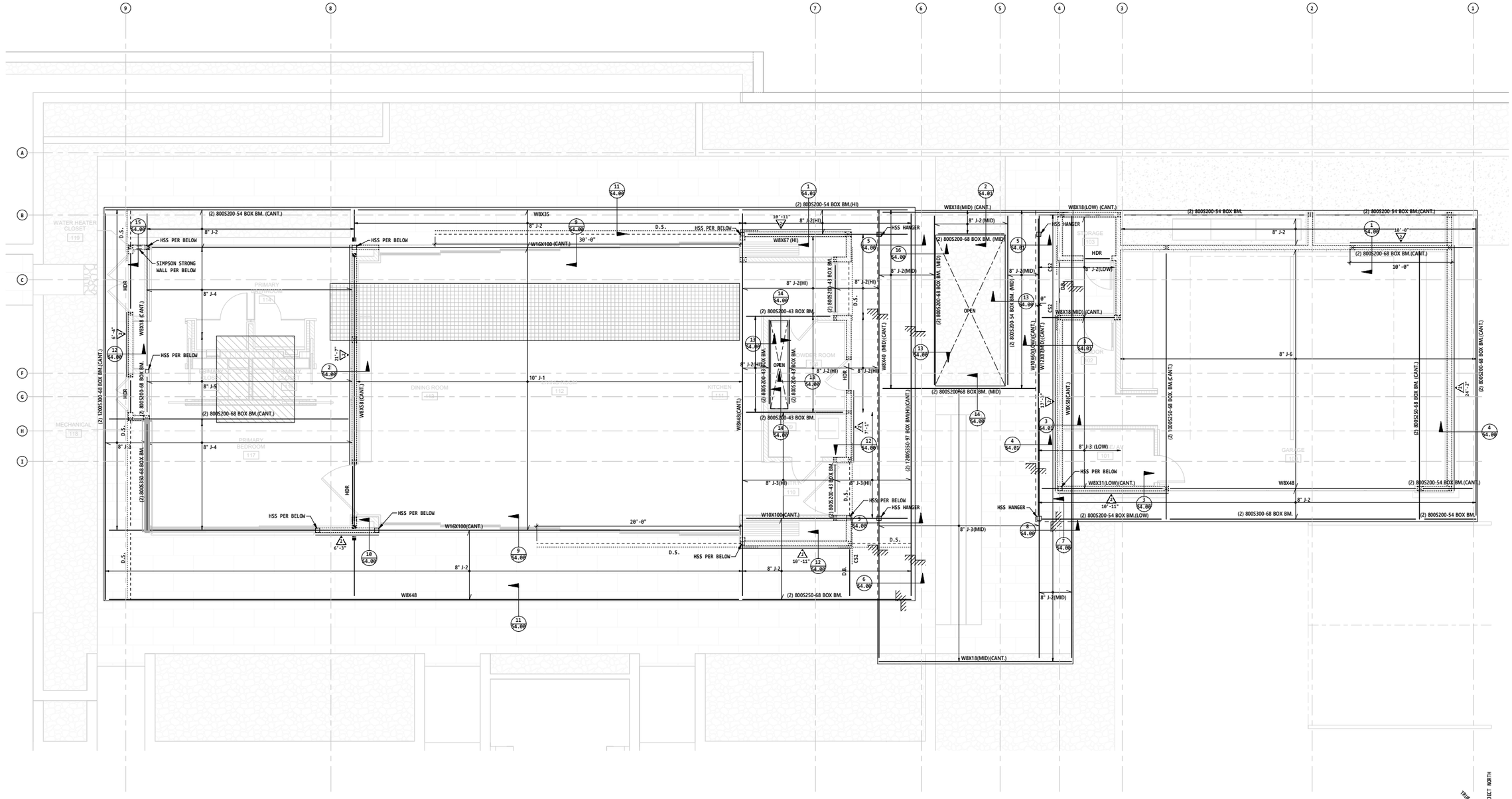
PROJECT NUMBER
25060

SHEET NUMBER
S2.1

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1 ROOF FRAMING PLAN

S2.2 1/4" = 1'-0" (0, 5, 10)

LEGEND AND SYMBOLS:

- INDICATES WOOD POST 4 x DEPTH OF WALL TYP. U.N.O. FOR ALTERNATE BUILD UP POST DETAIL SEE
- INDICATES WOOD POST BELOW
- INDICATES TUBE STL. COL. PER PLAN
- INDICATES WOOD WALL ABOVE
- INDICATES WOOD WALL BELOW
- INDICATES ARCHITECTURAL WALL W/ CONN. PER
- INDICATES SHEARWALL TYPE (ABOVE) PER SCHEDULE. SEE TYPICAL DETAILS FOR ASSEMBLY DETAILS.
- INDICATES SHEARWALL TYPE
- INDICATES SHEARWALL LENGTH
- INDICATES BUILT UP FLOOR
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- INDICATES RIGID MOMENT CONN. PER 7/S1.30
- INDICATES STEP IN FLOOR/FTG SURFACE
- BLK'G — INDICATES 4x DEPTH OF JOIST BLK'G @ SOLID SAWN FRAMING & 3-1/2" LSL X DEPTH OF JOIST BLK'G @ TJI FRAMING W/ A35 EA. END. USE x12 DEPTH @ MANUFACTURED TRUSSES
- D.S. — INDICATES 4x BLK'G TO MATCH JOIST DEPTH W/ B.N. ALL STRAPS REQUIRE BLK'G, EVEN IF NOT SHOWN IN PLAN.
- INDICATES STRAP PER X/XXX, OR CMST12 TO BLK'G LAPPED A MIN. OF 36" TYP. WITH ADJOINING FRAMING AS SHOWN ON PLAN
- CSX — INDICATES STRAP PER SCHED. X/XXX
- HDR — INDICATES HEADER PER SCHEDULE
- J-X — INDICATES JOIST PER SCHEDULE
- INDICATES SHADE POCKET PER ARCH'L
- INDICATES TOP OF STRUCTURAL FLOOR ELEVATION RELATIVE TO MEAN SEA LEVEL AS INDICATED ON ARCHITECTURAL DRAWINGS
- INDICATES SOLAR PANEL AREA. MAX WEIGHT = 5 PSF
- INDICATES MECHANICAL UNIT. MAX WEIGHT = 2000 LB

JOIST/BEAM SCHEDULE

MARK	JOIST TYPE AND SPACING	GRADE
J-1	10005350-68 @ 12" O.C.	A653 Gr. 50
J-2	8005137-43 @ 16" O.C.	A653 Gr. 33
J-3	8005200-54 @ 16" O.C.	A653 Gr. 50
J-4	8005250-68 @ 16" O.C.	A653 Gr. 50
J-5	8005250-68 @ 12" O.C.	A653 Gr. 50
J-6	8005300-68 @ 12" O.C.	A653 Gr. 50

FRAMING NOTES:

1. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEETS S0.XX & S1.XX SERIES. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
2. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, AND WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
3. FOR ALL DIMENSIONS & ROOF SLOPES SEE ARCHITECTURAL DRAWINGS.
4. FLOOR CONSTRUCTION: GYPCRETE TOPPING (1-1/2" MAX) OVER 3/4" MEGABOARD PER GENERAL NOTES. SCREW PER DIAPHRAGM MARK 4, U.N.O.
5. TYPICAL DECK CONSTRUCTION: 3/4" MEGABOARD PER GENERAL NOTES, SLOPED TO DRAIN PER ARCH. SCREW PER DIAPHRAGM MARK 4, U.N.O.
6. ROOF SHEATHING: 3/4" MEGABOARD OR STRUCTOCRETE PER GENERAL NOTES. SCREW PER DIAPHRAGM MARK 4, U.N.O.
7. U.N.O. MINIMUM POST SIZE SHALL BE 4X DEPTH OF WALL.
8. FOR MINIMUM POST SIZE AT ENDS OF SHEAR WALLS, REFER TO HOLDOWN & TIEDOWN SCHEDULES ON TYPICAL DETAILS.
9. ALL HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING WALL. PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
10. ALL BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS AT ALL BOLTS. INSPECTOR TO VERIFY.
11. PROVIDE RIP STRIP ON ROOF FRAMING PER 2/S1.20
12. EXTERIOR WALLS OTHER THAN SHEAR WALLS SHALL BE 1/2" EXP. 1 APA RATED OSB COMMONS SPACED @ 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
13. SIMPSON A35 CLIPS SHALL BE PROVIDED BETWEEN RIM JOIST OR BLK'G TO DOUBLE TOP PL PER THE SHEAR WALL SCHEDULE WHERE OCCURS OR PROVIDE A35 CLIPS @ 16" O.C. TYP.
14. ALL EXTERIOR WALL WOOD SHALL BE FIRE RETARDANT TREATED WOOD INCLUDING SILL PLATE, STUDS, TOP PLATE, RIM JOIST, BEAMS IN EXTERIOR WALLS, WOOD FILLER OR RIM BLK'G PER 7/S1.23. ALL EXTERIOR FRAMING AND ALL EXTERIOR SHEATHING MUST BE FIRE-RETARDANT TREATED LUMBER BY PYRO GUARD INC. OR APPROVED EQUAL BY STRUCTURAL ENGINEER OF RECORD (ICC ESR# 1791 LARR# 25150). ALL STRUCTURAL MEMBERS HAVE BEEN DESIGNED TO REDUCE CAPACITIES BY PYRO GUARD LARR# 25150. STEEL TIEDOWNS AND ANY OTHER STEEL ASSOCIATED WITH FIRE-RETARDANT TREATED WOOD SHALL BE CORROSION RESISTANT PER CBC 2304.10.5

SHEARWALL SCHEDULE NOTES:

1. SEE SHEET XX/SX.XX FOR TYPICAL SHEAR WALL ASSEMBLY.
2. WHERE SHEATHING IS APPLIED TO BOTH FACES OF THE WALL, OFFSET VERTICAL PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS.
3. STUDS - ALL VERTICAL FRAMING (STUDS) AT PANEL EDGES SHALL BE 3x OR 2-2x, U.N.O. NAILS SHALL BE STAGGERED WHERE THE SPACING IS 3" ON CENTER OR LESS.
4. NAILING - ALL SHEARWALL NAILING SHALL BE COMMON NAILS OR NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM PANEL EDGE.
5. HOLDOWNS - SEE PLAN FOR HOLDOWNS AT WALL ENDS. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
6. SILL BOLTS - SEE "SILL BOLTING REQUIREMENTS NOTE" SECTION OF THE GENERAL NOTES AND TYPICAL SILL BOLTING DETAIL XX/SX.XX. AT SINGLE 2x SILL, THE A.B. AND WASHER MAY NOT BE COUNTERSUNK. AT 3x SILL, ACCEPTABLE TO COUNTERSINK, 3/4" MAX.
7. SDWS SCREWS - AT RIM BOARD/BLK'G, CENTER SCREW ON RIM BOARD/BLK'G AND VERIFY 2" MINIMUM SDWS PENETRATION. AT STEEL BEAM, USE SDWS SCREW WITH MIN 1 1/2" PENETRATION INTO WOOD NAILER. DO NOT USE SDS SCREWS.
8. EXISTING FOUNDATIONS - SILL ANCHORS SHALL BE 5/8"Ø TITEN HD SCREW ANCHORS WITH A MINIMUM EMBEDMENT OF 5". SPACING TO MATCH A.B. SPACING PER SCHEDULE.
9. SHEAR CLIPS - USE 12-8dx 1-1/2" COMMON NAILS OR GALVANIZED BOX NAILS FOR A35 AND LPT4 CONN.

DETAIL REFERENCES:

THESE SELECTED DETAIL REFERENCES ARE PROVIDED FOR CONTRACTOR CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING GENERAL NOTES AND ALL TYPICAL AND SPECIFIC DETAILS FOR RELATION TO DRAWINGS

1. FOR TYPICAL JOIST CONNECTION DETAILS SEE S1.10.
2. FOR TYPICAL WOOD DRAG CONNECTION DETAILS SEE S1.12.
3. FOR TYPICAL WOOD WALL DETAILS SEE S1.11.
4. FOR TYPICAL POST DETAILS SEE S1.13.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S1.14.
6. FOR TYPICAL HOLDOWN DETAILS SEE S1.17.
7. FOR TYPICAL WOOD DIAPHRAGM DETAILS SEE S1.15.
8. FOR TYPICAL WOOD PENETRATION DETAILS SEE S1.16.
9. FOR TYPICAL STL. DETAILS SEE S1.30, S1.31 & S1.32.
10. FOR TYP. WOOD BM. TO POST CONN. SEE S1.13.
11. FOR TYP. TOP PLATE SPLICE DETAIL SEE S1.12.
12. FOR TYP. ARCH'L WALL CONN. DETAILS SEE S1.11.
13. FOR TYP. WOOD POST SQUASH BLOCK DETAIL SEE S1.13.
14. FOR TYP. REINFORCEMENT DETAILS SEE S1.00.
15. FOR TYP. SLAB ON GRADE DETAILS SEE S1.01 & S1.02.

SHEARWALL SCHEDULE

MARK	SHEATING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING	SILL PL	FRAMING MEMBER @ VERT. EDGE NAILING	A35 OR LPT4 SHEAR CLIPS	SILL TO WOOD CONNECTION	SILL TO CONC. CONNECTION	ALLOWABLE SHEAR (PLF)
6	15/32 STRUCT.1 CD-X SHTG	10d	6"	12"	2X	2X	16" O.C.	SDWS 0.220"x6" @ 12" O.C.	5/8"ø A.B. @ 32" O.C.	340
4	15/32 STRUCT.1 CD-X SHTG	10d	4"	12"	3X OR 2-2X	3X OR 2-2X	12" O.C.	SDWS 0.220"x6" @ 9" O.C.	5/8"ø A.B. @ 24" O.C.	510
3	15/32 STRUCT.1 CD-X SHTG	10d	3" STGR	12"	3X OR 2-2X	3X OR 2-2X	10" O.C.	SDWS 0.220"x6" @ 6" O.C.	5/8"ø A.B. @ 16" O.C.	665
2	15/32 STRUCT.1 CD-X SHTG	10d	2" STGR	12"	3X OR 2-2X	3X OR 2-2X	8" O.C.	SDWS 0.220"x6" @ 6" O.C.	5/8"ø A.B. @ 16" O.C.	870
4D	15/32 STRUCT.1 CD-X SHTG EA. SIDE	10d	4"	12"	3X OR 2-2X	3X OR 2-2X	12" O.C. EA. FACE	(2)ROWS SDWS @.220"x6" @9" O.C. w/ DBL RIM BOARD/BLK'G	5/8"ø A.B. @ 16" O.C.	1020
3D	15/32 STRUCT.1 CD-X SHTG EA. SIDE	10d	3" STGR	12"	3X OR 2-2X	3X OR 2-2X	10" O.C. EA. FACE	(2)ROWS SDWS @.220"x6" @6" O.C. w/ DBL RIM BOARD/BLK'G	5/8"ø A.B. @ 8" O.C.	1330
2D	15/32 STRUCT.1 CD-X SHTG EA. SIDE	10d	2" STGR	12"	3X OR 2-2X	3X OR 2-2X	8" O.C. EA. FACE	(2)ROWS SDWS @.220"x6" @6" O.C. w/ DBL RIM BOARD/BLK'G	5/8"ø A.B. @ 8" O.C.	1740

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REGISTERED PROFESSIONAL ENGINEER Kurt E. Wassmer No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/23/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
ROOF FRAMING PLAN

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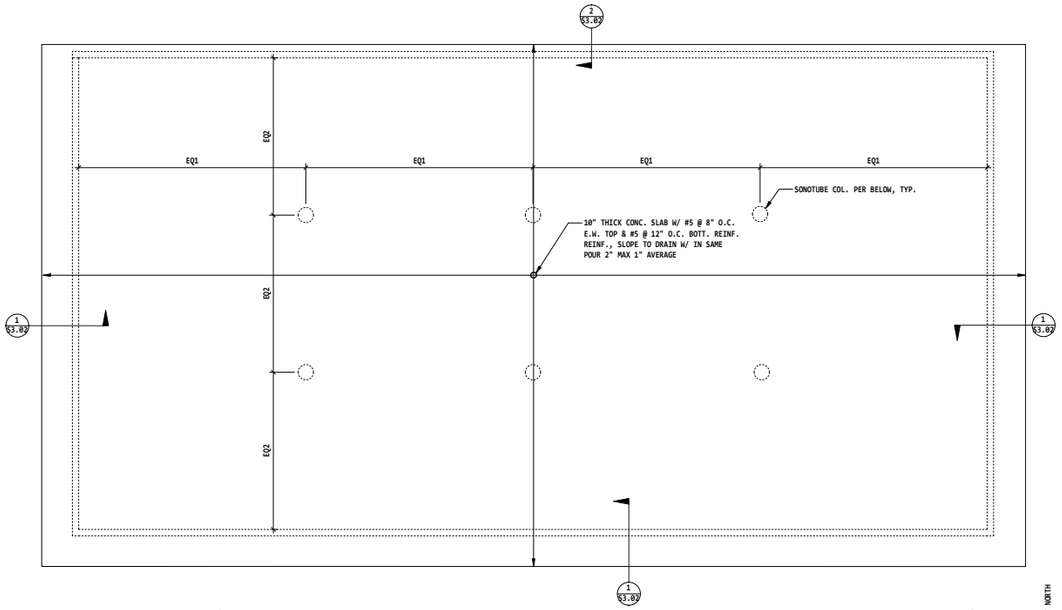
PROJECT NUMBER
25060

SHEET NUMBER
S2.2

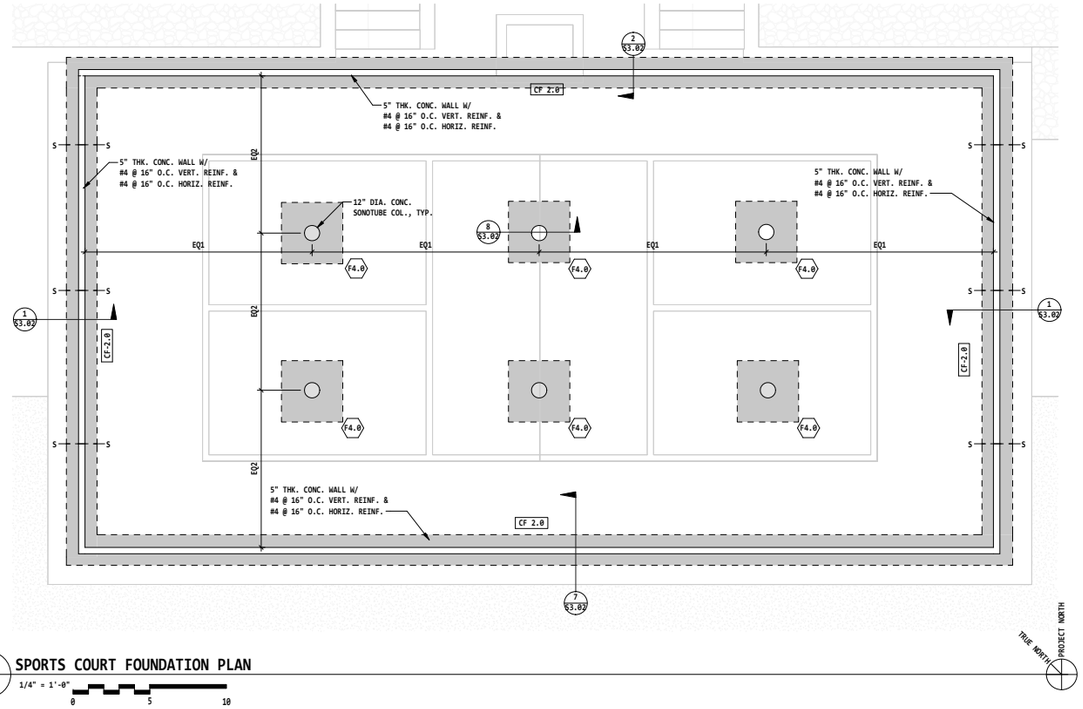
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2 SPORTS COURT SLAB PLAN
S2.3 1/4" = 1'-0"
0 5 10



1 SPORTS COURT FOUNDATION PLAN
S2.3 1/4" = 1'-0"
0 5 10

LEGEND AND SYMBOLS:

- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- INDICATES CONCRETE WALL BELOW
- CFx — INDICATES CONTINUOUS CONCRETE FOOTING TYPE SEE SCHEDULE ON THIS SHEET
- INDICATES STEP IN FLOOR /FTG SURFACE.
- INDICATES CONCRETE WALL PER PLAN
- INDICATES CONCRETE FOUNDATION ELEMENT
- INDICATES TOP OF STRUCTURAL FLOOR ELEVATION RELATIVE TO MEAN SEE LEVEL AS INDICATED ON ARCHITECTURAL DRAWINGS
- S — INDICATES CONC. FTG. STEP PER TYPICAL DETAILS

DETAIL REFERENCES:

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8. FOR TYPICAL WOOD PENETRATION DETAILS SEE S1.16.
9. FOR TYPICAL STL. DETAILS SEE S1.30, S1.31 & S1.32.
10. FOR TYP. WOOD BM. TO POST CONN. SEE S1.13.
11. FOR TYP. TOP PLATE SPLICE DETAIL SEE S1.12.
12. FOR TYP. ARCH'L WALL CONN. DETAILS SEE S1.11.
13. FOR TYP. WOOD POST SQUASH BLOCK DETAIL SEE S1.13.
14. FOR TYP. REINFORCEMENT DETAILS SEE S1.00.
15. FOR TYP. SLAB ON GRADE DETAILS SEE S1.01 & S1.02.

FOUNDATION NOTES:

1. FOR GENERAL NOTES, SEE SXXXX SERIES SHEETS. FOR TYPICAL DETAILS, SEE SXXX SERIES SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
2. FOR CONCRETE SLAB DETAILS, SEE SHEET SXXX
3. FOR CONCRETE FOOTING DETAILS, SEE SHEET SXX1
4. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS, MECHANICAL PAD & EQUIPMENT WEIGHTS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
5. FOR GRID LINE DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
6. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER/GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATION BEFORE PLACEMENT OF REINFORCEING STEEL.
7. REFER TO SOILS REPORT FOR ALL SUBGRADE REQUIREMENTS. EXTERIOR AND INTERIOR FOOTINGS SHALL BE FOUNDED A MINIMUM OF XX" INCHES INTO LOWEST ADJACENT GRADE.
8. TOP OF FOOTING SHALL BE AT -1'-0" BELOW TOP OF SLAB. TYP. U.N.O.
9. SLAB FORMS SHOULD NOT BE REMOVED UNLESS A SPECIFIED COMPRESSIVE STRENGTH IS REACHED AND AN APPROVAL IS OBTAINED FROM THE ENGINEER OF RECORD.
10. ALLOW FOR THICKENING OF SLAB AT ALL EDGES, TRANSITIONS, STEPS, ETC.
11. CONCRETE SLAB ON GRADE & CONC. RAMP ON GRADE: 5" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY. THE PLACEMENT OF VAPOR RETARDERS AND SAND BELOW THE SLAB ON GRADE SHALL BE PER THE SOILS REPORT.
12. G.C. SHALL NOTIFY SEOR OF LOCATION AND THE EXTENT OF ALL FOUNDATION PIPE PENETRATIONS PRIOR TO REINFORCEMENT INSTALLATION FOR THE FOUNDATION. VERTICAL PIPE PENETRATIONS SHALL BE REINFORCED PER X/XXX
13. FOR ITEMS EMBEDDED INTO CONCRETE SLABS AND WALLS, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
14. SEE PROJECT CIVIL AND ARCHITECTURAL DRAWINGS FOR TOP OF SLAB-ON-GRADE ELEVATIONS AND TOP OF MAT SLAB ELEVATIONS.
15. THE PLACEMENT OF THE SUBGRADE SHALL CONFORM TO THE GEOTECHNICAL REPORT.
16. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
17. ALL FOUNDATIONS SHALL BEAR ON RECOMMENDED CERTIFIED COMPACTED FILL PER GEOTECHNICAL REPORT.
18. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
19. WHERE SLABS-ON-GRADE ARE TO BE COVERED BY MOISTURE SENSITIVE FLOORING, AS DETERMINED BY THE ARCHITECT, THOSE SLABS SHALL BE UNDERLAIN WITH A 10 MIL VAPOR BARRIER SANDWICHED BETWEEN TWO 2" LAYERS OF SAND.
20. THE PROJECT GEOTECHNICAL CONSULTANT SHAL PREPARE AN AS-BUILT REPORT DOCUMENTING THE INSTALLATION OF PILE FOUNDATION ELEMENTS FOR THE CITY'S FILES. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF PILES, DEPTH INTO RECOMMENDED BEARING MATERIAL.MINIMUM REQUIRED DEPTH INTO THE RECOMMENDED BEARING MATERIAL, AND A MAP DEPICITING THE LOCATIONS OF THE PILES.

FOUNDATION SCHEDULE

MARK	SIZE			REINFORCEMENT	NOTES
	WIDTH	LENGTH	DEPTH		
CF-1.0	1'-0"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-1.5	1'-6"	CONT.	1'-6"	(3) #4 T&B LONG REINF.	
CF-1.25	1'-3"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-2.0	2'-0"	CONT.	1'-6"	(7) #4 T&B LONG REINF.	
CF-2.5	2'-6"	CONT.	1'-6"	(6) #5 T&B LONG	
CF-3.25	3'-3"	CONT.	1'-6"		
CF-3.83	3'-10"	CONT.	1'-6"	(5) #5 T&B LONG REINF.	
CF-4.0	4'-0"	CONT.	1'-6"		
CF-5.0	5'-0"	CONT.	1'-6"		
F2.0	2'-0"	2'-0"	1'-6"	(4) #4 EA. WAY AT BOTT.	
F2.5	2'-6"	2'-6"	1'-6"		
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EA. WAY AT BOTT.	
F4.0	4'-0"	4'-0"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F4.5	4'-6"	4'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F5.0	5'-0"	5'-0"	1'-6"	(7) #5 EA. WAY AT BOTT.	
F6.5	6'-6"	6'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	

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LICENSED PROFESSIONAL ENGINEER KURT E. WAY FISCHER No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SPORT COURT STRUCTURAL DETAILS	09/29/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
SPORT COURT FOUNDATION AND ROOF PLAN

ARCHITECT
APA

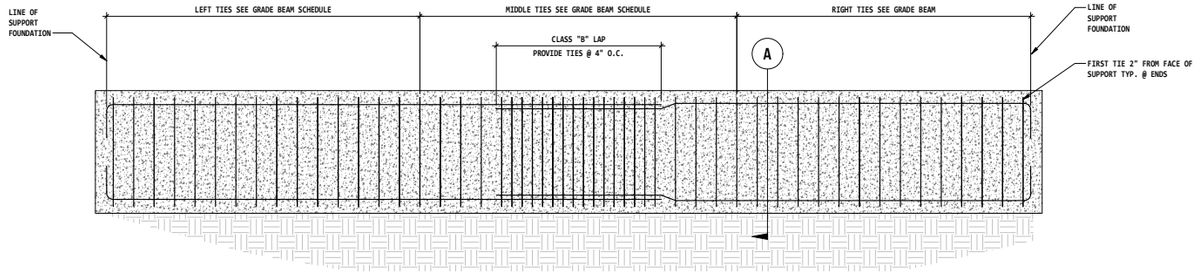
PROJECT NUMBER
25060

SHEET NUMBER
S2.3

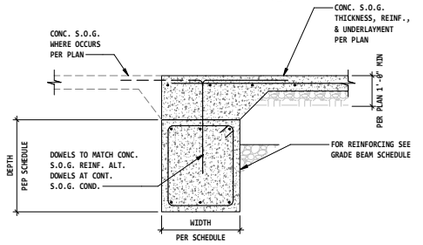
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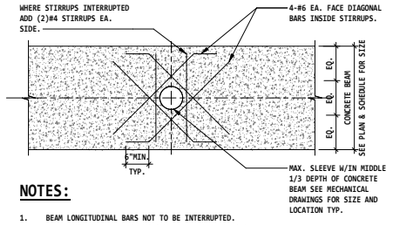
PER SCHEDULE A



DETAIL B

1 CONCRETE GRADE BEAM DETAIL

53.00 1/2" = 1'-0"



NOTES:

1. BEAM LONGITUDINAL BARS NOT TO BE INTERRUPTED.
2. NO LONGITUDIANL BAR SPLICES IN GRADE BEAM BAYS WHERE SLEEVE DIMENSIONS EXCEED STIRRUP SPACING.
3. DETAIL APPLIES ONLY FOR GRAVITY BEAMS WHERE INDICATED BY THE PENETRATION MARK IN PLAN. DETAIL SHALL NOT APPLY TO CONCRETE MOMENT FRAME BEAMS.

PENETRATION SCHED		
MARK	SIZE / DIAMETER	REMARKS
A		

2 TYP. REINFORCING AT GRADE BEAM PENETRATIONS

53.00 N.T.S.

CONCRETE GRADE BEAM SCHEDULE							
MARK	WIDTH	THICK	SUPPORT LEFT ℄ "L" = SPAN SUPPORT RIGHT ℄	STIRRUPS LEFT	STIRRUPS MIDDLE	STIRRUPS RIGHT	REMARKS
GB-1	18"	18"	(3) #6 (3) #6 (3) #6 (3) #6	#4@10-1/2" O.C.	#4@10-1/2" O.C.	#4@10-1/2" O.C.	

3 CONCERTE GRADE BEAM SCHEDULE

53.00 1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER KURT F. WILLIAM FISCHER No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
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PROJECT NAME
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6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
CONC. GRADE BEAM DETAILS

ARCHITECT
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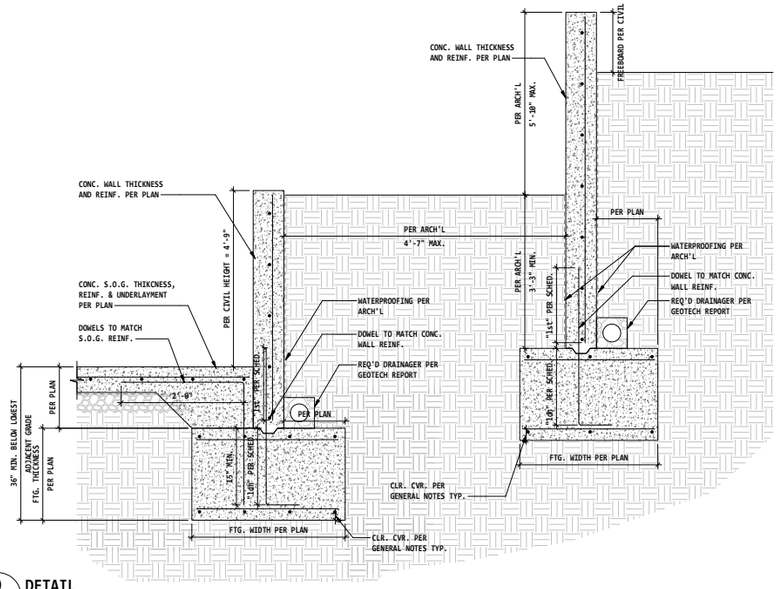
PROJECT NUMBER
25060

SHEET NUMBER
S3.00

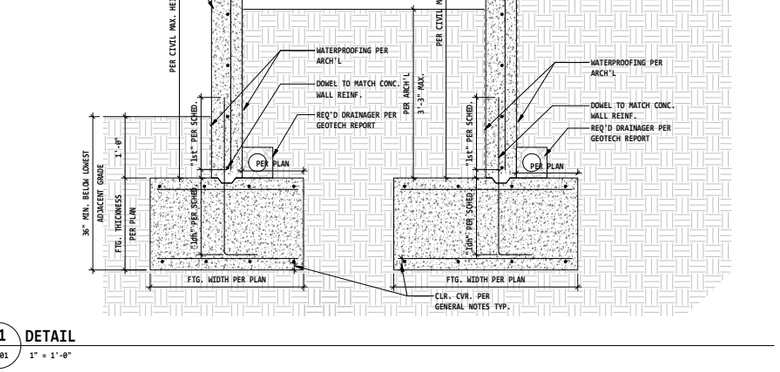
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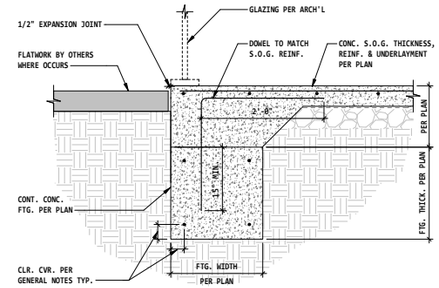


9 DETAIL S3.01 — 1" = 1'-0"

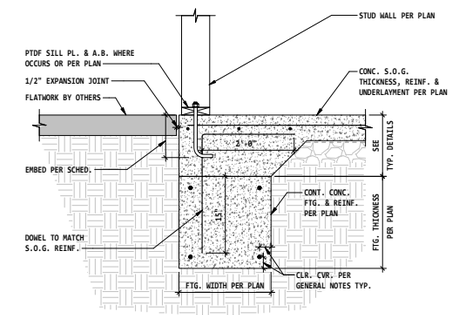


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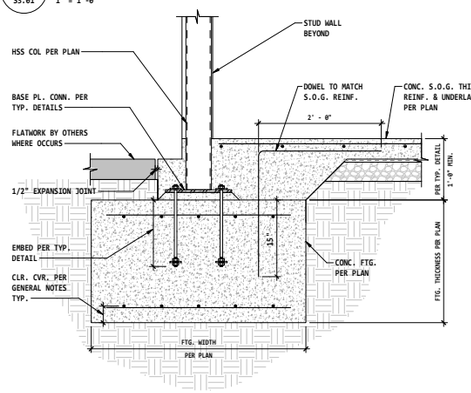
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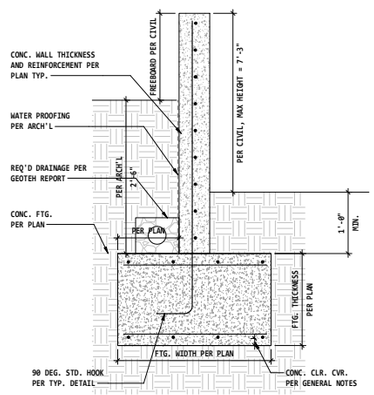
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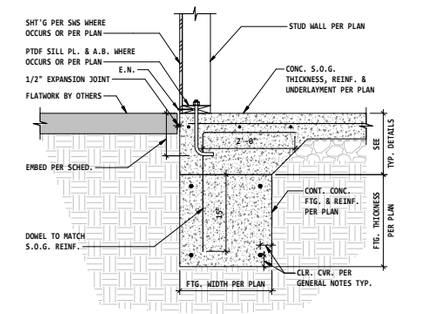
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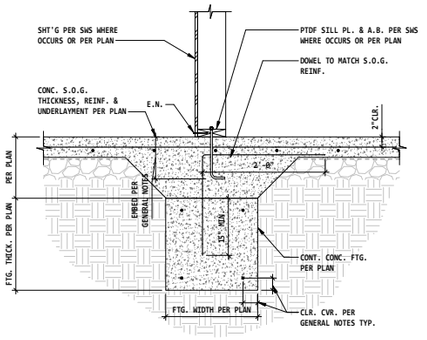
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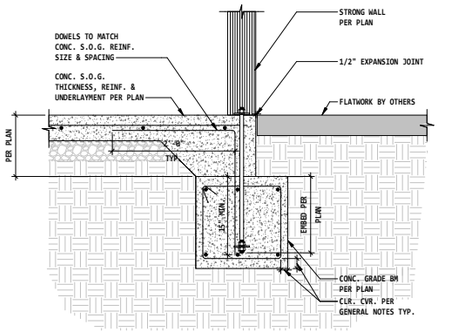
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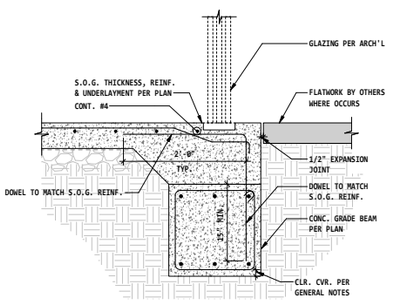
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2 DETAIL S3.01 — 1" = 1'-0"



3 DETAIL S3.01 — 1" = 1'-0"



4 DETAIL S3.01 — 1" = 1'-0"

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LICENSED PROFESSIONAL ENGINEER — DAVID E. WATSON — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SPORT COURT STRUCTURAL DETAILS	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
DETAILS

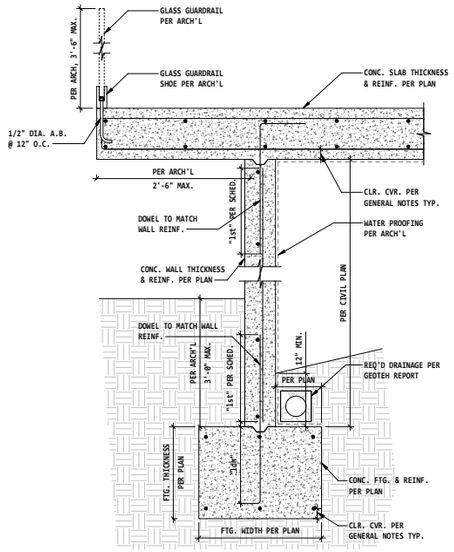
ARCHITECT
APA

PROJECT NUMBER
25060

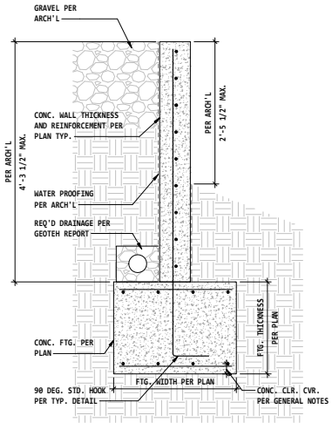
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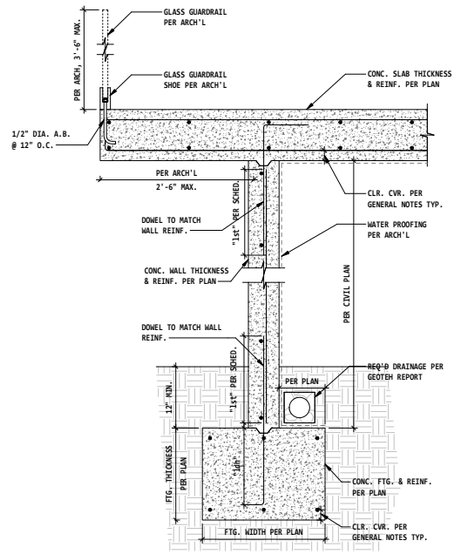
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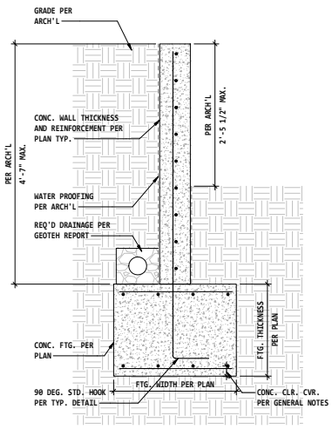
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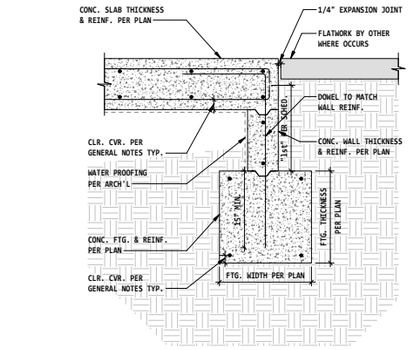
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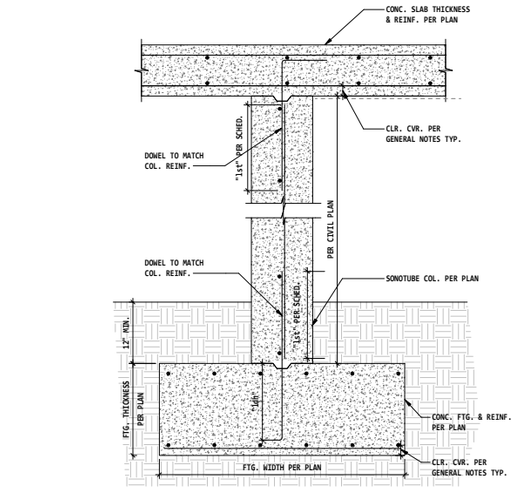
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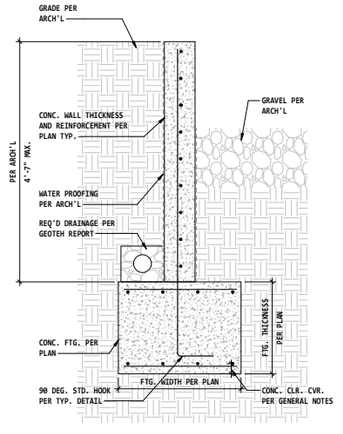
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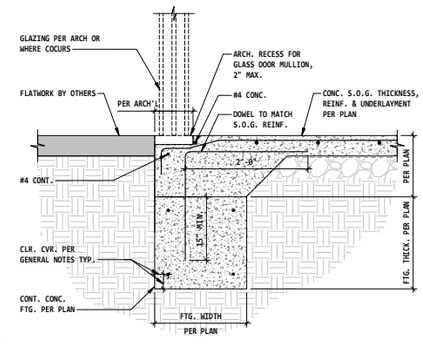
2 DETAIL
S3.02 1" = 1'-0"



8 DETAIL
S3.02 1" = 1'-0"



6 DETAIL
S3.02 1" = 1'-0"



3 DETAIL
S3.02 1" = 1'-0"

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No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PLANNING COURT STRUCTURAL DETAILS	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/20/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
DETAILS

ARCHITECT
APA

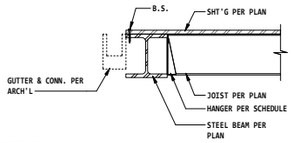
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SHEET NUMBER
S3.02

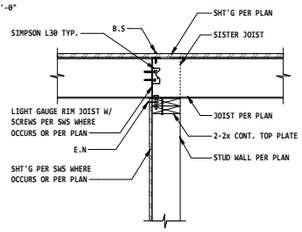
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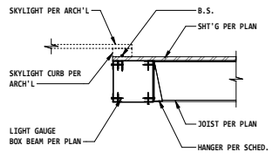
12/16/2025 2:33:18 PM Author



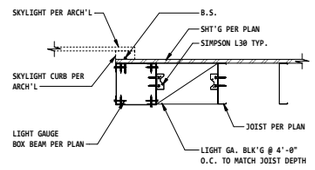
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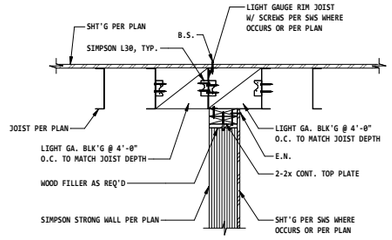
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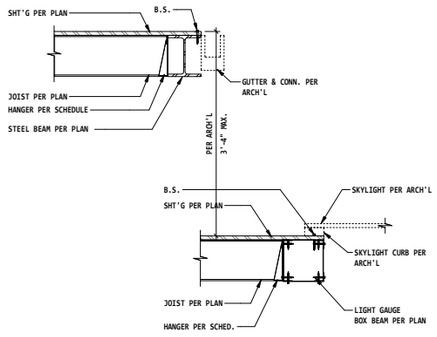
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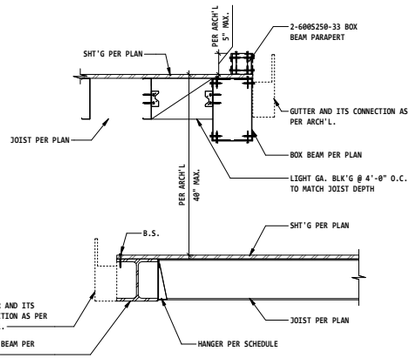
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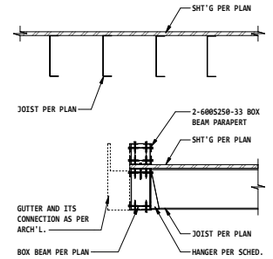
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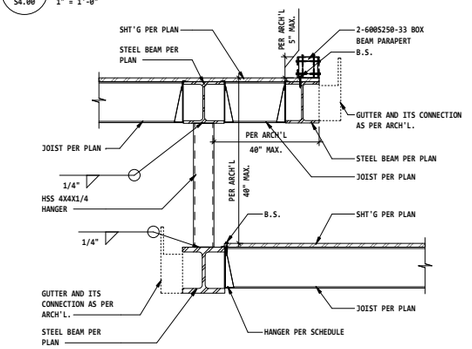
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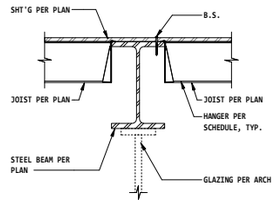
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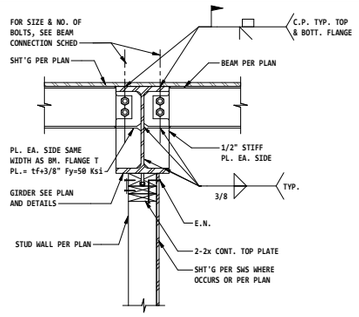
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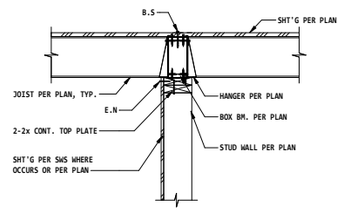
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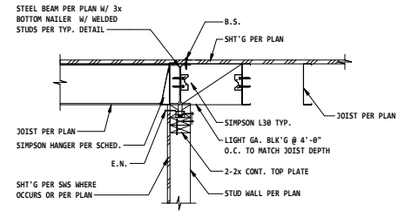
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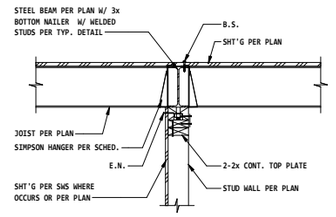
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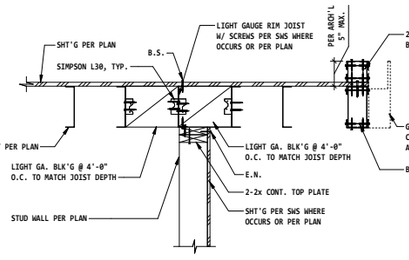
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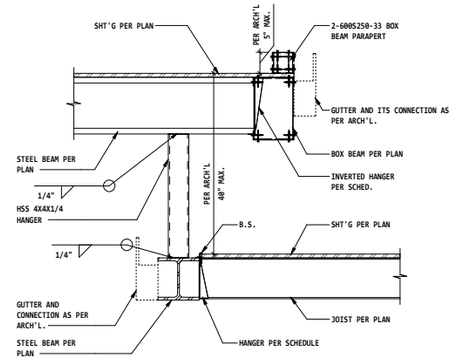
2 DETAIL S4.00 — 1" = 1'-0"



3 DETAIL S4.00 — 1" = 1'-0"



4 DETAIL S4.00 — 1" = 1'-0"



5 DETAIL S4.00 — 1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER — DEREK E. WATSON — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SOILS CLOSE STRUCTURAL DETAILS	09/30/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S4.00

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REGISTERED PROFESSIONAL ENGINEER
DAVID WAYNE
No. S-6839
STRUCTURAL
STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SPORT COURT STRUCTURAL DETAILS	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9
RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

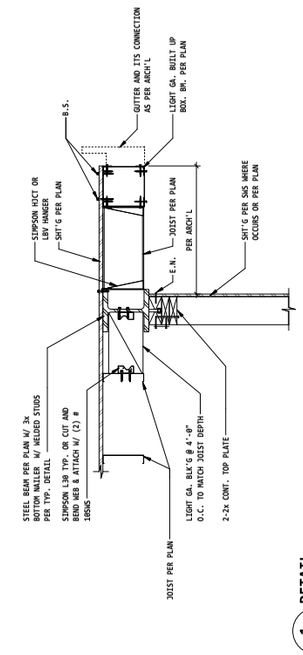
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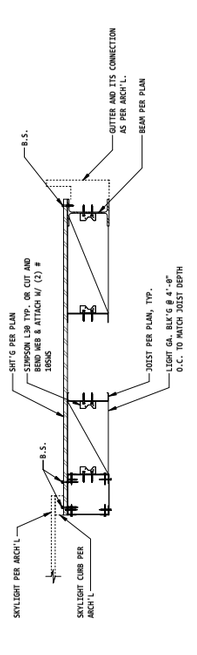
SHEET TITLE
DETAILS

SHEET NUMBER
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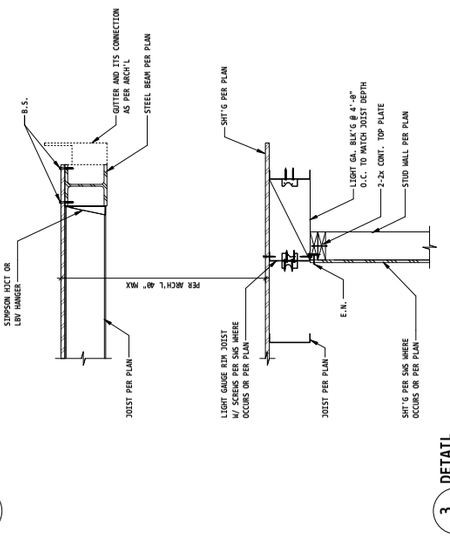


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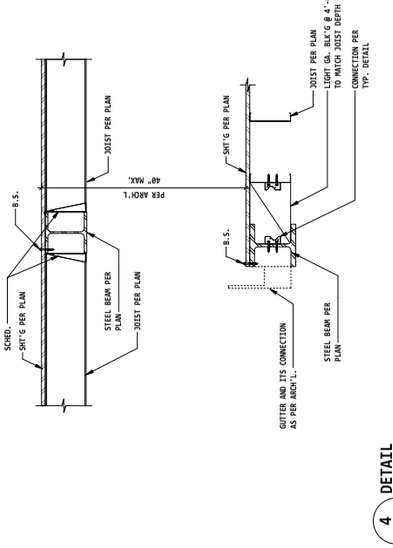
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2 DETAIL S4.01 — 1" = 1'-0"



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3 DETAIL S4.01 — 1" = 1'-0"



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4 DETAIL S4.01 — 1" = 1'-0"

5 DETAIL S4.01 — 1" = 1'-0"

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GENERAL ABBREVIATIONS

@	AT
ABAND	ABANDONED
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ARCH	ARCHITECT
ASPH	ASPHALT
BC	BOTTOM OF CURB
BLDG	BUILDING
BOTT	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CO	CLEAN OUT
CONT	CONTINUOUS
COR	CORNER
CUP	CONCRETE UNIT PAVING
CW	COLD WATER
DG	DECOMPOSED GRANITE
DIA	DIAMETER
∅	DIAMETER
DN	DOWN
DDR	DECK DRAIN RIM ELEVATION
(E)	EXISTING
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
ENGR	ENGINEER
EQ	EQUAL
EW	EACH WAY
EX	EXISTING
EXST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIREHYDRANT
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
GRD	GRADE
GV	GATE VALVE
HH	HANDHOLE
HP	HIGH POINT
HPS	HIGH POINT OF SWALE
ID	INSIDE DRAIN
IE	INVERT ELEVATION
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	EX MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
PB	PULL BOX
PED	PEDESTRIAN
PERF	PERFORATED
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
PVC	POLY VINYL CHLORIDE
R	RADIUS
RB	ROOT BARRIER
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SH	STEEL HEADER
SIM	SIMILAR
SMH	SEWER MANHOLE
SP	EX SIGNAL POLE
ST	STREET
STLI	EX STREET LIGHT
TBD	TO BE DETERMINED
TC	TOP OF CURB
TFE	TOP OF FENCE ELEVATION
TG	TOP OF GRATE
TH	TOP OF HEADER
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VEH	VEHICULAR

NOTES

CODES

1. All construction shall comply with the 2022 California Building, 2022 CA Mechanical, 2022 CA Electrical, 2022 CA Plumbing, and 2022 CA Energy Codes and the Malibu Municipal Code.

SITE CONDITIONS

2. Review existing conditions at site for accurate slopes, elevations and horizontal dimensions. Contractor shall verify all existing site conditions, their relationship, dimensions and locations and shall notify the Landscape Architect immediately of any discrepancies with these documents. All trades shall verify at the project site, conditions and measurements related to their work.
3. Contractor shall call DIG ALERT (811) and shall verify and clearly mark utility locations prior to commencing work. Verify locations and depths of all points of connection to buried utilities prior to doing any work. Existing utilities are shown from available records and the accuracy of their location cannot be guaranteed. The contractor shall make exploratory excavations prior to any trenching or grading.

LAYOUT/DIMENSIONS

4. Written dimensions shall take precedence over scaled dimensions. In case of discrepancy, immediately notify the Landscape Architect for clarification prior to attempting the work in question. **Do Not Scale Drawings.**
5. Take layout dimensions from face of curb, face of wall, edge of paving or centerline of columns, unless shown otherwise.
6. Obtain the Landscape Architect's acceptance of the horizontal alignment of steps, walks, and paving in field prior to installation.
7. Notify Landscape Architect of field layout conflicts prior to commencement of work.

GRADING

8. Pitch drain pipe at 2% percent minimum unless indicated otherwise.
9. Obtain the Landscape Architect's acceptance of rough and fine grading in the field prior to planting.
10. Make transitions between changes in paving planes smooth and gradual with no sharp abrupt changes unless shown otherwise.
11. Set straight line grades between elevations unless shown otherwise.

HARDSCAPE / FLATWORK

12. Make top of wall profiles level unless shown otherwise.
13. Dowel expansion joints with 18-inch long smooth sleeved dowels at same spacing as rebar, unless shown otherwise.
14. Space joints located in radial headers, bands, or walls equally unless shown otherwise.

ELECTRICAL

15. Electrical work: refer to electrical lighting drawings for site lighting fixtures, outlets, circuitry, relocation and adjustment of existing utilities and additional specifications.

PLANTING/IRRIGATION

16. Contractor to have soil analyzed by Wallace Lab and amend accordingly.
    Garn Wallace at:
    Wallace Lab. 365 Coral Circle, El Segundo, Ca 90245
    Work: 310-615-0116 **Fax:** 310-640-6863
17. Obtain the Landscape Architect's acceptance of vertical and horizontal alignment of headers in the field prior to the installation of the headers or adjacent irrigation pipe and heads.
18. Contractor will locate all plant materials specified. There shall be **no substitutions** without prior approval by Landscape Architect.
19. Contractor is responsible for all trees specified on drawings to meet the "Guideline Specifications for Nursery Trees Quality" provided and distributed by 'The Western Chapter of the International Society of Arboriculture' and the 'California Dept. of Forestry and Fire Protection'. Contractor will notify Landscape Architect when trees are tagged and provide photos of trees for approval by Landscape Architect before trees are purchased.
20. Contractor will provide address and phone numbers of all nurseries where all trees are tagged prior to purchase.
21. Contractor will coordinate delivery of all plant material within three days time to ensure vital plant material and to allow spotting to take place with the complete palette of specified plant material.
22. Contractor will lay out all plants in the field as per plan. Landscape Architect will approve plant layout before planting takes place.
23. Obtain the Landscape Architect's acceptance of plant material locations in the field prior to installation of tree bubblers pipe and heads.
24. Install 3 (three) inch depth wood mulch at all shrub, vine and ground cover areas, unless shown otherwise.
25. Contractor will include a 90-day maintenance period for plants, after Landscape Architect has approved plant installation as complete.

GENERAL

26. Report discrepancies in drawings or specifications to the Landscape Architect for clarifications or adjustments before commencing work.
27. The contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.
28. Notify Landscape Architect a minimum of 48 hours in advance prior to reviews.
29. In the event that any unusual conditions not covered by these notes are encountered during construction, the Landscape Architect shall be notified immediately for directions.
30.
    a. Occupancy Group:
    b. Type of Construction:
    c. Applicable Codes:
       i. 2022 California Building, Plumbing, Mechanical, Electrical, Energy, Green Building.
    d. Total Floor Area of BBQ Pad Area= XXX Square Feet

SHEET TITLES

LANDSCAPE SHEETS

L-0.0 CONTEXT & INDEX SHEET
L-1.0 REFERENCE PLAN
L-1.1 LAYOUT PLAN

L-2.0 PLANTING LEGEND & NOTES
L-2.1 FUEL MODIFICATION PLAN
L-2.2 TREE PLANTING PLAN
L-2.3 SHRUB PLANTING PLAN
L-2.4 SHRUB PLANTING PLAN
L-2.5 HYDROZONE PLAN

L-3.0 IRRIGATION LEGEND
L-3.1 IRRIGATION PLAN
L-3.2 IRRIGATION PLAN
L-3.3 IRRIGATION DETAILS

PROJECT DATA

ADDRESS:
6270 SEA STAR DRIVE, LOT 9
MALIBU, CA 90265

OWNER: SEA SLUG, LLC
LEGAL DESCR.: SEE SURVEY
A.P.N.: 4469-047-025
ZONING: RR2
NUMBER OF STORIES: 1

LOT INFO:
AREA
GROSS 57,521.2 SQFT. (1.32 ACRES)
NET: 57,512.5 SQFT.

ARCHITECTS & CONSULTANTS

LANDSCAPE ARCHITECT:

ZFREEDMAN LANDSCAPE ARCHITECTURE,INC.
232 LINNIE CANAL
VENICE, CA 90291
P 310-955-4700
ZACK@ZFREEDMAN.COM

ARCHITECT:

ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD. LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER:

EPD CONSULTANTS,INC.
20722 MAIN ST.
CARSON, CA 90275
P 310-241-6656

STRUCTURAL ENGINEER:

KURT FISCHER STRUCTURAL ENGINEER
17547 VENTURA BLVD, STE 305
ENCINO, CA 91316
P 818-874-1445

MEP:

K2D CONSULTING ENGINEERS
13465 BEACH AVE., SUITE B
MARINA DEL REY, CA 90292
P 310-935-3773

LOW VOLTAGE:

METRO EIGHTEEN
8586 W PICO BLVD.
LOS ANGELES, CA 90035
P 310-876-0071

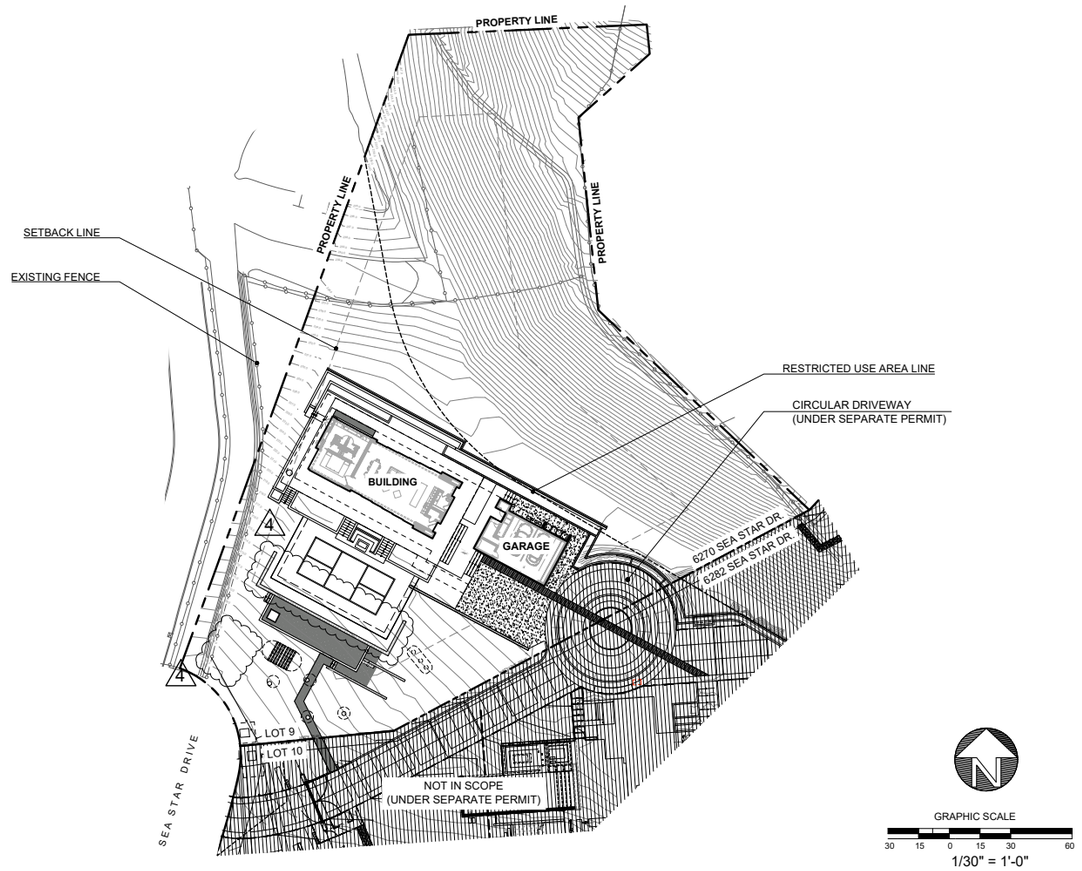
LIGHTING:

SEAN O'CONNOR LIGHTING,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

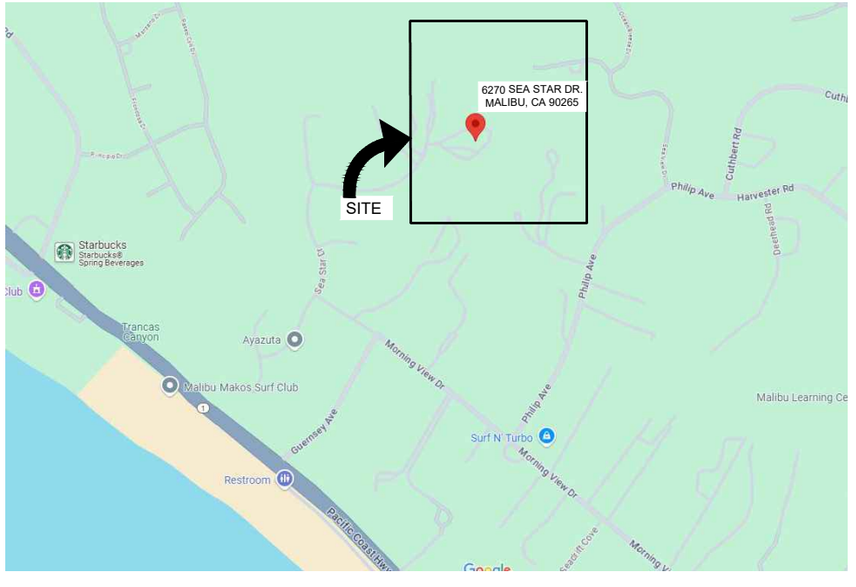
6270 SEA STAR DRIVE

MALIBU, CA.

SITE MAP



VICINITY MAP (NTS)



6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

ZFREEDMAN

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER

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6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT

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12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT — ZACHARY FREEDMAN — Signature — 05.31.2026 — Renewal Date — 01.09.2028 — Date — STATE OF CALIFORNIA

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SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
3	PLANNING REVIEW SET	12/08/2025
4	PLANNING REVIEW SET	01/05/2026

Sheet Title

CONTEXT AND INDEX

Job Number	Scale
250211	AS NOTED
Date	Drawn By
02.05.2026	ZF

Sheet Number

L-0.0

GENERAL NOTES

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. UTILITY INFORMATION INCLUDES STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.

2. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE TO UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY DIG ALERT (811) 48 HOURS PRIOR TO ANY EXCAVATION.

4. WATERPROOFING DESIGN AND SPECIFICATIONS BY OTHERS.

5. DRAINAGE DESIGN AND SPECIFICATIONS BY OTHERS.

GRADING NOTES

1. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DESIGN DECISIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND TO MEET REQUIRED CODES.

2. CONTRACTOR TO REVIEW ALL UTILITY PLANS, LOCATIONS AND EASEMENTS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT. ALL UTILITIES TO BE PROTECTED.

3. THE CONTRATOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES. NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES.

4. FINAL GRADES AROUND BUILDINGS SHALL BE A MINIMUM OF 2" BELOW ADJACENT FINISHED FLOOR LEVEL AND DRAIN AWAY FROM BUILDINGS AT 2% (1/4" PER FOOT).

5. ALL DRAINLINES SHALL BE SDR-35 OR EQUAL. ALL MAINLINE SHALL BE A MINIMUM OF 6" IN DIAMETER. THE CONTRACTOR AND OR CIVIL ENGINEER SHALL BE RESPONSIBLE TO SIZE ALL PIPES.

6. CATCH BASINS IN THE LAWN TO BE A MINIMUM OF 10" SQUARE UNLESS OTHERWISE NOTED, PLANTER DRAINS TO BE SPEE-D-BASIN, COLOR: GREEN, 4" DIAMETER, AND SURROUNDED BY 12" DIAMETER GRAVEL FILL. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

7. VERIFY LOCATIONS OF ALL PLANTING DRAINS WITH LANDSCAPE ARCHITECT. ADJUST AS NECESSARY WITH FINAL FINISHED GRADE AND NOTIFY LANDSCAPE ARCHITECT OF NECESSARY MODIFICATIONS. CONTRACTOR SHALL BE RESPONIBLE FOR SETTING ALL DRAINS TO ACCOMODATE FINAL GRADING.

8. ALL SUBDRAIN OUTLETS TO BE SURVEYED FOR LINE AND ELEVATION. THIS CAN BE SHOWN ON AS-BUILT GRADING PLAN.

9. DRAINAGE IS TO BE CONNECTED TO EXISTING SYSTEM PER DIRECTION OF THE CIVIL ENGINEER, GENERAL CONTRACTOR AND OWNER.

LAYOUT & MATERIALS NOTES

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2. FOR DIMENSIONS AND GRADING OF CURBS, RAMPS, GUTTERS AND OTHER RELATED NON-LANDSCAPE WORK, REFER TO THE SURVEY OR AS BUILT DRAWINGS. COPIES OF THE DRAWINGS ARE AVAILABLE FROM THE OWNER.

3. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.

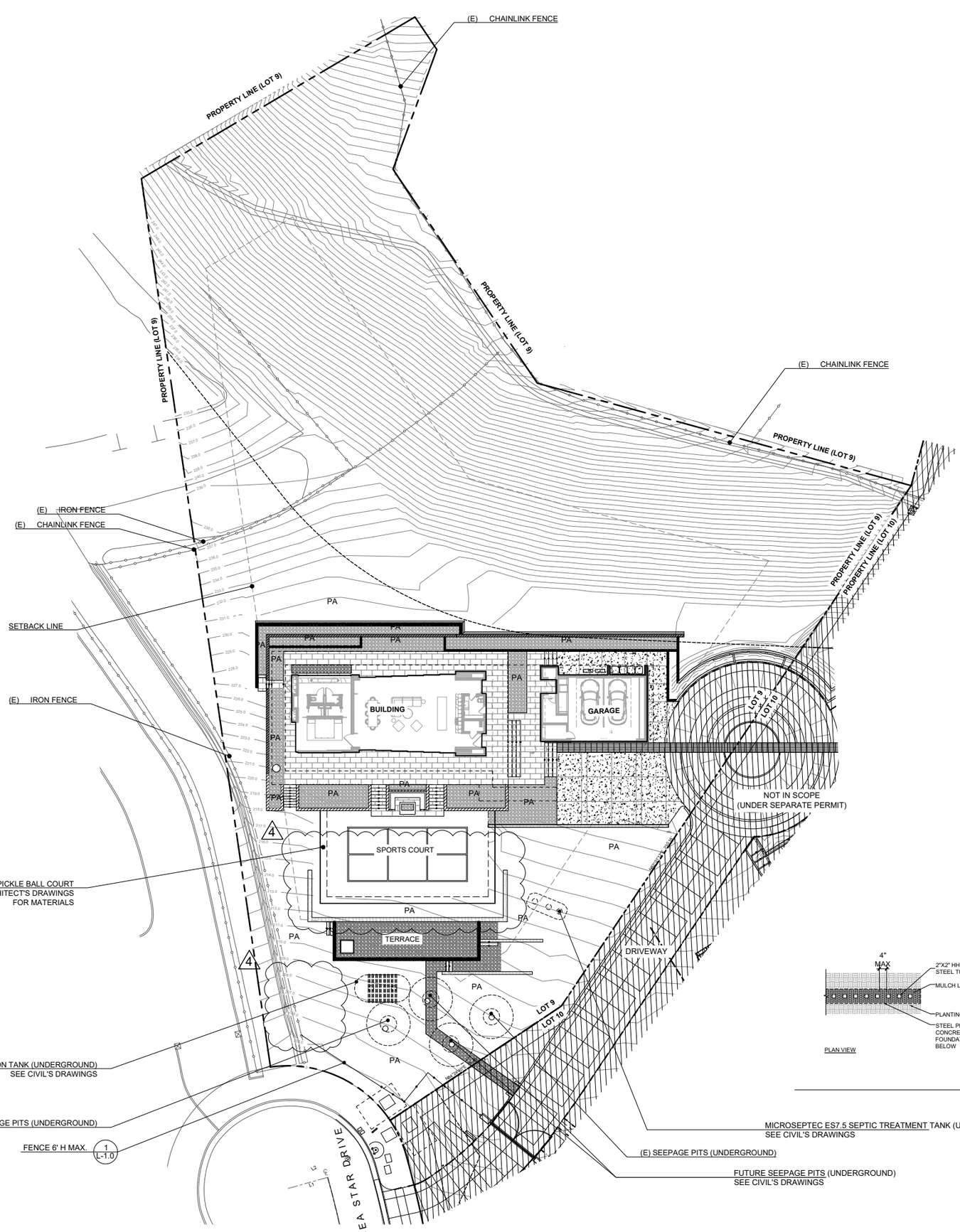
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

5. FOR HANDICAPPED STANDARDS, VERIFY COMPLIANCE WITH "STATE OF CALIFORNIA STANDARDS FOR HANDICAPPED PERSONS." AND A.D.A. (AMERICANS WITH DISABILITIES ACT), LATEST EDITIONS.

6. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.

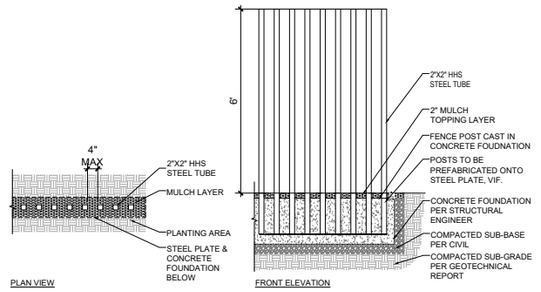
7. ALL MEASUREMENTS ARE TO FACE OF CURB, BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES OR GRID LAYOUT INDICATED.

8. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.



MATERIAL LEGEND

- TRAVERTINE WALL — COLOR: TBD — DETAIL: X/L-1.X
- STONE WALL/CURB (SEE PLAN) — DETAIL: X/L-1.X
- PORCELAIN TILE WALL — COLOR: TBD — DETAIL: X/L-1.X
- PEA GRAVEL — COLOR: TBD — DETAIL: X/L-1.X
- STUCCO WALL — COLOR: TBD — DETAIL: X/L-1.X
- PORCELAIN TILE WITH PEDESTAL SYSTEM — COLOR: TBD — DETAIL: X/L-1.X
- CONCRETE PAVER (H20 VEHICULAR RATED) — COLOR: TBD — FINISH:
- C.I.P. CONCRETE (H20 VEHICULAR RATED) — COLOR: TBD — FINISH: TOPCAST #3 W/ SEALER



PERIMETER FENCE 1/2" = 1'-0" (1)

GRAPHIC SCALE
8 0 8 16 32
1/16" = 1'-0"

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6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

ZFREEDMAN
232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER
SEA SLUG, LLC
6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT
ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD.
LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER
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20722 MAIN ST.
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SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT — ZOFIA FREEDMAN — Signature — Effective Date — Renewal Date — STATE OF CALIFORNIA

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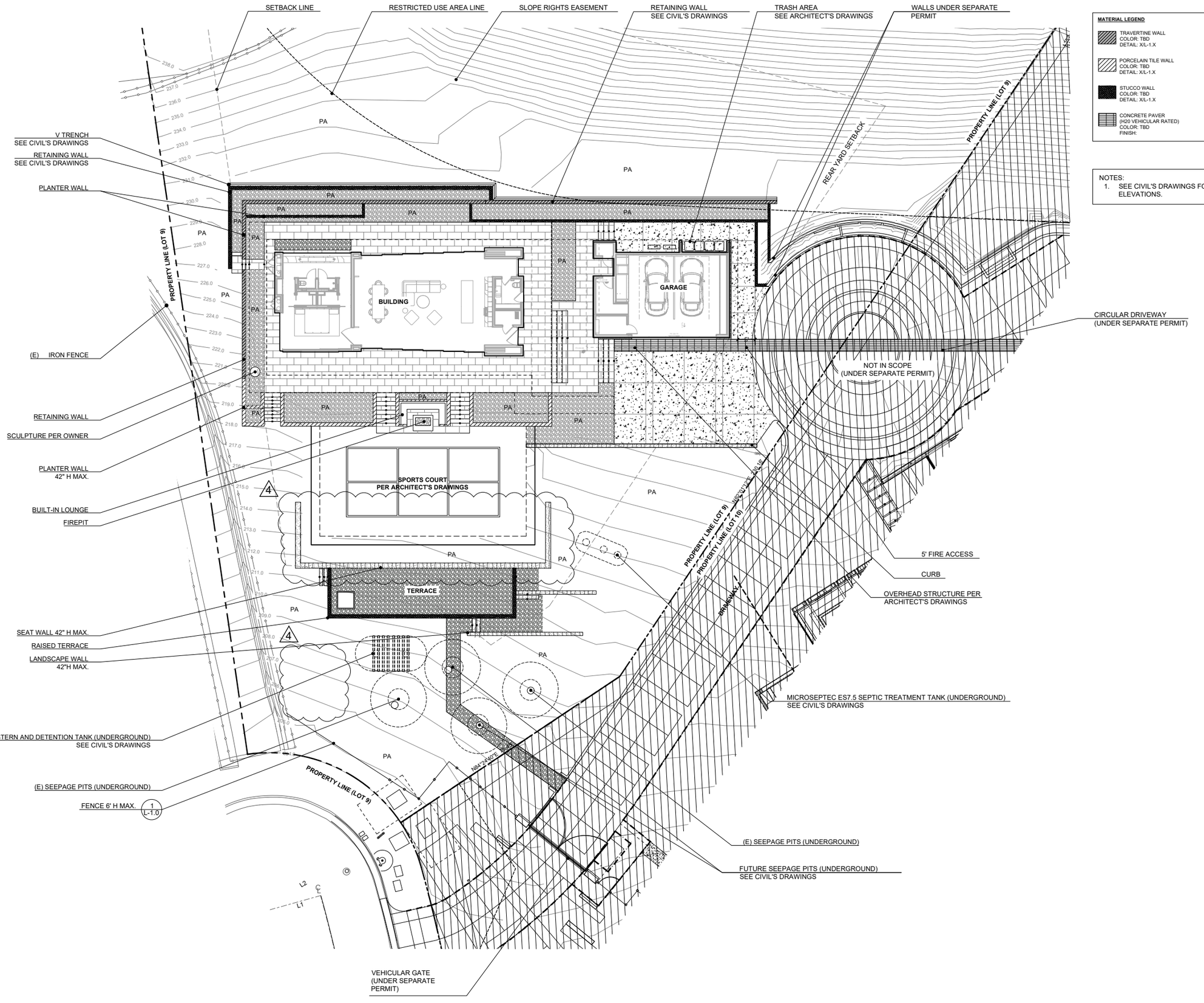
No.	Issue / Revision Date	
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	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

Sheet Title
REFERENCE PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn by
12.08.2025	ZF

Sheet Number
L-1.0

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MATERIAL LEGEND

- TRAVERTINE WALL — COLOR: TBD — DETAIL: X/L-1.X
- STONE WALL/CURB (SEE PLAN) — DETAIL: X/L-1.X
- PORCELAIN TILE WALL — COLOR: TBD — DETAIL: X/L-1.X
- PEA GRAVEL — COLOR: TBD — DETAIL: X/L-1.X
- STUCCO WALL — COLOR: TBD — DETAIL: X/L-1.X
- PORCELAIN TILE WITH PEDESTAL SYSTEM — COLOR: TBD — DETAIL: X/L-1.X
- CONCRETE PAVER (H20 VEHICULAR RATED) — COLOR: TBD — FINISH:
- C.I.P. CONCRETE (H20 VEHICULAR RATED) — COLOR: TBD — FINISH: TOPCAST #3 W/ SEALER

NOTES:
1. SEE CIVIL'S DRAWINGS FOR TOP OF WALL SPOT ELEVATIONS.

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Call Before You Dig
1-800-227-2600

GRAPHIC SCALE
8 4 0 8 16 20
3/32" = 1'-0"

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

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P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ALEX P FREEDMAN 5966
Signature
06.01.2026
Renewal Date
12.08.2025
Date
STATE OF CALIFORNIA

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4	PLANNING REVIEW SET	12/08/2025

Sheet Title
LAYOUT PLAN

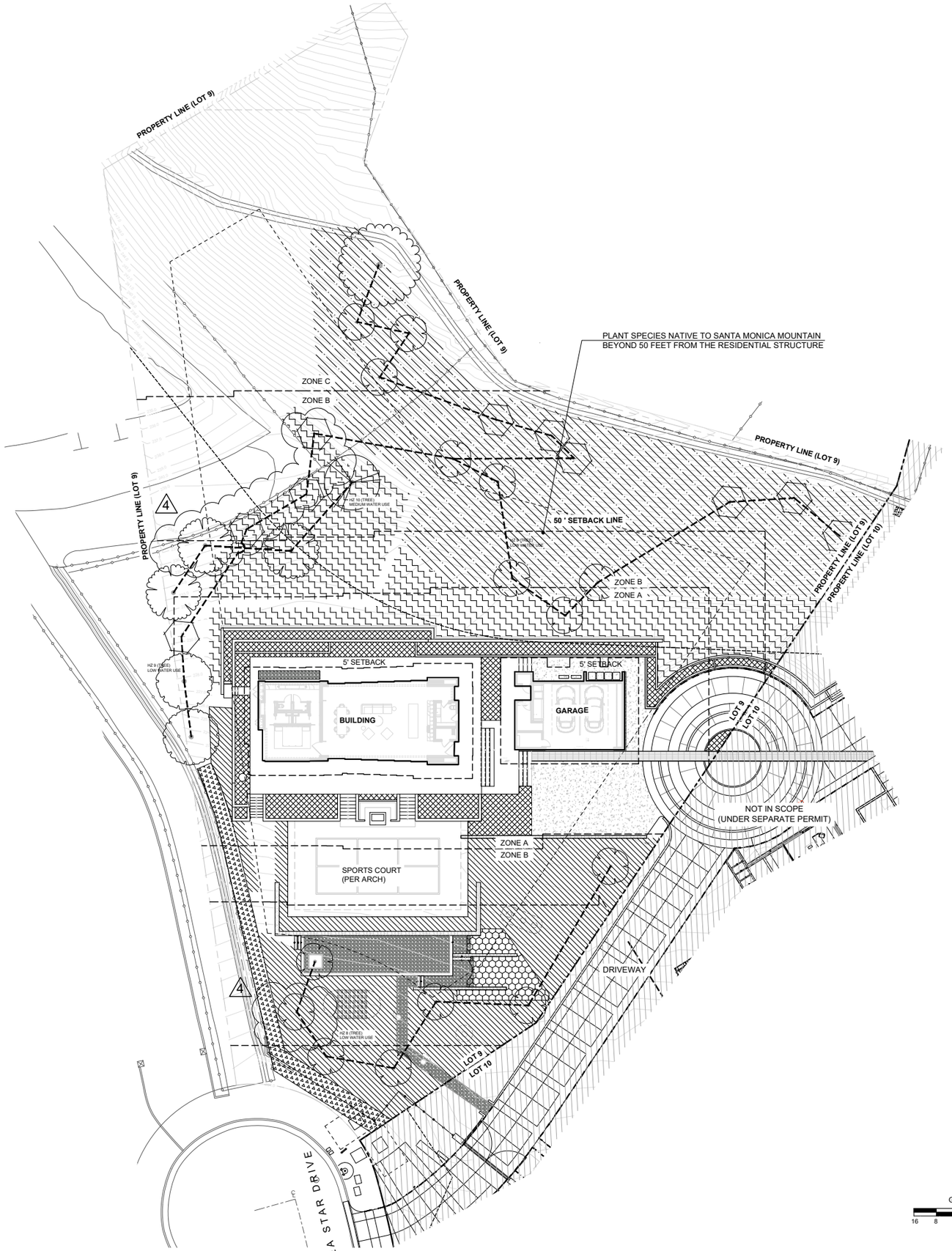
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Sheet Number
L-1.1

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HYDROZONE LEGEND

- HZ 1 (SHRUB) LOW WATER USE
- HZ 2 (SHRUB) LOW WATER USE
- HZ 3 (SUCCULENT) LOW WATER USE
- HZ 4 (SHRUB - LOWER HILLSIDE) LOW WATER USE
- HZ 5 (SHRUB - UPPER HILLSIDE) LOW WATER USE
- HZ 6 (HEDGE) LOW WATER USE
- HZ 8 (TREE) LOW WATER USE - SEE PLAN FOR LOCATION
- HZ 9 (TREE) LOW WATER USE - SEE PLAN FOR LOCATION
- HZ 10 (TREE) MEDIUM WATER USE - SEE PLAN FOR LOCATION
- HZ 11 (TREE) LOW WATER USE - SEE PLAN FOR LOCATION - UPPER HILLSIDE (ZONE C) - TEMPORARY IRRIGATION



GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
ZANE B FREEDMAN CA# 5385
Signature
Typed/Printed Name
Renewal Date
12/31/2026
Date
STATE OF CALIFORNIA

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PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

Sheet Title

HYDROZONE PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn By
12.08.2025	ZF

Sheet Number

L-2.5

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PLANTING NOTES:

PLANTING/IRRIGATION
1. CONTRACTOR TO HAVE SOIL ANALYZED BY WALLACE LAB AND AMEND ACCORDINGLY.
GARN WALLACE AT:
WALLACE LAB. 365 CORAL CIRCLE, EL SEGUNDO, CA 90245
WORK: 310-615-0116 FAX: 310-640-6863

2. OBTAIN THE LANDSCAPE ARCHITECT'S ACCEPTANCE OF VERTICAL AND HORIZONTAL ALIGNMENT OF HEADERS IN THE FIELD PRIOR TO THE INSTALLATION OF THE HEADERS OR ADJACENT IRRIGATION PIPE AND HEADS.

3. CONTRACTOR WILL LOCATE ALL PLANT MATERIALS SPECIFIED. THERE SHALL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

4. CONTRACTOR IS RESPONSIBLE FOR ALL TREES SPECIFIED ON DRAWINGS TO MEET THE "GUIDELINE SPECIFICATIONS FOR NURSERY TREES QUALITY" PROVIDED AND DISTRIBUTED BY 'THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE' AND THE 'CALIFORNIA DEPT. OF FORESTRY AND FIRE PROTECTION'. CONTRACTOR WILL NOTIFY LANDSCAPE ARCHITECT WHEN TREES ARE TAGGED AND PROVIDE PHOTOS OF TREES FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE TREES ARE PURCHASED.

5. CONTRACTOR WILL PROVIDE ADDRESS AND PHONE NUMBERS OF ALL NURSERIES WHERE ALL TREES ARE TAGGED PRIOR TO PURCHASE.

6. CONTRACTOR WILL COORDINATE DELIVERY OF ALL PLANT MATERIAL WITHIN THREE DAYS TIME TO ENSURE VITAL PLANT MATERIAL AND TO ALLOW SPOTTING TO TAKE PLACE WITH THE COMPLETE PALETTE OF SPECIFIED PLANT MATERIAL.

7. CONTRACTOR WILL LAY OUT ALL PLANTS IN THE FIELD AS PER PLAN. LANDSCAPE ARCHITECT WILL APPROVE PLANT LAYOUT BEFORE PLANTING TAKES PLACE.

8. OBTAIN THE LANDSCAPE ARCHITECT'S ACCEPTANCE OF PLANT MATERIAL LOCATIONS IN THE FIELD PRIOR TO INSTALLATION OF TREE BUBBLERS PIPE AND HEADS.

9. A MINIMUM 3 INCH LAYER OF WOOD MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED.

10. CONTRACTOR WILL INCLUDE A 90-DAY MAINTENANCE PERIOD FOR PLANTS, AFTER LANDSCAPE ARCHITECT HAS APPROVED PLANT INSTALLATION AS COMPLETE.

GENERAL NOTES

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS,
UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. UTILITY INFORMATION INCLUDES STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.

2. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL
RESPONSIBILITY FOR THIS WORK. ANY DAMAGE TO UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL
RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY DIG ALERT (811) 48 HOURS PRIOR TO ANY EXCAVATION.

4. WATERPROOFING DESIGN AND SPECIFICATIONS BY OTHERS.

5. DRAINAGE DESIGN AND SPECIFICATIONS BY OTHERS.

Statement of Compliance
I have complied with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the landscape *(or irrigation, as applicable)* design plan.
Preparer Name: ZACK FREEDMAN
Preparer Signature: [signature]
Professional License/designation: 5582

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PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
	PLA SYC	1	48" BOX	Per Plan	Platanus racemosa
	QUE AGR	1	72"BOX	Per Plan	Quercus agrifolia
	SPA CAM	3	48" BOX	Per Plan	Spathodea campanulata
SYMBOL	CODE	QTY	SIZE	SPACING	BOTANICAL NAME
SHRUBS					
	ACH MIL	68	5 GAL.	18" o.c.	Achillea millefolium
	AGA RAY	8	5 GAL.	36" o.c.	Agave attenuata 'Ray of Light'
	BAC PIG	127	5 GAL.	96" o.c.	Baccharis pilularis
	CEA OL2	3	15 GAL	96" o.c.	Ceanothus oliganthus
	DUD LAN	151	5 GAL.	18" o.c.	Dudleya lanceolata
	ECH GRU 5	34	24" BOX	24" o.c.	Echinocactus grusonii
	FIC FI2	9	24" BOX	72" o.c.	Ficus nitida
	FUR FOE	8	24" BOX	48" o.c.	Furcraea foetida
	FUR MAC	3	48"BOX	96" o.c.	Furcraea macdougalli
	MIM GUT	42	5 GAL.	24" o.c.	Mimulus guttatus
	MUH RIG	16	5 GAL.	72" o.c.	Muhlenbergia rigens
	RHU INT	4	15 GAL	84" o.c.	Rhus integrifolia
	SEN VIT 5	23	5 GAL.	42" o.c.	Senecio vitalis
	UMB CAL	25	24" BOX	48" o.c.	Umbellularia californica
	YUC 234	47	5 GAL.	60" o.c.	Yucca whipplei

MIX OF SUCCULENT & AGAVE PLANTING AREA 6,751 SQFT.

TOTAL LANDSCAPE AREA: 44,366 SQFT.
TOTAL IRRIGATED LANDSCAPE AREA: 44,366 SQFT.
IRRIGATION SUPPLY TYPE: PUBLIC POTABLE WATER
MULCH TYPE: WOOD CHIP & GRAVEL
(SEE SHEET L1.0 FOR GRAVEL AREAS.)

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LICENSED LANDSCAPE ARCHITECT ZACK FREEDMAN C-3958 STATE OF CALIFORNIA
Signature 05.21.2025
Renewal Date 01.31.2027
Date

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	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/09/2025
2	PLANNING REVIEW SET	01/05/2026

Sheet Title
PLANTING LEGEND AND NOTES

Job Number 250211
Scale AS NOTED
Date 01.05.2026
Drawn By ZF
Sheet Number
L-2.0

FUEL MODIFICATION PLAN NOTES:

EMBER RESISTANT ZONE

- EXTENDS 5 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. THE AREAS BENEATH EAVES, OVERHANGS OR PARTS OF STRUCTURES INCLUDING ATTACHED DECKS AND PERGOLAS SHALL BE INCLUDED IN THE EMBER RESISTANT ZONE.
- THIS AREA SHALL BE FREE OF MATERIALS OR LANDSCAPING KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

ZONE A

- EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. PROJECTIONS SUCH AS EAVES, COVERED ENTRYWAYS, ATTACHED PERGOLAS, DECKS ETC. SHALL BE THE POINT AT WHICH THIS DISTANCE IS MEASURED.
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF MOWED GRASSES, LOW GROWING GROUND COVERS AND ADEQUATELY SPACED SHRUBS. THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.
- PLANT SPECIES SELECTED FOR ZONE A SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.
- TREES ARE GENERALLY NOT RECOMMENDED EXCEPT FOR DWARF VARIETIES OR MATURE TREES LESS THAN 25' TALL AND WIDE AT MATURITY. TREES SHALL BE POSITIONED SO THEIR CANOPIES DO NOT EXTEND OVER THE ROOF OF ANY STRUCTURE.
- VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE B

- EXTENDS FROM THE OUTER EDGE OF ZONE A AN ADDITIONAL 70 FEET FOR A TOTAL OF 100 FEET FROM THE STRUCTURE.
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- VEGETATION IN THIS ZONE SHALL BE ARRANGED IN A MANNER THAT DOES NOT CREATE VERTICAL OR HORIZONTAL FUEL LADDERS. VEGETATION IN THIS ZONE CAN BE PLANTED AT A SLIGHTLY HIGHER DENSITY THAN ZONE A BUT THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.
- EXISTING CALIFORNIA NATIVE PLANTS MAY BE APPROVED TO REMAIN IF DETERMINED TO BE ACCEPTABLE UPON REVIEW AND ARE PROPERLY SPACED AND MAINTAINED.
- PLANT SPECIES SELECTED FOR ZONE B SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.
- TREES IN ZONE B MAY BE MEDIUM TO LARGE AT MATURITY PROVIDED THEY ARE PROPERLY POSITIONED AND DO NOT CREATE ANY VERTICAL OR HORIZONTAL FUEL LADDERS. TREE SELECTIONS ARE SUBJECT TO DENIAL UPON REVIEW.

ZONE C

- EXTENDS FROM THE OUTER EDGE OF ZONE B AN ADDITIONAL 100 FEET FOR A TOTAL OF 200 FEET FROM THE STRUCTURE.
- MAINTENANCE/MODIFICATION OF VEGETATION EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FEET FROM STRUCTURES MAY BE DETERMINED NECESSARY. ANY REQUIRED MAINTENANCE/MODIFICATION IS TO BE DETERMINED UPON ON-SITE INSPECTION (FIRE CODE 325.2.2).

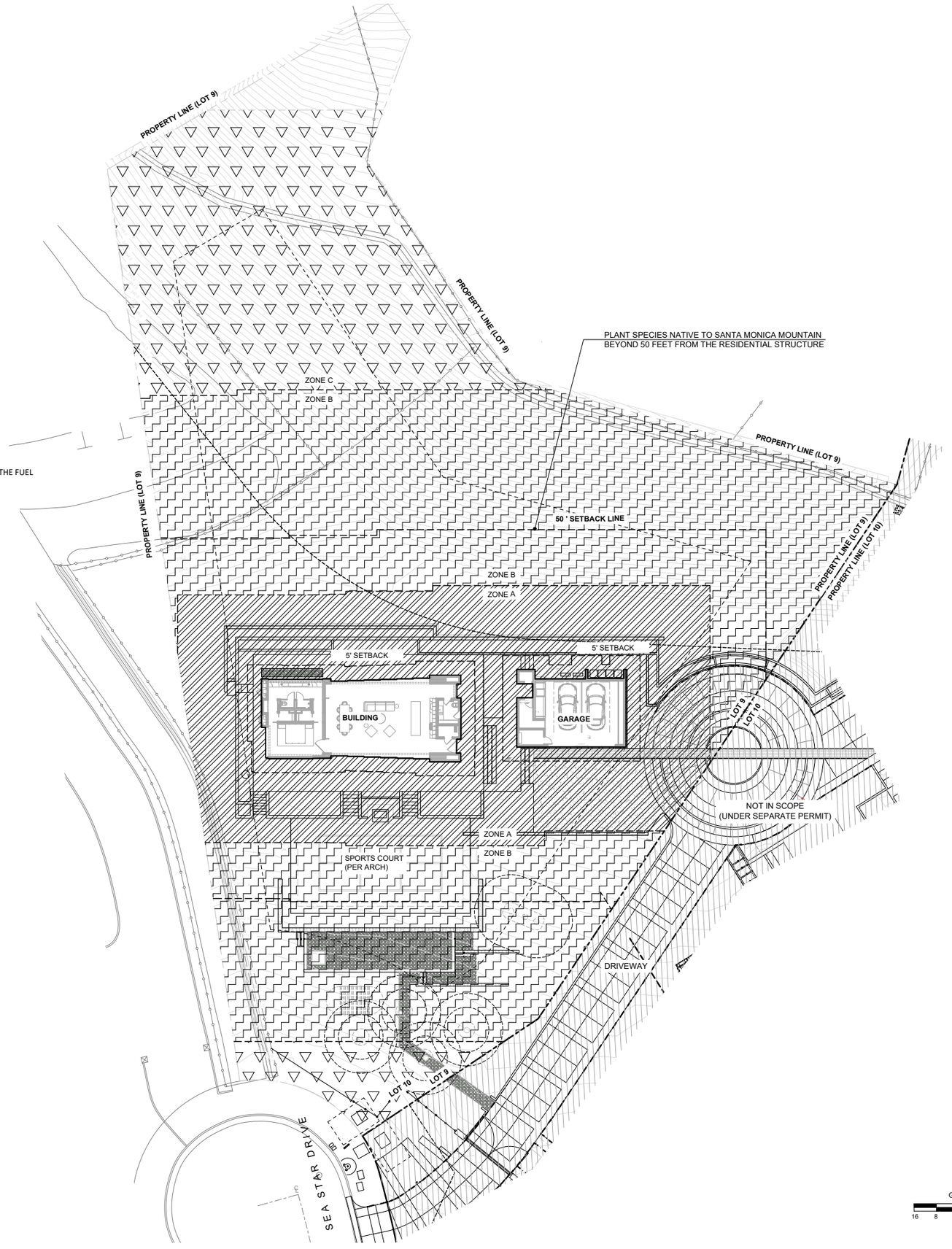
FIRE ACCESS ROAD ZONE

- EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD, DRIVEWAYS AND TURNAROUNDS USED BY FIREFIGHTING RESOURCES.
- CLEAR AND REMOVE FLAMMABLE VEGETATION ON EACH SIDE OF ACCESS ROADS (FIRE CODE 325.10).
- FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE A MINIMUM WIDTH OF 20' AND VERTICALLY CLEAR TO THE SKY (FIRE CODE 503.2.1).
- ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON AN ON-SITE INSPECTION.
- ALL PROPOSED PLANTINGS, UNLESS OTHERWISE APPROVED, SHALL BE POSITIONED SO THEY DO NOT OBSTRUCT ACCESS AT MATURITY. PRUNING WILL NOT BE CONSIDERED AS AN ALTERNATIVE TO PLANT SELECTION.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. ABOVE ALL ELSE, REGULAR MAINTENANCE IS PARAMOUNT TO THE FIRE RESISTANCE OF A WELL-PLANNED FIRE-RESISTANT LANDSCAPE. CRITICAL ITEMS ARE OUTLINED BELOW. ADDITIONAL INFORMATION MAY BE FOUND ON OUR WEBSITE LISTED IN THE HEADER OF THIS DOCUMENT.

- START WITH THE STRUCTURE. REMOVE LEAF LITTER AND OTHER COMBUSTIBLE DEBRIS FROM ROOFS, EAVES, RAIN GUTTERS ETC.
- ENSURE THE EMBER RESISTANT ZONE IS MAINTAINED FREE OF ANY MATERIAL KNOWN TO BE RECEPTIVE TO FLYING EMBERS.
- REMOVE ANY PLANT OR PORTION OF A PLANT THAT IS DEAD OR DYING THROUGHOUT ALL ZONES.
- REMOVE DOWNED, ACCUMULATED PLANT LITTER AND DEAD WOOD THROUGHOUT ALL ZONES.
- PRUNE TO REDUCE THE OVERALL AMOUNT AND CONTINUITY OF FUELS. ELIMINATE HORIZONTAL AND VERTICAL FUEL LADDERS THROUGHOUT ALL ZONES.
- ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
- ENSURE IRRIGATION SYSTEMS ARE FUNCTIONING PROPERLY.
- COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF FINE FUELS BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON THE GEOGRAPHIC REGION EACH DWELLING EXISTS.
- INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME.
- ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.



GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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12955 W. WASHINGTON BLVD.
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LICENSED LANDSCAPE ARCHITECT
No. 6178 REGISTERED
Signature
Date
STATE OF CALIFORNIA

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PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

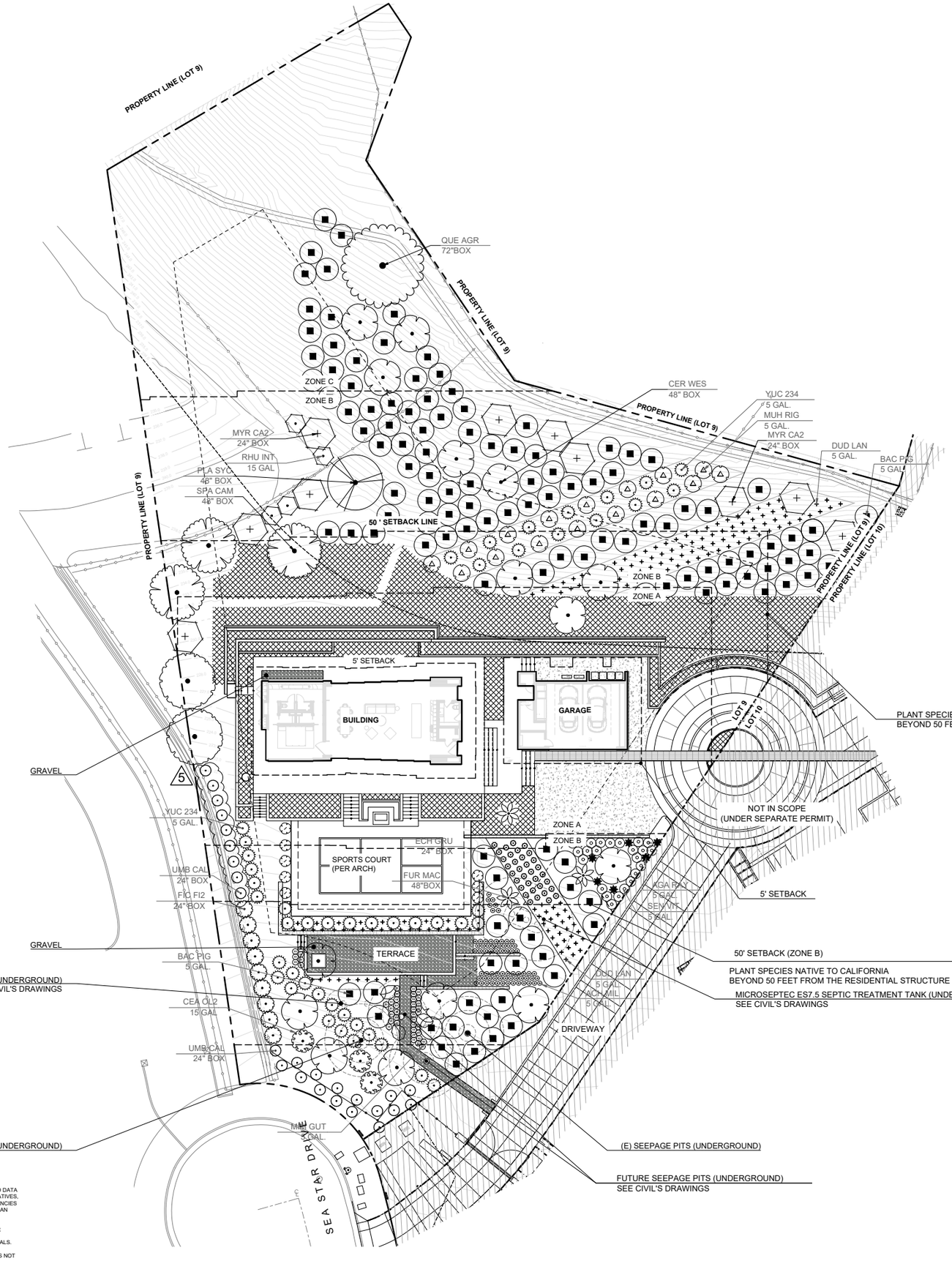
Sheet Title

FUEL MOD PLAN

Job Number: 250211
Scale: AS NOTED
Date: 12.08.2025
Drawn By: ZF

Sheet Number

L-2.1



PLANT SCHEDULE					
SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
	PLA SYC	1	48" BOX	Per Plan	Platanus racemosa
	QUE AGR	1	72"BOX	Per Plan	Quercus agrifolia
	SPA CAM	3	48" BOX	Per Plan	Spathodea campanulata
SYMBOL	CODE	QTY	SIZE	SPACING	BOTANICAL NAME
SHRUBS					
	ACH MIL	68	5 GAL.	18" o.c.	Achillea millefolium
	AGA RAY	8	5 GAL.	36" o.c.	Agave attenuata 'Ray of Light'
	BAC PIG	127	5 GAL.	96" o.c.	Baccharis pilularis
	CEA OL2	3	15 GAL	96" o.c.	Ceanothus oliganthus
	DUD LAN	151	5 GAL.	18" o.c.	Dudleya lanceolata
	ECH GRU	34	24" BOX	24" o.c.	Echinocactus grusonii
	FIC FI2	9	24" BOX	72" o.c.	Ficus nitida
	FUR FOE	8	24" BOX	48" o.c.	Furcraea foetida
	FUR MAC	3	48"BOX	96" o.c.	Furcraea macdougalli
	MIM GUT	42	5 GAL.	24" o.c.	Mimulus guttatus
	MUH RIG	16	5 GAL.	72" o.c.	Muhlenbergia rigens
	RHU INT	4	15 GAL	84" o.c.	Rhus integrifolia
	SEN VIT	23	5 GAL.	42" o.c.	Senecio vitalis
	UMB CAL	25	24" BOX	48" o.c.	Umbellularia californica
	YUC 234	47	5 GAL.	60" o.c.	Yucca whipplei

MIX OF SUCCULENT & AGAVE PLANTING AREA 6,751 SQFT.

GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
State of FREEDMAN CASE
Signature
Date 01.05.2026
Renewal Date
01.31.2027
Date
STATE OF CALIFORNIA

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PERMIT SET

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	PLANNING REVIEW SET	05/21/2025
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	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/09/2025
2	PLANNING REVIEW SET	01/05/2026

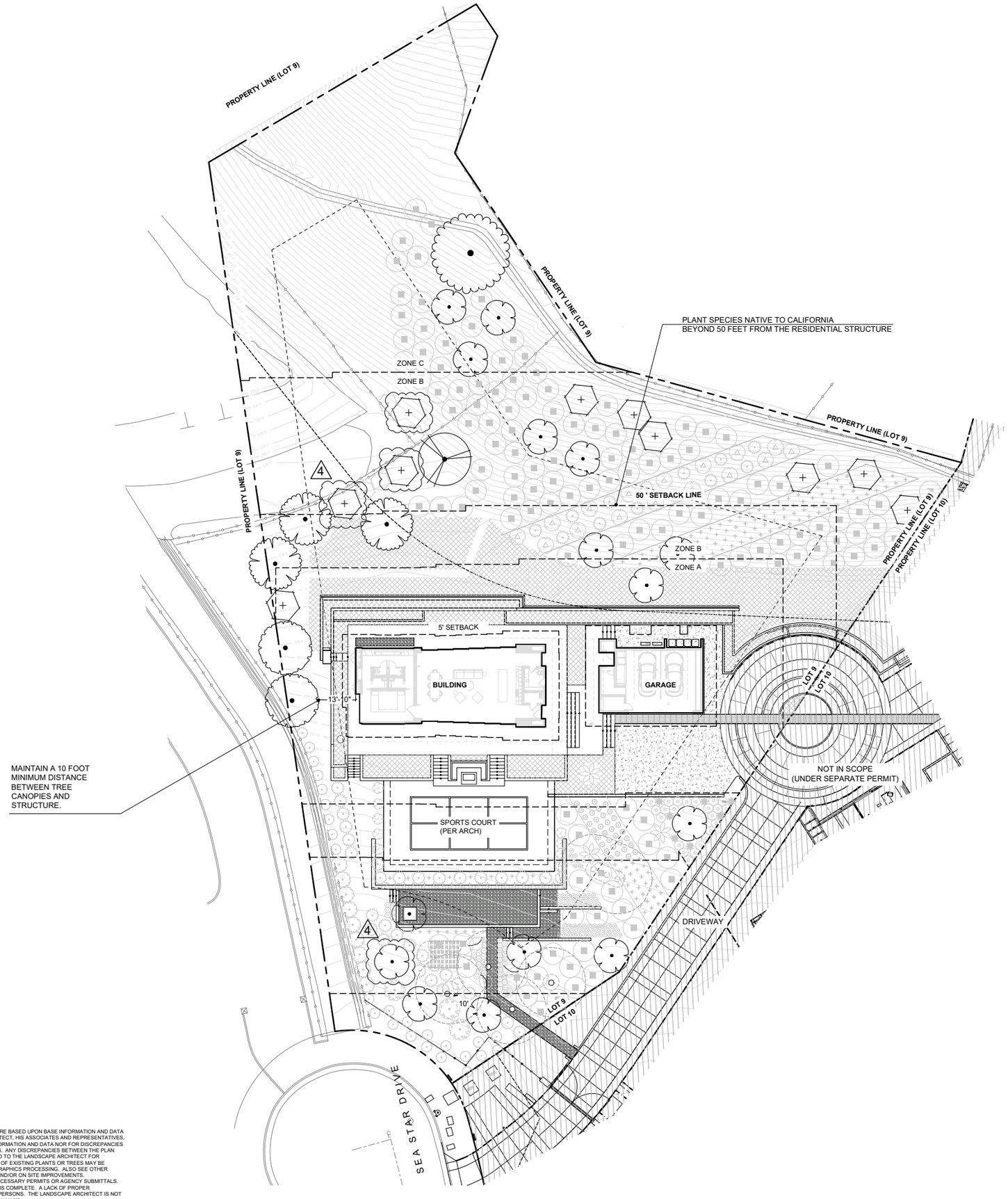
Sheet Title

OVERALL PLANTING PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn By
01.05.2026	ZF

Sheet Number

L-2.2



PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
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P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ZAHID F. FREEDMAN
Signature
Renewal Date 01.05.2026
Date
STATE OF CALIFORNIA

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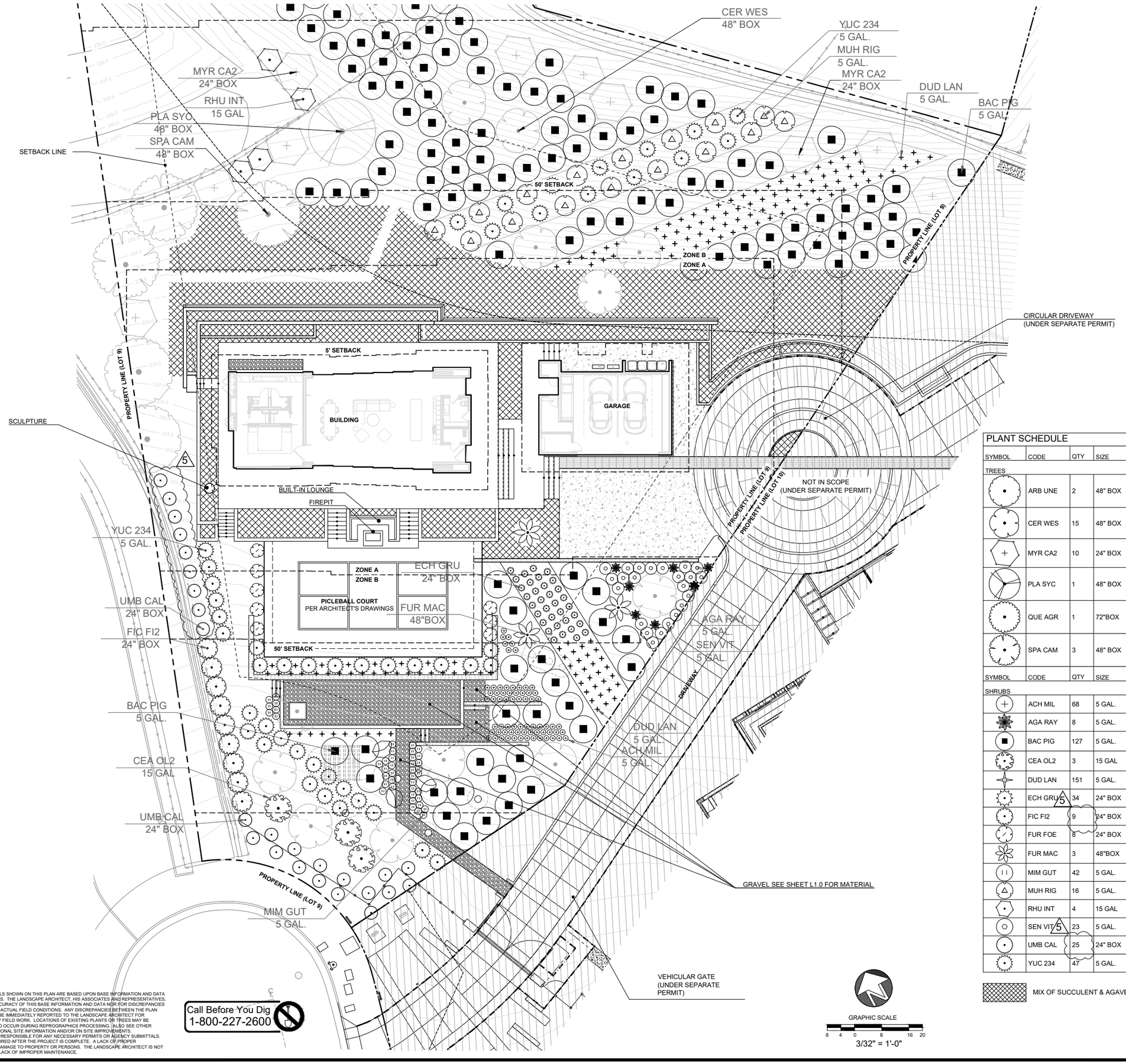
No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
3	PLANNING REVIEW SET	12/09/2025
4	PLANNING REVIEW SET	01/05/2026

Sheet Title

TREE PLANTING PLAN

Job Number 250211
Scale AS NOTED
Date 01.05.2026
Drawn By ZF
Sheet Number

L-2.3



PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
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SYMBOL	CODE	QTY	SIZE	SPACING	BOTANICAL NAME
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LICENSED LANDSCAPE ARCHITECT
ZAHIR F. FREEDMAN 5496
Signature
09.01.2026
Renewal Date
01.05.2026
Date
STATE OF CALIFORNIA

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	FUEL MOD PLAN SET	10/14/2025
3	PLANNING REVIEW SET	12/09/2025
4	PLANNING REVIEW SET	01/05/2026

Sheet Title

SHRUB PLANTING PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn By
01.05.2026	ZF

Sheet Number

L-2.4

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NOTE A:
POINT OF CONNECTION (POC) SHALL BE A 1" DOMESTIC (POTABLE) RESIDENTIAL WATER METER SERVING THE RESIDENCE TO BE SHARED WITH THE IRRIGATION SYSTEM. INSTALL A DEDICATED IRRIGATION SUB-METER IMMEDIATELY DOWNSTREAM OF THE BACK FLOW PREVENTION DEVICE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	95.0	PSI (STATIC)
DESIGN WATER PRESSURE:	110	PSI
MAXIMUM SYSTEM DEMAND:	15.0	GPM
PRESSURE BOOST REQUIRED:	35.0	PSI
RESIDUAL WATER PRESSURE:	-14.5	PSI

THIS IRRIGATION BOOSTER PUMP REQUIRES A SEPARATE, DEDICATED 208V/230V/460V, SINGLE / THREE PHASE IRRIGATION POWER PEDESTAL. THE POWER PEDESTAL MUST BE SHOWN ON THE CIVIL IMPROVEMENT PLAN AND IS OUTSIDE OF THE IRRIGATION SCOPE OF WORK. THIS DOCUMENT SHALL SERVE AS COORDINATION BETWEEN THE IRRIGATION DESIGNER AND THE CIVIL ENGINEER AND MUST BE PROVIDED TO THE CIVIL ENGINEER.

NOTE B:
CONTROLLER SHALL BE A DECODER (TWO-WIRE) TYPE "SMART" CONTROLLER OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR IN THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, TREES, ETC. WHEN A SLIGHT RELOCATION OF THE HEAD IS NOT SUFFICIENT TO CLEAR THE OBSTACLE, OR IF IT NEGATIVELY AFFECTS THE COVERAGE, AN ADDITIONAL HEAD SHALL BE INSTALLED TO PLACE ONE HEAD ON EITHER SIDE OF THE OBSTACLE. THE NOZZLES OF THESE TWO HEADS SHALL HAVE ARC PATTERNS THAT ADD UP TO THE ORIGINAL ARC PATTERN OF THE HEAD INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE D:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE E:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY, THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

NOTE G:
TURF IS NOT PERMITTED ON SLOPES GREATER THAN 25%. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

NOTE H:
PRESSURE REGULATORS ARE PROVIDED ON THE MASTER CONTROL VALVE, REMOTE CONTROL VALVES, BUBBLER HEAD BODIES, BUBBLER HEAD NOZZLES, AND DRIP SYSTEM BASKET STRAINERS.

NOTE I:
THE FOLLOWING HYDROZONE INFORMATION IS USED IN THE DESIGN AND CALCULATIONS:

HZ1 - LOW WATER USE PLANTINGS - 27,739 SFT RCV'S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35

HZ2 - MODERATE WATER USE PLANTINGS - N/A SFT RCV 27

WATER PRESSURE LOSS CALCULATIONS

POINT OF CONNECTION NUMBER	1	WATER METER SIZE (in.)	1.00
REMOTE CONTROL VALVE NUMBER	25	STATIC PRESSURE (PSI)	95.0
R.C.V. DEMAND (GPM)	14.4	TOTAL DEMAND (GPM)	14.4

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

SIZE (in.)	DESCRIPTION	FLOW	#	LOSS	UNITS
1.00	25' FEET SERVICE LINE (TYPE K COPPER)	14.4	1	1.68	PSI
1.00	WATER METER (DISC TYPE)	14.4	2	1.20	PSI
1.00	BACKFLOW PREVENTER (RP® TYPE)	14.4	3	12.00	PSI
1.00	BACKFLOW FILTRATION (WYE FILTER)	14.4	4	1.00	PSI
1.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	14.4	6	5.05	PSI
1.00	IRRIGATION SUB METER	14.4	7	0.25	PSI
1.00	MASTER CONTROL VALVE	14.4	8	2.35	PSI
1.00	FLOW SENSOR	14.4	9	0.50	PSI
1.50	MAINLINE ISOLATION VALVES (BALL TYPE)	14.4	10	0.50	PSI
1.50	254' FEET OF MAINLINE: SCH 40 PVC	14.4	11	1.93	PSI
1.50	MANIFOLD ISOLATION VALVE (BALL TYPE)	14.4	12	0.25	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	14.4	13	2.35	PSI
10%	LATERAL LINE LOSSES	14.4	14	4.50	PSI
20%	ADDITIONAL FITTING LOSS IN MAINLINE	N/A	15	0.39	PSI
70.00	ELEVATION CHANGE (TO HIGHEST AREA)	N/A	16	30.31	PSI
TOTAL SYSTEM PRESSURE LOSS	***SUM OF 1 THRU 16***		17	64.5	PSI
OPERATING PRESSURE REQUIRED	***INFORMATION FOR RCV***		18	45.0	PSI
TOTAL DESIGN PRESSURE REQUIRED	***SUM OF 17 THRU 18***		19	109.5	PSI
STATIC WATER PRESSURE	***FROM ABOVE***		20	95.0	PSI
RESIDUAL WATER PRESSURE	***SUBTRACT 19 FROM 20***		21	-14.5	PSI
SET WATER PRESSURE AT PRV	***LIMITS THE R.P. TO 15 PSI***		22	N/A	PSI
PRESSURE BOOST IF REQUIRED	***TO PROVIDE A 20 PSI R.P.***		23	35	PSI

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: 6270 Sea Star
Project Address: 6270 Sea Star, Malibu, California 90265

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Reference Evapotranspiration (ETo): 44.2 In. / Yr. **Residential Project?** Yes

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	12,883	3,181	87,172
2. Low Water Use Plantings	0.20	Spray	0.75	0.27	14,856	3,962	108,564
				Totals:	27,739	7,143	
Special Landscape Areas							
N/A				1.00	0	0	0
				Totals:	0	0	
					Estimated Total Water Use (ETWU) Total:		195,735
					Maximum Applied Water Allowance (MAWA)[e]:		418,088

[a] **Hydrozone # / Planting Description** — E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water Use Plantings

[b] **Irrigation Method** — Overhead Spray or Drip

[c] **Irrigation Efficiency** — 0.75 for Spray; 0.81 for Drip

[d] ***ETWU (Annual Gallons Required)*** = ETo x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed)*** = ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas	
Total ETAF x Area	7,143
Total Area	27,739
Average ETAF	**0.26**

All Landscape Areas	
Total ETAF x Area	7,143
Total Area	27,739
Average ETAF	**0.26**

IRRIGATION CONTROLLER RUN TIMES

POC or Controller		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
1	ETo / Month (inches):	1.90	2.10	3.30	4.50	4.70	5.00	5.50	5.40	3.90	3.40	2.40	2.20	44.20
	ETo / Day (inches):	0.06	0.08	0.11	0.15	0.15	0.17	0.18	0.17	0.13	0.11	0.08	0.07	0.12
	Irrigation Days / Week:	2	2	3	4	4	4	4	4	3	2	2	2	
Plant / Irrig. Type	Arc / Pr Rate / IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
HZ1 - LWU plantings	0.20 / 0.75 / 0.75	4.8	6.0	5.7	6.0	6.1	6.7	7.1	7.0	6.9	6.8	6.4	5.7	Min /Day/Zone
RWAN Rotators	Number of Zones: 13	60.4	78.0	71.8	78.0	78.8	86.7	92.3	90.6	90.1	114.1	83.2	73.8	Total Min./Day
HZ1 - LWU plantings	0.20 / 0.70 / 0.81	4.3	5.6	5.3	5.6	5.6	6.2	6.6	6.5	6.4	8.1	5.9	5.3	Min /Day/Zone
Inline Drip Tubing	Number of Zones: 14	60.2	77.8	73.6	77.8	78.8	86.4	92.0	90.3	89.9	113.7	82.9	73.6	Total Min./Day
HZ2 - WWU plantings	0.40 / 1.50 / 0.81	4.8	5.2	4.9	5.2	5.2	5.8	6.1	6.0	6.0	7.6	5.5	4.9	Min /Day/Zone
Tree Bubblers	Number of Zones: 1	4.8	5.2	4.9	5.2	5.2	5.8	6.1	6.0	6.0	7.6	5.5	4.9	Total Min./Day
HZ1 - LWU plantings	0.30 / 1.50 / 0.81	3.3	3.9	3.7	3.9	3.9	4.3	4.6	4.5	4.5	5.7	4.1	3.7	Min /Day/Zone
Tree Bubblers	Number of Zones: 7	21.1	27.2	25.8	27.2	27.5	30.2	32.2	31.6	31.5	39.8	28.8	25.8	Total Min./Day
	Total Number of Zones:	35	140	108	178	168	196	209	223	216	217	205	201	178 Total Min./Day
	Total Controller Run Time in Hours:	2.40	3.14	2.97	3.14	3.17	3.48	3.71	3.64	3.62	4.59	3.33	2.97	Total Hrs./Day
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

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



28	1"	6.7	45		
1	RV	0.70	868		
27	1"	8.0	30		
2	TB	1.50	N/A		
26	1"	8.0	30		
1	TB	1.50	N/A		
25	1"	14.4	45		
1	RV	0.70	1,450		
24	1"	8.5	45		
1	RV	0.70	1,309		
29	1"	8.0	30	910'	
1	DT	1.50	1,048	TUBING	
30	1"	10.5	45		
1	RV	0.70	762		
31	1"	12.0	30		
1	TB	1.50	N/A		
32	1"	8.0	30		
1	TB	1.50	N/A		
33	1"	6.2	45		
1	RV	0.70	410		
34	1"	10.7	45		
1	RV	0.70	811		
35	1"	9.5	45		
1	RV	0.70	691		
23	1"	6.0	30		
1	TB	1.50	N/A		
22	1"	8.5	30	970'	
1	DT	1.50	1,109	TUBING	
21	1"	8.9	30	1,020'	
1	DT	1.50	1,132	TUBING	
20	1"	13.9	45		
1	RV	0.70	1,593		
19	1"	12.1	45		
1	RV	0.70	1,534		
18	1"	14.0	45		
1	RV	0.70	1,266		
17	1"	14.1	45		
1	RV	0.70	1,659		
16	1"	10.0	30		
1	TB	1.50	N/A		
15	1"	13.1	45		
1	RV	0.70	1,458		
14	1"	9.6	45		
1	RV	0.70	1,045		
13	1"	5.5	30	620'	
1	DT	1.50	636	TUBING	
12	1"	6.4	30	730'	
1	DT	1.50	755	TUBING	
11	1"	8.3	30	940'	
1	DT	1.50	950	TUBING	
10	1"	10.0	30	1,140'	
1	DT	1.50	1,372	TUBING	
1	1"	8.0	30		
1	TB	1.50	N/A		
2	1"	2.4	30	280'	
1	DT	1.50	273	TUBING	
3	1"	5.9	30	670'	
1	DT	1.50	555	TUBING	
9	1"	10.6	30	1,200'	
1	DT	1.50	1,322	TUBING	
8	1"	6.0	30		
1	TB	1.50	N/A		
7	1"	10.0	30	1,140'	
1	DT	1.50	1,356	TUBING	
4	1"	7.3	30	830'	
1	DT	1.50	937	TUBING	
5	1"	7.7	30	870'	
1	DT	1.50	1,079	TUBING	
6	1"	3.3	30	380'	
1	DT	1.50	359	TUBING	

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Block.jpg

232 LINNIE CANAL,
VENICE, CA 90291
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20722 MAIN ST.
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LIGHTING CONSULTANT
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12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT — ALEX P. PETTAS — No. 6482 — Signature — 06/21/2026 Renewal Date — Date — STATE OF CALIFORNIA

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SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision Date	
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
4	PLANNING REVIEW SET	12/08/2025

Sheet Title
IRRIGATION PLAN

Job Number	Scale
250211	AS NOTED
Date	**Drawn By**
12.08.2025	ZF

Sheet Number
L-3.0

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IRRIGATION MATERIAL LEGEND

SYMBOL (Q T H F)	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
	RAIN BIRD	RD-12-S-P45-F 12" POP-UP SHRUB HEAD WITH R-VAN14 (Q/T/H) / R-VAN14-360 NOZZLES	.32, .42, .63, 1.27	45	14 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F 12" POP-UP SHRUB HEAD WITH R-VAN18 (Q/T/H) / R-VAN18-360 NOZZLES	.50, .62, 1.17, 1.85	45	18 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F 12" POP-UP SHRUB HEAD WITH R-VAN24 (Q/T/H) / R-VAN24-360 NOZZLES	.84, 1.16, 1.68, 3.48	45	24 FT	0.70 IN./HR.	A
SYMBOL BELOW	RAIN BIRD / HUNTER	RD-06-S-P30F 6" POP-UP BUBBLER HEAD WITH A HUNTER STREAM BUBBLER NOZZLE. EACH SYMBOL REPRESENTS MULTIPLE BUBBLERS TO PROVIDE MULTIPLE BUBBLERS PER TREE OR PALM. PLACE THE BUBBLER HEADS THREE (3) INCHES FROM THE ROOT BALL OF THE TREE OR PALM AND AS SHOWN ON THE DETAIL. ADJUST BUBBLER THE STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE OR PALM. TREE BUBBLER SCHEDULE BELOW:	.50 (1.00 TOTAL) .50 (2.00 TOTAL) 1.0 (4.00 TOTAL)	30 30 30	1.5 FT 1.5 FT 1.5 FT	1.50 IN./HR. 1.50 IN./HR. 1.50 IN./HR.	A,B
	HUNTER	36" AND 48" BOX TREE / PALM / SHRUB: FOUR (4) MSBN-50H STREAM BUBLERS	FIVE STREAMS / 0.50 GPM EACH / 2.0 GPM TOTAL				A,B
	HUNTER	60" AND 72" BOX TREE / PALM: FOUR (4) MSBN-10H STREAM BUBBLERS	FIVE STREAMS / 1.00 GPM EACH / 4.0 GPM TOTAL				A,B
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR5-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D
NO SYMBOL	NETAFIM	WHERE VINES (OF ANY SIZE) ARE PLANTED ON WALLS, FENCES OR COLUMNS WITHIN THE DRIP TUBING ZONES, AND WHERE LARGE SHRUBS (15 GALLON AND LARGER) ARE PLANTED WITHIN THE DRIP TUBING ZONES, ADDITIONAL DRIP EMITTERS SHALL BE REQUIRED FOR THESE PLANTINGS. INSTALL THE ONE (1) ADDITIONAL SPCV10 1 GPH DRIP EMITTER PER VINE PLANT, TWO (2) ADDITIONAL SPCV10 1 GPH DRIP EMITTERS PER 15 GALLON PLANT, AND FOUR (4) ADDITIONAL SPCV20 2 GPH DRIP EMITTERS PER 24" BOX PLANT. THESE ADDITIONAL EMITTERS SHALL BE PUNCHED DIRECTLY INTO THE DRIP TUBING. EMITTERS SHALL BE INSTALLED USING A SPDT EMITTER INSTALLATION TOOL. EACH DRIP EMITTER SHALL BE INSTALLED WITH AN 18" LENGTH OF EDTUBE-01 1/4" DISTRIBUTION TUBING, AN EDTUBESTK TUBING STAKE, AND A VINYL 1/4" TUBING BUG CAP. LOCATE THE EMITTERS DIRECTLY OVER THE ROOT BALL OF THE VINE OR SHRUB PLANTINGS.					N/A
NO SYMBOL	NETAFIM	CONNECTION BETWEEN DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING SCH. 40 PVC SXT FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING. USE A SCH. 40 PVCLATERAL X LATERAL X 1/2" SxSxT TEE (OR A LATERAL X 1/2" SxT 90° ELBOW) FITTING ON THE PVC LATERAL LINE HEADER, A TL050MA BARB X 1/2" MALEVADAPTER, A SHORT LENGTH OF BLANK DRIP TUBING, AND A TLTEE BARBED TEE FITTING. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. NO HEATING OF TUBING SHALL BE ALLOWED FOR ASSEMBLY.					C,D
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D
	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D,Q
F	GPH IRRIGATION/ RAIN BIRD	GDFN DRIP FLUSH / INDICATOR NOZZLE, ORANGE IN COLOR, INSTALLED ONTO A RAIN BIRD RD-12-S-P45-F 12" POP-UP SPRINKLER BODY. THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					D,E
M	P.O.C.	1" POTABLE (DOMESTIC) RESIDENTIAL WATER METER WITH 1" SERVICE LINE. VERIFY SIZE, LOCATION AND PRESSURE IN FIELD.					N/A
B	WILKINS	975XLS, 1" R/P BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					F
NO SYMBOL	V.I.T.	STRONG BOX SBBC-30SS "SMOOTH TOUCH" STAINLESS STEEL BACK FLOW DEVICE ENCLOSURE					F
IM	NEPTUNE	T-10, 1" DEDICATED IRRIGATION SUB-METER, INSTALL IMMEDIATEY AFTER THE BACK FLOW PREVENTION DEVICE AND INSIDE A STANDARD RECTANGULAR PLASTIC VALVE BOX (VB-STD)..					G
P	B.E.P.	BARRETT IRRIGATION BOOSTER PUMP, IBCM3-1-2-1.5/VFD-F/QP, SEE DETAIL. INSTALL PUMP ASSEMBLY PER THE MANUFACTURER'S RECOMMENDATIONS. CONTACT DARYL GREEN @ GPS (949) 584-7311. THE CONTRACTOR SHALL VERIFY EXISTING DYNAMIC (WATER FLOWING AT DESIGN FLOW) WATER PRESSURE, STATIC (NO WATER MOVEMENT) WATER PRESSURE AND THE ELECTRICAL POWER SUPPLY PRIOR TO ORDERING THE PUMP.					W
V	RAIN BIRD	100-PEBIVM 1" NORMALLY CLOSED, PLASTIC MASTER CONTROL VALVE (MCV), FACTORY EQUIPPED WITH A INTEGRATED VALVE MODULE (IVM) COMBINATION LATCHING SOLENOID AND VALVE DECODER. CONNECT THE MCV DIRECTLY TO THE TWO-WIRE PATH. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX (VB-STD).					H
F	CREATIVE SENSOR TECH.	FSI-T10-001 1" PVC TEE, IMPELLER TYPE FLOW SENSOR (FS). WIRE THE FS TO THE TWO-WIRE PATH USING AN IVM-SEN SENSOR DECODER. INSTALL THE FLOW SENSOR PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX (VB-STD).					I
FI	EZ FLOW SENSOR	EZ003-CX STANDARD CAPACITY FERTILIZER INJECTOR WITH A 2.5 GALLON STORAGE TANK. INSTALL THE FERTILIZER INJECTOR INSIDE A "MAXI - JUMBO" RECTANGULAR VALVE BOX. CONNECT TO MAINLINE USING A 1 1/2" EZ BALL COUPLING CONNECTION AS RECOMMENDED BY THE MANUFACTURER.					N/A
	LASCO	V17101N-SC 1 1/2" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX (VB-10RMD).					J
Q	RAIN BIRD	33DLRC 3/4" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13T-218 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX (VB-10RND).					K
A	CRISPIN	AR-10 LOW VOLUME, MAINLINE PRESSURE AIR RELEASE VALVE, 1" SIZE, INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX (VB-STD).					L
	RAIN BIRD	100-PEBIVM-PRS-D 1" PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), FACTORY EQUIPPED WITH A INTEGRATED VALVE MODULE (IVM) COMBINATION LATCHING SOLENOID AND VALVE DECODER. CONNECT THE RCV DIRECTLY TO THE TWO-WIRE PATH. SET PRS-D PRESSURE REGULATOR TO PROVIDE THE REQUIRED OPERATING PRESSURE AT THE HIGHEST / FARTHEST SPRINKLER / BUBBLER HEAD ON THE CONTROL VALVE ZONE (MEASURE PSI AT HEAD). INSTALL UP TO FOUR (4) RCV'S AND DRCV'S INSIDE A JUMBO RECTANGULAR VALVE BOX (VB-JMB) USING THE LASCO ULTRA-ZONE MANIFOLD.					M
	RAIN BIRD	100-PEBIVM 1" PLASTIC REMOTE CONTROL VALVE (DRCV), FACTORY EQUIPPED WITH A INTEGRATED VALVE MODULE (IVM) COMBINATION LATCHING SOLENOID AND VALVE DECODER. CONNECT THE RCV DIRECTLY TO THE TWO-WIRE PATH. INSTALL A RAIN BIRD PRB-QKCHK-100 1" PRESSURE REGULATING, PLASTIC BASKET STRAINER (200 MESH) IMMEDIATELY DOWNSTREAM OF THE DRCV. INSTALL UP TO FOUR (4) RCV'S AND DRCV'S INSIDE A JUMBO RECTANGULAR VALVE BOX (VB-JMB) USING THE LASCO ULTRA-ZONE MANIFOLD.					M
NO SYMBOL	LASCO	ULTRA-ZONE SCH. 80 PVC MANIFOLD ASSEMBLIES SHALL BE USED TO INSTALL MULTIPLE 1" SIZED REMOTE CONTROL VALVES AND DRIP REMOTE CONTROL VALVES INSIDE A SINGLE JUMBO RECTANGULAR VALVE BOX (VB-JMB). USE ALL COMPONENTS DESCRIBED IN THE DETAIL TO INSTALL THE VALVE ASSEMBLY.					M

4

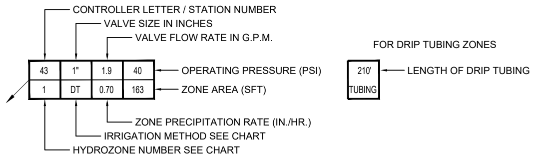
IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
C	RAIN BIRD	ESP-LX-IVM-LXMMSS-IQ-4G-USA DECODER (TWO WIRE) TYPE CONTROLLER WITH A 60 STATION CAPACITY AND A STAINLESS STEEL CASE. WALL MOUNT THE CONTROLLER INSIDE THE GARAGE OF THE RESIDENCE ADJACENT TO A 120V ELECTRICAL POWER SOURCE. STAINLESS STEEL ENCLOSURE. CONTROLLER AS SHOWN IS EQUIPPED WITH A CELLULAR MODEM CARTRIDGE TO ALLOW FOR COMMUNICATION WITH RAIN BIRD'S WEB BASED IQ4 CENTRAL CONTROL SOFTWARE AND "GLOBAL WEATHER" EVAPOTRANSPIRATION RATE DAILY WEATHER DATA SERVICE. GROUND THE CONTROLLER AS RECOMMENDED BY THE THE MANUFACTURER. INSTALL A RAIN BIRD LXIVMSD SURGE PROTECTION DEVICE AT THE CONTROLLER AND ONE A MAXIMUM OF 500 FEET ON CENTER OR EVERY 8 DECODERS (WHICHEVER IS SMALLER) ALONG THE ENTIRE TWO-WIRE PATH. SURGE PROTECTION AND ONE A MAXIMUM OF 500 FEET ON CENTER OR EVERY 8 DECODERS (WHICHEVER IS SMALLER) ALONG THE ENTIRE TWO-WIRE PATH. SURGE PROTECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER TO INSURE WARRANTY PROTECTION. THE CONTRACTOR SHALL REGISTER THE CONTROLLER WITH RAIN BIRD, ACTIVATE THE CENTRAL CONTROL SERVICE, AND FULLY PROGRAM THE CONTROLLER FOR AUTOMATIC PROGRAM / SCHEDULE ADJUSTMENT WITH THE WEATHER DOWNLOAD SERVICE.					N,O,P
L	RAIN BIRD	LXIVMSD SURGE PROTECTION DEVICE FOR GROUNDING AND PROTECTING THE TWO-WIRE PATH. USE A GROUND ROD OR GROUND PLATE PER DETAILS AND SITE CONDITIONS. LOCATE WHERE SHOWN ON THE PLANS OR NO MORE THAT 600 FEET ON CENTER ALONG THE TWO-WIRE PATH.					O
R	RAIN BIRD	WR2-RFC WIRELESS RAIN SENSOR, MOUNT ON BUILDING ROOF IN A LOCATION ACCEPTABLE TO THE ARCHITECT AND WITHIN RADIO CONTACT OF THE CONTROLLER. CONTRACTOR SHALL INSURE THAT SENSOR PLACEMENT ALLOWS FOR RAIN DETECTION AND CONTROLLER SHUT DOWN.					P
NO SYMBOL	PAIGE ELECTRIC	THE CONTROLLER AND SURGE PROTECTION DEVICES SHALL BE GROUNDED USING A #182000 5/8" X 8 FOOT COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF BARE, SINGLE STRAND COPPER GROUND WIRE. CONTROLLER SHALL USE #6AWG GROUND WIRE AND THE THE SURGE PROTECTION DEVICE SHALL USE #10AWG GROUND WIRE. INSTALL INSIDE A 10" ROUND VALVE BOX (VB-10RND).					Q
E	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
E1	N/A	230 VOLT (SINGLE/THREE) PHASE ELECTRICAL POWER FOR BOOSTER PUMP SYSTEM, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
	AS APPROVED	PVC PIPE 3/4" (MIN. SIZE) THROUGH 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE. 1/2" SCH. 40 PVC PIPE SHALL ONLY BE USED FOR THE CONNECTIONS BETWEEN THE DRIP LATERAL LINES AND THE DRIP EMITTER PER THE DETAIL.					R
	AS APPROVED	PVC PIPE 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					R
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2.5 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.					S
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	WELD-ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P-68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 705 LOW VOC, GRAY COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	AS APPROVED	11/4" SCH. 40 PVC, GRAY ELECTRICAL CONDUIT FOR FLOW SENSOR / MASTER VALVE WIRES OR CENTRAL CONTROL COMMUNICATION CABLE, PROVIDE PULL BOX AT A MAXIMUM OF 200 FEET ON CENTER FOR A 3 FOOT WIRE LOOP OR ANY SPLICES. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7072D DIRECT BURIAL IRRIGATION CONTROL CABLE (TWO-WIRE PATH) WITH TWO, PARALLEL, PVC INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRES, #14UF SIZE, WITH A IMPREGNATED POLYETHYLENE, COLOR CODED JACKET. JACKET COLOR SHALL BE RED AND THE CONDUCTORS INSULATION SHALL BE RED AND BLACK. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A CONTROL CABLE OF A DIFFERENT COLOR. THE CONTRACTOR SHALL ROUTE THE CONTROL CABLE FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP THE CONTROL CABLE UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP IN EACH VALVE BOX.					R,S,T
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					T
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ON LATERAL LINES TO CORRECT LOW HEAD DRAINAGE THAT CANNOT BE HANDLED BY THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL INSIDE A 10" ROUND PLASTIC VALVE BOX.					U
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ON LATERAL LINES TO CORRECT LOW HEAD DRAINAGE THAT CANNOT BE HANDLED BY THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL INSIDE A 10" ROUND PLASTIC VALVE BOX.					U
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOX BODIES SHALL BE BLACK AND LIDS SHALL BE DARK GREEN.					V

4

DESCRIPTION	MODEL NUMBERS
10" ROUND BOXES	VB-10RND
STANDARD RECTANGULAR BOXES	VB-STD
JUMBO RECTANGULAR BOXES	VB-JMB

VALVE CALLOUT LEGEND



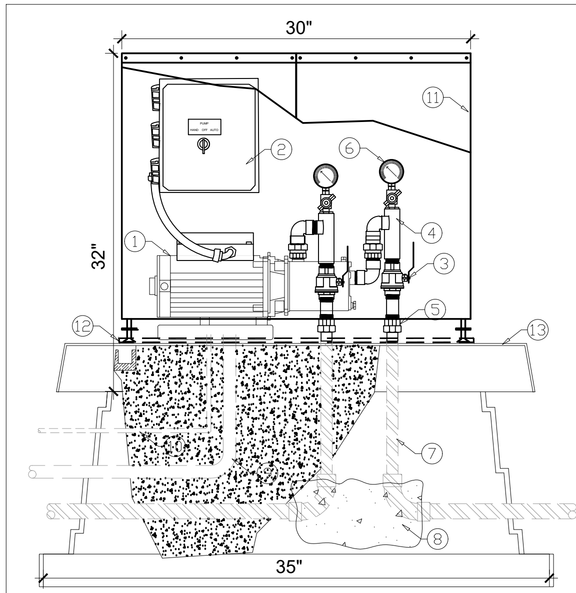
HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.20
HZ 2	MODERATE WATER USE PLANTINGS	M	0.40

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
RVAN	ROTATOR HEADS	SPRAY	0.75
TB	TREE BUBBLERS	DRIP	0.81
DT	SUBSURFACE DRIP TUBING	DRIP	0.81

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
15. THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
17. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
18. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
19. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

4



KEYNOTE LEGEND

1. CLOSE-COUPLED CENTRIFUGAL PUMP, STAINLESS STEEL FITTED.
2. NEMA 4X SIMPLEX CONTROL PANEL FOR AUTOMATIC OPERATION.
3. STAINLESS 1/4 TURN BALL VALVE
4. 1.5 INCH TYPE 304 STAINLESS STEEL.
5. STAINLESS UNION ADAPTER.
6. PRESSURE GAUGE, 2 1/2" DIAL, LIQUID FILLED, STAINLESS CASE, 0 - 200 PSI.
7. CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL INLET AND OUTLET PIPING; BRASS OR CAST IRON. WRAP WITH 20 MIL TAPE; DOUBLE WRAP
8. CONCRETE THRUST BLOCKS WHERE APPLICABLE
9. MAIN POWER CONDUIT.
10. IRRIGATION CONTROLLER SIGNAL CONDUIT.
11. **MARINE GRADE ALUMINUM ENCLOSURE. MEASURES 20"D X 30"L X 32"H**
12. STRUCTURAL ALUMINUM BASEPLATE.
13. QUICK PAD SUPPORT PAD - MEASURES 35' X 22"

BARRETT ENGINEERED PUMPS | SIZE | DWG NO. **6270 SEA STAR LOT 9** | REV | SCALE | SHEET

W BOOSTER PUMP

BARRETT ENGINEERED PUMPS
SPECIALISTS IN PUMPS AND PUMPING SYSTEMS

PROJECT: 6270 SEA STAR LOT 9 **December 16, 2025**

SYSTEM DESIGN PARAMETERS

IBCM3-1-2-1.5/VFD-F/QP System Model Number	15 GPM System Design Flow Rate	110 PSI System Design Pressure	1 ½ INCH System Piping Size
95 PSI Minimum Suction Pressure	208-230 or 460 VAC System Electrical Voltage	1 or 3 PHASE 60 Hz System Electrical Phase and Frequency	
CM3-3 Pump Model Number	15 GPM Pump Capacity (GPM)	65 FEET Pump Total Head (Feet)	
1 HP Pump Horsepower / 3500 RPM Pump RPM	Undetermined Voltage System Full Load Amperage		

BOOSTER PUMP ASSEMBLY

1.1 Simplex water pressure booster system as designed and fabricated by Barrett Engineered Pumps. The system shall be a completely prefabricated system with pump, piping, electrical and structural elements.

1.2 Pump shall be:

1.2.1 (CM) Horizontal multi-stage centrifugal. Pump construction shall be stainless fitted with stainless steel casing, stainless steel impellers and bowls. The pump shall be equipped with mechanical seal. The pump shall be directly coupled to a C-face electric motor.

1.3 The electric motor shall be of the squirrel cage induction type suitable for full voltage starting. Motor shall be ODP to aid in cooling. Electric motor shall be rated for continuous service. The motor shall conform to the latest NEMA Standards for motor design and construction.

1.4 Pump Control Panel shall have a NEMA 4X plain front non-metallic enclosure with padlock latches. The Control Panel shall include power and control reset-able thermal circuit breakers, heavy duty magnetic starter with adjustable overload protection, Hand-Off-Auto switch to select mode of operation, and heavy duty numbered terminal strips for power and control wiring lead terminations.

1.5 Metal oxide varistor protected pump start relay(s) incorporated in panel to start pump with signal from each irrigation controller.

1.6 All system piping shall be type304 stainless steel. All fittings shall be stainless, with unions or flanges to allow for system disassembly or major component removal.

1.7 Isolation valves shall be all brass quarter turn ball valves with hard chrome ball.

1.8 Gauges shall be 2½" diameter face, glycerin filled with stainless casing and brass internals.

1.9 The flow switch shall be a 316 stainless steel and solid-state thermal sensor designed to measure change in flow velocity and in temperature. The flow switch shall include an integrated bar graph with 10 LED lights and shall be capable of providing an indication of flow (green), closed (orange), and open (red) conditions.

1.10 The pump system shall be mounted on a mounting pad assembly consisting of a reinforced plastic support base, a three sixteenth inch thick 5052 H32 Marine Grade Aluminum mounting pad and 304 grade stainless steel fastening brackets. The support base shall be installed and compacted in earth allowing the top two inches of the support base to be exposed above the earth. The 5052 H32 Marine Grade Aluminum mounting pad shall be clamped to the support base with the stainless-steel fastening brackets.

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Phone (619) 232-7867 • FAX (619) 232-3029
Represented by: Green Product Sales • (949) 584-7311 • dgreen@gps-10.com

1.11 The system enclosure shall be of a vandal and weather resistant nature manufactured entirely of marine grade aluminum alloy 5052-H32, with a wall thickness of one eighth inch. The mounting base shall be manufactured entirely of stainless steel. The main housing shall be of solid sheet construction punched on the sides with a rectangular pattern for viewing backflow operation. The length of the enclosure shall be expandable to allow for site adjustment. The enclosure shall have a mounting lip on one end and a locking mechanism on the other end. The locking mechanism shall be of the full release type, which allows for complete removal of the enclosure from its mounting base without the use of tools. The handle controlling the locking mechanism shall be concealed within the surface of the enclosure and provided for a padlock.

1.12 Pump Assembly shall include the following option(s):

- **(VFD-F)** Where specified by the System Design Parameters, a **Fuji Variable Frequency Drive** system to receive feedback signal from system mounted stainless steel pressure transducer, and in conjunction with internal software driven PID control loop maintain customer adjustable constant system discharge pressure by varying the speed of the pump in response to varying system load.

1.13 The services of a factory representative or trained service professional shall be made available on the job site to check installation and perform the startup and instruct operating personnel. A startup report containing voltage and amperage readings, suction, and discharge pressure readings, estimated flow conditions, and general operating characteristics shall be submitted to the Owner.

1.14 One electronic set of operating and maintenance manual shall be provided to the owner after startup and shall include parts manuals for major components, performance curve for pump, general sequence of operation, and electrical schematic for control panel.

1.14 The warranty period shall be a non-prorated period of 36 months from date of purchase.

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I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Black.jpg

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

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6282 SEA STAR DRIVE
MALIBU, CA

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4501 W ADAMS BLVD.
LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER
EPD CONSULTANTS,INC.
20722 MAIN ST.
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P 310-241-6656

LIGHTING CONSULTANT
SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ZACK D FREEDMAN C-5582
Signature
05.31.2026
Renewal Date
12.08.2025
Date
STATE OF CALIFORNIA

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE LANDSCAPE ARCHITECT'S PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SERUING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL AND MECHANICAL ENGINEERING BY OTHERS. GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
4	PLANNING REVIEW SET	12/08/2025

Sheet Title

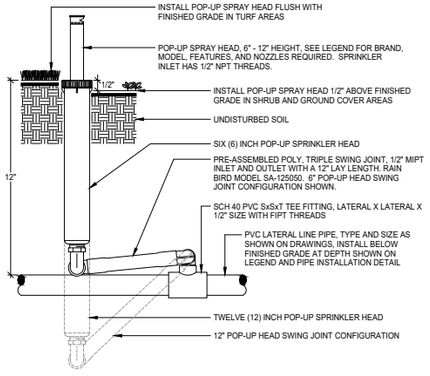
IRRIGATION LEGEND

Job Number	Scale
250211	AS NOTED
Date	**Drawn By**
12.08.2025	ZF

Sheet Number

L-3.1

Z FREEDMAN LANDSCAPE ARCHITECTURE RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF Z FREEDMAN LANDSCAPE ARCHITECTURE, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



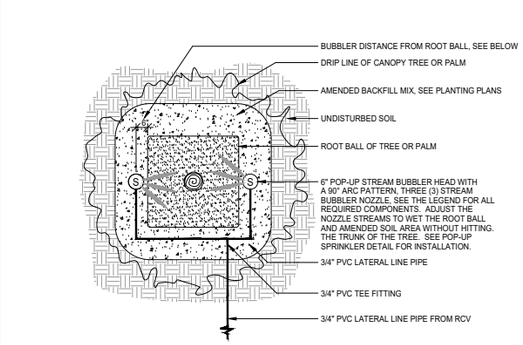
NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

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

SECTION VIEW - N.T.S.

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A POP UP SPRAY OR BUBBLER HEAD

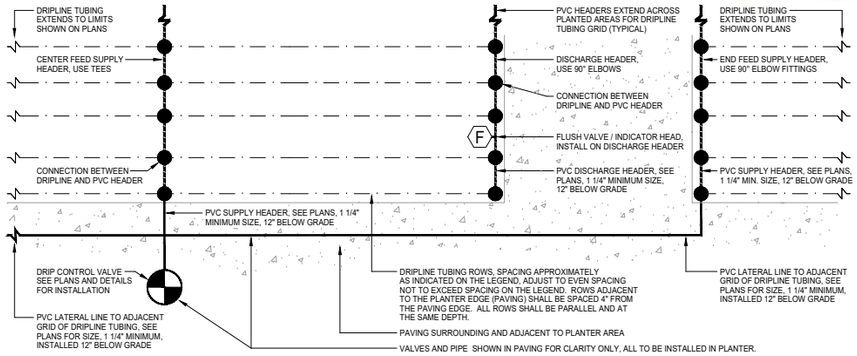


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B TREE BUBBLER LAYOUT

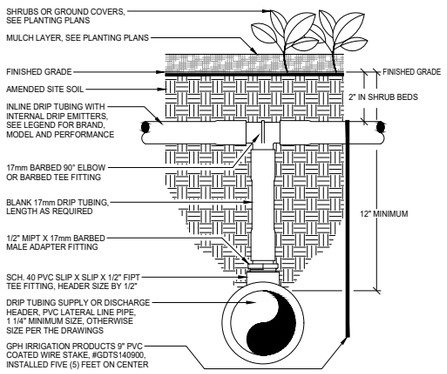
I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



PLAN VIEW - N.T.S.

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C DRIP TUBING LAYOUT

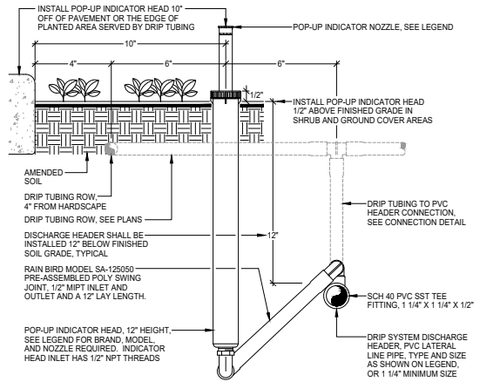


NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.
FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.
FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND ONE ADAPTER FITTING FOR THE CONNECTION.

SECTION VIEW - N.T.S.

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D DRIP TUBING CONNECTION



NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.

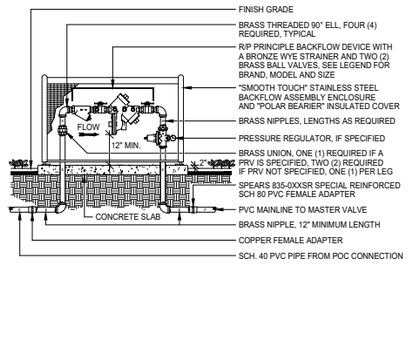
INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.

FOR RECYCLED WATER USE A GPH IRRIGATION GDFN-R, PURPLE COLOR CODED FLUSH NOZZLE.

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E DRIP INDICATOR HEAD

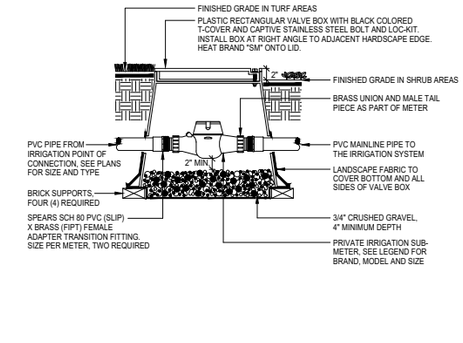


NOTE:
INSTALL THE PRESSURE REGULATOR ONLY IF IT IS SPECIFIED IN THE LEGEND.
BACKFLOW DEVICE OUTLET SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED GRADE.
ASSEMBLY PIPING AND FITTINGS SHALL BE SIZED EQUAL TO THE SIZE OF THE BACKFLOW PREVENTION DEVICE
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
CONCRETE SLAB SHALL BE A MINIMUM OF 4" THICK, 18" WIDE AND EXTEND AT LEAST 8" PAST THE BACKFLOW ASSEMBLY PIPING, OR BE THE SIZE REQUIRED BY THE ENCLOSURE MANUFACTURER.
NO THREADED CONNECTIONS SHALL BE MADE UNDER THE CONCRETE SLAB.

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F BACKFLOW DEVICE IN ENCLOSURE

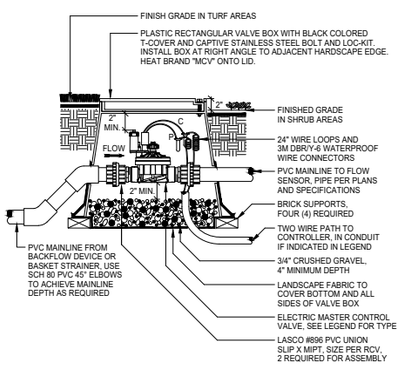


NOTE:
INSTALL THE SUB-METER WITH A MINIMUM OF 10 "PIPE DIAMETERS" CLEAR PIPE UPSTREAM AND DOWNSTREAM OF THE SUB-METER, PER THE MANUFACTURER'S REQUIREMENTS.
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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G IRRIGATION SUB METER



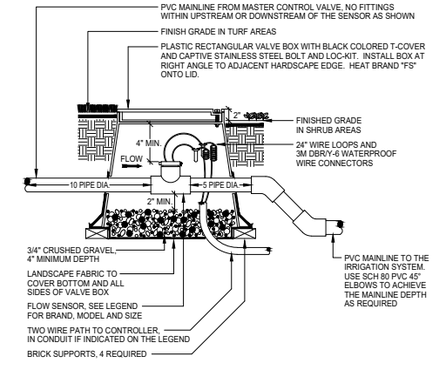
NOTE:
MASTER VALVE SHALL BE EQUIPPED WITH A COMBINATION LATCHING SOLENOID / DECODER.

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

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H MASTER CONTROL VALVE



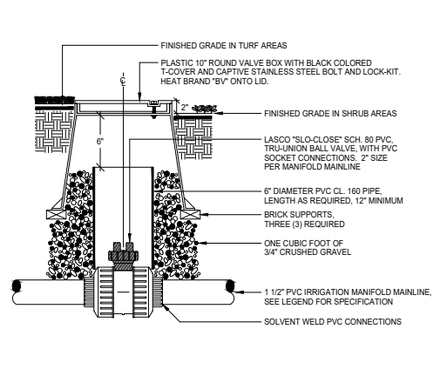
NOTE:
FLOW SENSOR SHALL BE INSTALLED WITH A SEPARATE SENSOR DECODER.

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

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I FLOW SENSOR

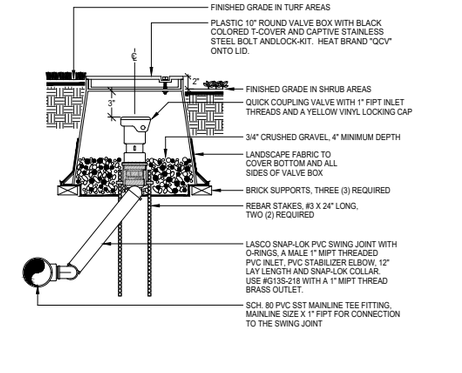


NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

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J BALL VALVE



NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING. SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.

WHEN USING A 3/4" QUICK COUPLER VALVE, USE A LASCO G13T-212 SWING JOINT WITH A 3/4" BRASS OUTLET FOR CONNECTION TO THE QCV INLET. ALL OTHER PARTS OF SWING JOINT SHALL REMAIN 1" SIZE.

USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

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K QUICK COUPLER VALVE

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Block.jpg

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER

SEA SLUG, LLC
6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT

ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD.
LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER

EPD CONSULTANTS,INC.
20722 MAIN ST.
CARSON, CA 90275
P 310-241-6656

LIGHTING CONSULTANT

SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ZOLTAN FREEDMAN
Signature
11.21.2025
Renewal Date
12.08.2025
Date
STATE OF CALIFORNIA

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SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision Date	
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

Sheet Title

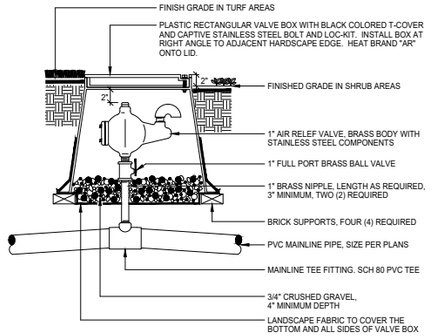
IRRIGATION DETAILS

Job Number: 250211
Scale: AS NOTED
Date: 12.08.2025
Drawn By: ZF

Sheet Number

L-3.2

Z FREEDMAN LANDSCAPE ARCHITECTURE RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF Z FREEDMAN LANDSCAPE ARCHITECTURE, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



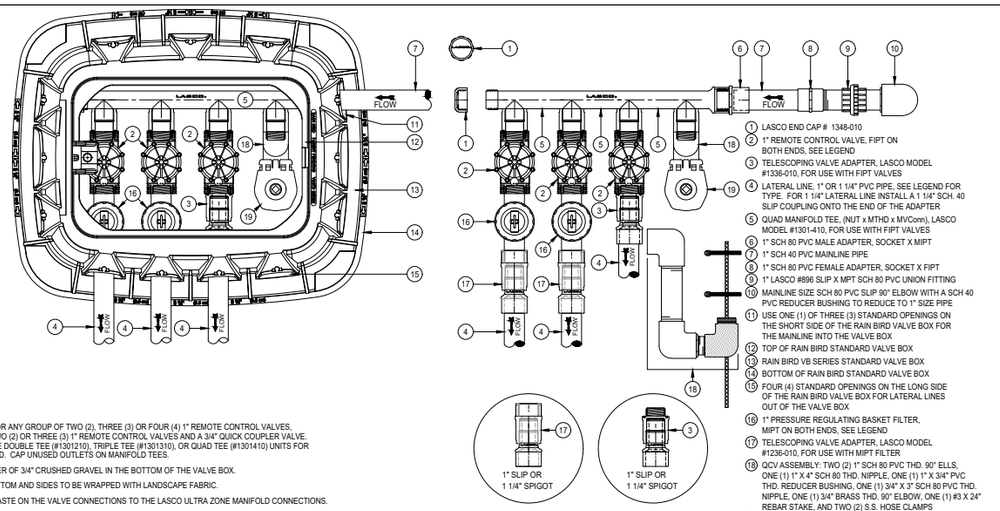
NOTE:
INSTALL AIR RELEIF VALVE AT HIGH POINT ON MAINLINE.

MAINLINE PIPE SLOPE SHOWN EXAGGERATED ON DETAIL FOR CLARITY.

SECTION VIEW - N.T.S.

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(L) MAINLINE AIR RELEASE VALVE



NOTE:
USE THIS ASSEMBLY FOR ANY GROUP OF TWO (2), THREE (3) OR FOUR (4) 1" REMOTE CONTROL VALVES, OR FOR GROUPS OF TWO (2) OR THREE (3) 1" REMOTE CONTROL VALVES AND A 3/4" QUICK COUPLER VALVE. USE LASCO ULTRAZONE DOUBLE TEE (#1301210), TRIPLE TEE (#1301310), OR QUAD TEE (#1301410) UNITS FOR ASSEMBLIES AS NEEDED. CAP UNUSED OUTLETS ON MANIFOLD TEES.

INSTALL A 4" DEEP LAYER OF 3/4" CRUSHED GRAVEL IN THE BOTTOM OF THE VALVE BOX.

ENTIRE VALVE BOX BOTTOM AND SIDES TO BE WRAPPED WITH LANDSCAPE FABRIC.

DO NOT USE TEFLON PASTE ON THE VALVE CONNECTIONS TO THE LASCO ULTRA ZONE MANIFOLD CONNECTIONS.

USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

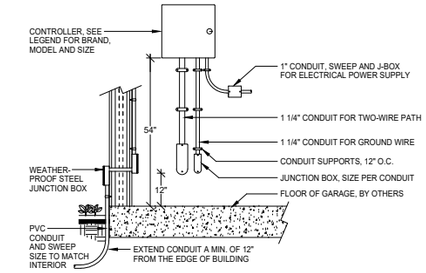
1. LASCO END CAP # 1348-010
2. 1" REMOTE CONTROL VALVE, FIPT ON BOTH ENDS, SEE LEGEND
3. TELESCOPING VALVE ADAPTER, LASCO MODEL #1336-010, FOR USE WITH FIPT VALVES
4. LATERAL LINE, 1" OR 1 1/4" PVC PIPE, SEE LEGEND FOR TYPE. FOR 1 1/4" LATERAL LINE INSTALL A 1 1/4" SCH. 40 SLIP COUPLING ONTO THE END OF THE ADAPTER
5. QUAD MANIFOLD TEE, (NUT x MTHD x MVConn), LASCO MODEL #1301-410, FOR USE WITH FIPT VALVES
6. 1" SCH 80 PVC MALE ADAPTER, SOCKET X MIPT
7. 1" SCH 40 PVC MAINLINE PIPE
8. 1" SCH 80 PVC FEMALE ADAPTER, SOCKET X FIPT
9. 1" LASCO #896 SLIP X MPT SCH 80 PVC UNION FITTING
10. MAINLINE SIZE SCH 80 PVC SLIP 90° ELBOW WITH A SCH 40 PVC REDUCER BUSHING TO REDUCE TO 1" SIZE PIPE
11. USE ONE (1) OF THREE (3) STANDARD OPENINGS ON THE SHORT SIDE OF THE RAIN BIRD VALVE BOX FOR THE MAINLINE INTO THE VALVE BOX
12. TOP OF RAIN BIRD STANDARD VALVE BOX
13. RAIN BIRD VB SERIES STANDARD VALVE BOX
14. BOTTOM OF RAIN BIRD STANDARD VALVE BOX
15. FOUR (4) STANDARD OPENINGS ON THE LONG SIDE OF THE RAIN BIRD VALVE BOX FOR LATERAL LINES OUT OF THE VALVE BOX
16. 1" PRESSURE REGULATING BASKET FILTER, MIPT ON BOTH ENDS, SEE LEGEND
17. TELESCOPING VALVE ADAPTER, LASCO MODEL #1236-010, FOR USE WITH MIPT FILTER
18. QCV ASSEMBLY: TWO (2) 1" SCH 80 PVC THD. 90° ELLS, ONE (1) 1" X 4" SCH 80 THD. NIPPLE, ONE (1) 1" X 3/4" PVC THD. REDUCER BUSHING, ONE (1) 3/4" X 3" SCH 80 PVC THD. NIPPLE, ONE (1) 3/4" BRASS THD. 90° ELBOW, ONE (1) #3 X 24" REBAR STAKE, AND TWO (2) S.S. HOSE CLAMPS
19. 3/4" QUICK COUPLER VALVE, TOP OF QCV TO BE 1" BELOW BOTTOM OF THE VALVE BOX LID

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(M) THREE OR FOUR REMOTE CONTROL VALVES IN A BOX

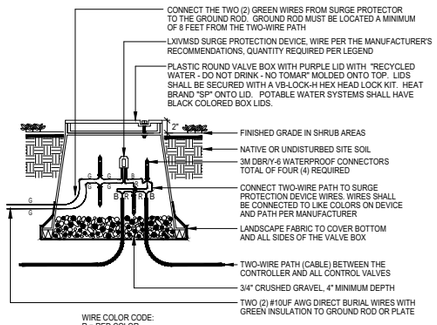
I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



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(N) WALL MOUNTED CONTROLLER



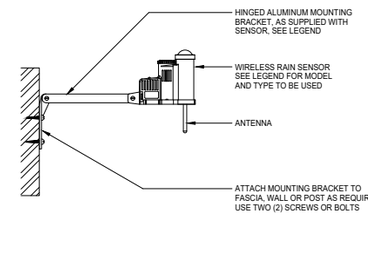
NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

QUANTITY AND LOCATION OF THE SURGE PROTECTORS SHALL BE AS DESCRIBED IN THE MATERIALS LEGEND. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.

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(O) SURGE PROTECTION DEVICE

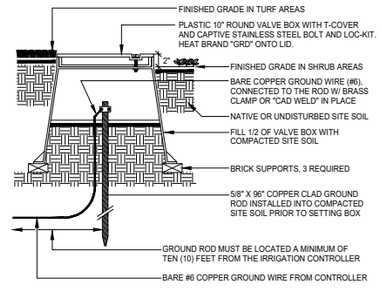


NOTE:
LOCATE THE SENSOR PER THE DRAWINGS AND IN AN AREA THAT WILL RECEIVE DIRECT RAINFALL. VERIFY THE SENSOR LOCATION WITH THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION. VERIFY THE ROUTING OF THE WIRES AND CONDUIT ON WIRED SENSORS PRIOR TO INSTALLATION. FOR WIRELESS SENSORS, VERIFY THAT THE INSTALLED LOCATION ALLOWS FOR FULL COMMUNICATION WITH THE CONTROLLER. ADJUST SENSOR LOCATION AS NECESSARY.

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(P) RAIN SENSOR



NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

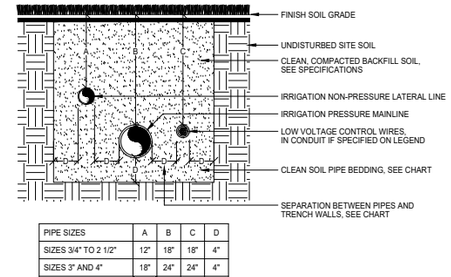
EACH CONTROLLER SHALL HAVE A MINIMUM OF ONE (1) GROUND ROD INSTALLED.

GROUND ROD SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET AWAY FROM THE IRRIGATION CONTROLLER OR ANY CONTROL WIRE PATH.

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(Q) GROUND ROD



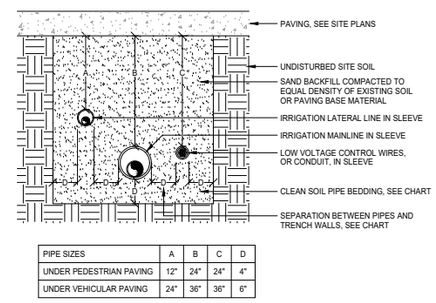
PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER		30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

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(R) PIPE INSTALLATION



PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

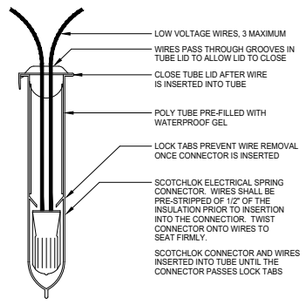
SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

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(S) SLEEVE INSTALLATION



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

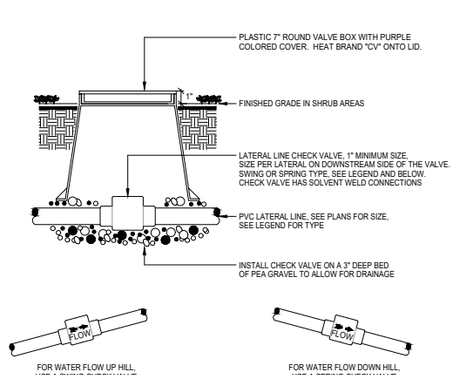
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

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

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(T) WIRE CONNECTION



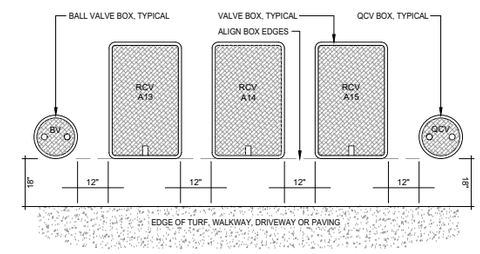
NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SECTION VIEW - N.T.S.

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(U) CHECK VALVES

NOTE:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR DRIP ASSEMBLY TO FACILITATE SERVICING OF THE VALVE OR EQUIPMENT.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER OR SHRUB AREAS WHERE EVER POSSIBLE. VALVES IN TURF AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT PAVING EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT THE COLLAPSE AND / OR DEFORMATION OF VALVE BOXES.
5. BOX LOCATIONS SHALL BE STAKED IN THE FIELD PRIOR TO MAINLINE INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



NOTE:
VALVE BOXES SHALL BE INSTALLED IN SHRUB AND GROUND COVER AREAS. NO VALVES SHALL BE INSTALLED IN TURF AREAS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

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(V) VALVE BOX LAYOUT

sweeney + associates
landscape architecture and planning

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Black.jpg

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER

SEA SLUG, LLC
6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT

ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD.
LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER

EPD CONSULTANTS,INC.
20722 MAIN ST.
CARSON, CA 90275
P 310-241-6656

LIGHTING CONSULTANT

SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ZORAN FREEDMAN
Signature
Renewal Date
Date
STATE OF CALIFORNIA

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE LANDSCAPE ARCHITECTS PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECTS NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SERVING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL AND MECHANICAL ENGINEERING BY OTHERS. GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
4	PLANNING REVIEW SET	12/08/2025

Sheet Title

IRRIGATION DETAILS

Job Number	Scale
250211	AS NOTED
Date	Drawn By
12.08.2025	ZF

Sheet Number

L-3.3

FIXTURE SPECIFICATIONS

FIXTURE	TYPE	MFR	MODEL #	LUMENS	COLOR TEMP	DESCRIPTION/NOTES
	FX1	VISUAL COMFORT	E3S-WC-LO-WD-4-A-I-E3S-L-8-0-[FINISH]-240ESLENSHL DR-2 (PREMIUM 2-ACCESSORY LENS HOLDER) -140MR16SF (SOLITE SOFT FOCUS LENS) -EL2RHCBK (HEXCELL LOUVER)	800	WARM DIM 1800K-3000K	FULLY RECESSED LED ADJUSTABLE DOWNLIGHT WITH IC AIRTIGHT HOUSING, NOMINAL 3" SQUARE TRIMLESS FLANGE FOR WOOD CEILING INSTALLATION, OPEN BEVEL APERTURE, ADJUSTABLE LED MODULE WITH 40 DEGREE TILT AND 361 DEGREE ROTATION, PREMIUM 2-ACCESSORY LENS HOLDER, SOLITE GLASS LENS, HEXCELL LOUVER AND INTEGRAL PHASE DIMMING DRIVER
	FX2	BK LIGHTING	AR-LED-RM-E64-MFL-A9-[FINISH]-12-11-8-3-[MOD NO CANOPY MOUNT AND NO MINI DRIVER] AND RM-DIM-0/10-100W DRIVER-MR [DRIVER]	500	2700K	SIDE METAL SOFFIT MOUNTED LOW VOLTAGE ADJUSTABLE MONOPOINT DOWNLIGHT WITH SOFT FOCUS LENS, HONEYCOMB LOUVER, 90 DEGREE GLARE SHIELD/CAP, 3" HEIGHT BASE, AND REMOTE 0-10V DIMMING DRIVER
	FX3	LUCIFER LIGHTING	CW2-DF-2-CF-BK-90W12A-WD-40-00-RP1	767	WARM DIM 1800K-3000K	WALL MOUNTED LOW VOLTAGE FULL CUT-OFF CYLINDER DOWNLIGHT WITH MACHINED ALUMINUM HOUSING, FLUSH MOUNTING PLATE, CUSTOM PAINT, SOFT FOCUS LENS, AND REMOTE PHASE DIMMING DRIVER
	FX4	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-LENGTHS PER PLANS AND SITE CONDITIONS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-LENGTHS TO BE FIELD VERIFIED	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE ORIENTED DOWNWARD AND CONCEALED WITHIN STAIR RISER DETAIL
	FX5	LUCIFER LIGHTING	ISL1-2-XX (ARCHITECT TO SELECT FLANGE FINISH)-80L02B-27-SSL-BB	43	2700K	LOW VOLTAGE LED SQUARE STEPLIGHT WITH RECESSED DIE CAST AND EXTRUDED ALUMINUM HOUSING, SHIELDED SOURCE, AND REMOTE TRANSFORMER
	FX6	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-(2) ROWS OF 4' RUNS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-(2) ROWS OF 4' RUNS	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE ORIENTED DOWNWARD AND CONCEALED WITHIN PLANTER STEPLIGHT NICHE DETAIL
	FX7	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-LENGTHS PER PLANS AND SITE CONDITIONS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-LENGTHS TO BE FIELD VERIFIED	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE FULLY CONCEALED WITHIN PLANTER DETAIL
	FX8	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-LENGTHS PER PLANS AND SITE CONDITIONS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-LENGTHS TO BE FIELD VERIFIED	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE ORIENTED DOWNWARD AND CONCEALED WITHIN UNDER-BENCH DETAIL

LIGHTING NOTES

1. CONTRACTOR SHALL DETERMINE LOCATION OF LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. FINAL LOCATION TO BE SET PRIOR TO INSTALLATION BY LIGHTING DESIGNER.
2. WIRING AND TRANSFORMER LOCATION TO BE PROVIDED BY ELECTRICIAN.
3. ALL TRENCHING AND WIRE INSTALLATION TO BE PERFORMED WITH MINIMAL IMPACT TO THE ENVIRONMENT.
4. ALL LIGHT FIXTURES TO BE EQUIPPED WITH A HOOD OR INTEGRATED INTO DETAIL TO BE CONCEALED FROM VIEW.
5. ALL LIGHT FIXTURES TO BE EQUIPPED WITH LED TYPE LAMP ONLY.

B. RESIDENTIAL ZONING DISTRICTS, INCLUDING SF, MF, MFBF, RR, PD AND MH.

1. Curfew. All outdoor lighting shall be extinguished by 11:00 p.m. or when people are no longer present in exterior areas, whichever is later, except for lighting activated by motion sensor which extinguishes ten (10) minutes after activation and lighting at building entrances, parking areas and driveways.

2.Each outdoor light fixture shall be fully shielded< directed downward and shall not exceed eight hundred fifty (850) lumens. Outdoor light fixtures shall not be mounted higher than eighteen (18) feet above ground level.

3.Outdoor lighting shall only be used within fifty (50) feet of a residentially habitable building or swimming pool except that security lighting, driveways and walkways may include outdoor lighting which complies with subsection (A)(2).

(A) (2). Lighting shall be minimized, restricted to outdoor lighting fixtures meeting the following standards:

a. Walkways. The minimum necessary to light walkways used for entry to and exit from structures and parking areas, utilizing fixtures that are shielded, directed downward, and do not exceed two feet in height and eight hundred fifty (850) lumens.

b. Security lighting shall be attached to buildings and controlled by motion sensors which extinguish no later than ten (10) minutes after activation, with fixtures that do not exceed eight hundred fifty (850) lumens.

c. Driveways. The minimum necessary for safe vehicular use of the driveway, utilizing fixtures that do not exceed eight hundred fifty (850) lumens.

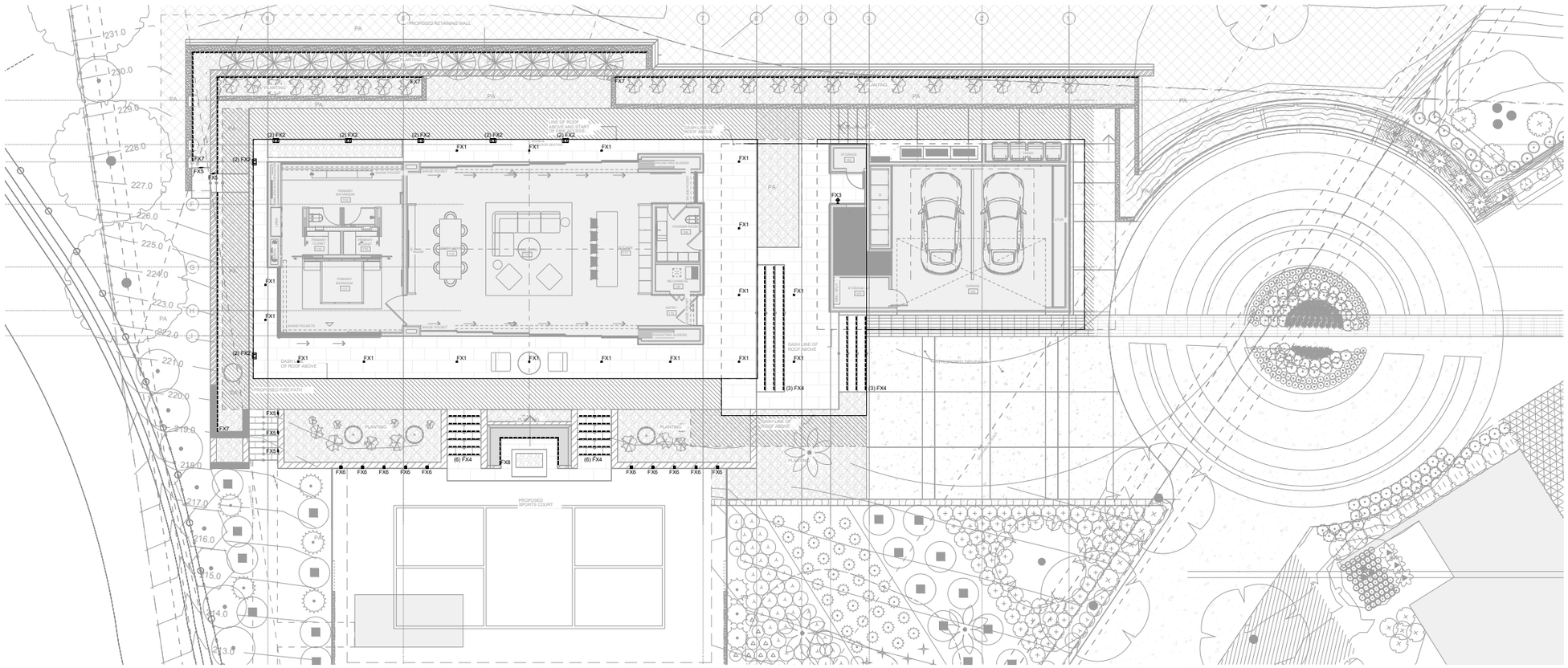
"Lumen" means the unit of measure used to quantify the amount of visible light produced by a lamp or emitted from a light fixture (as distinct from "watt," a measure of power consumption).

ADD'L REQUIREMENTS PER DARK-SKY ORDINANCE

1) Color temperature shall not exceed 3,000 Kelvin.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	FX1 - EXTERIOR RECESSED DOWNLIGHT IN PLASTER CEILING
	FX2 - SURFACE MOUNTED ADJUSTABLE LED ACCENT LIGHT INTEGRATED WITHIN ARCHITECTURAL NICHE, SHIELDED AND DOWNWARD ORIENTED
	FX3 - EXTERIOR WALL MOUNTED AREA LIGHT
	FX4 - CONCEALED EXTERIOR LINEAR LED LIGHTING AT STAIR RISER NICHE DETAIL
	FX5 - EXTERIOR RECESSED STEPLIGHT
	FX6 - CONCEALED EXTERIOR LINEAR LED LIGHT INTEGRATED INTO PLANTER WALL STEPLIGHT NICHE DETAIL
	FX7 - CONCEALED EXTERIOR LINEAR LED LIGHT - FULLY CONCEALED WITHIN PLANTER DETAIL
	FX8 - CONCEALED EXTERIOR LINEAR LED LIGHT - ORIENTED DOWNWARD AND FULLY CONCEALED INTO UNDER BENCH TOE-KICK DETAIL



1 SEA STAR LOT 9 - LANDSCAPE LIGHTING PLAN
1/8" = 1'-0"

SEAN O'CONNOR LIGHTING
12936 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 822 2220
Facsimile 310 822 0515
www.seanoconnorlighting.com

The General Contractor is responsible for verification of all dimensions, for confirmation of such dimensions against actual site conditions, and coordination of all work and related trades. The General Contractor shall notify Sean O'Connor Lighting of any interference of mechanical, electrical or plumbing work with the lighting design work and of any conflict between dimensions and site conditions prior to proceeding with work or procuring materials. The General Contractor must notify Sean O'Connor Lighting of any changes prior to commencement of the construction. The General Contractor is responsible for notifying the Lighting Consultant & Architect of any inconsistencies between these plans and other documents. Do not scale drawing.

REV	DATE	DESCRIPTION
	04.15.25	PERMIT SUBMITTAL
	07.08.25	PERMIT RESUBMITTAL

PROJECT NAME:
6270 SEA STAR
LOT 9

DRAWING NAME:
LANDSCAPE
LIGHTING PLAN

SCALE:	1/8" = 1'-0"
DRAWN BY:	SJG
CHECKED BY:	SMO
PROJECT NO:	930

LT1.10

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** 01/07/2026

PROJECT NUMBER: CDP 25-022

JOB ADDRESS: 6270 SEA STAR DR

APPLICANT / CONTACT: Alexander Pettas, Alex Pettas Architecture

APPLICANT EMAIL: info@pettas.com

PLANNER: Gina Paolini

PROJECT DESCRIPTION: New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

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 1/9/26

Signature Date

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

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Alexander Pettas, Alex Pettas Architecture info@pettas.com	
Project Address:	**6270 SEA STAR DR** Malibu, CA 90265	
Planning Case No.:	CDP 25-022	
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls	
Date of Review:	January 9, 2026	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/18/25
Site Survey:	12/18/25
Landscape Plan:	1/7/26
Hydrozone Plan:	1/7/26
Irrigation Plan:	1/7/26
Fuel Modification Plan:	1/7/26
Grading Plan:	12/18/25
OWTS Plan:	12/18/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	5/4/25 (Incomplete), 8/17/25 (Incomplete), 1/5/26 (Incomplete)

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 418,088 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 195,735 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC 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 17.53. (form attached)

   D. 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.

   E. 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.

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

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

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

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

J. 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.

K. 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.

L. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

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

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER: CDP 25-022

JOB ADDRESS: 6270 SEA STAR DR

APPLICANT / CONTACT: Alexander Pettas, Alex Pettas Architecture

APPLICANT EMAIL: info@pettas.com

PROJECT DESCRIPTION: New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

---

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)**

Matthew Pfeiffer 6/4/2025

Signature **Date**

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)	Alexander Pettas info@pettas.com		
Project Address:	**6270 Sea Star Drive** Malibu, California 90265		
Planning Case No.:	CDP 25-022		
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls		
Date of Review:	June 4, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	APA: Plans dated 4-16-2025
Grading Plans:	EPD: Plans dated 4-10-2025
Landscape Plans:	Zack Freedman: Plans dated 4-15-2025
OWTS Plan:	EPD: OWTS plan dated 4-15-2025
OWTS Report:	EPD: OWTS report dated 4-15-2025
Percolation Test:	Alpine Geotechnical: Report dated 12-17-2021
OWTS Geo. Report:	Land Phases Inc.: Report dated 3-24-2025
Miscellaneous:	
Previous Reviews:	(ACDP 19-039, 6-27-2019)

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 Final Project Plans:** The final project site plans (architectural, grading, landscape) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

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.

Architectural Plans:

- The final architectural plans must show 1 bedroom and 15 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.

- Show and label all drainage fixtures on the final floor plans including kitchen sinks, clothes washers and dishwashers.

- **Proof of 1.6 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

  The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.

- **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD). Please incorporate the fixture unit worksheet into the final plan set.

Landscape Plans:

- **OWTS Setbacks:** All proposed improvements, including structures and landscaping, must meet minimum required horizontal and vertical setback distances from all OWTS components in accordance with Malibu Municipal Code Chapter 15.42, Table 15.42.030(E). OWTS components include the treatment tank, present/future seepage pits, distribution box, and lines of connection.

  Note: The proposed trees depicted on Sheet L-2.2 of the landscape plans do not appear to meet the setback requirements to the proposed OWTS components per the MMC. The final landscape plans must be revised accordingly to clearly demonstrate that the minimum required setback distances to the proposed improvements are satisfied.

3) **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.

4) **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.]

5) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

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

8) **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.

9) **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.

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

11) **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.

12) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

6270 SEA STAR DRIVE (CDP 25-022)
MALIBU, CA 90265

S.F.D.:	1 Bedroom/15 Fixture Units (N)
TREATMENT TANK:	2,500 Gallon MicroSepTec ES7.5 with UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 17' BI w/3' Cap (N) (projected; B-9-4)
	1 - 6' x 18' BI w/3' Cap (N) (projected; B-9-5)
FUTURE:	2 - 6' x 17' BI w/3' Cap (F) (projected; B-9-3, B-9-6)
PERC RATE:	4,274 gpd/13.3 gpsf (proj; B-9-3)
	8,370 gpd/26.1 gpsf (proj; B-9-4)
	8,250 gpd/24.3 gpsf (proj; B-9-5)
	7,814 gpd/24.4 gpsf (proj; B-9-6)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD Consultants: OWTS design report and plan dated 4-15-2025
	Alpine Geotechnical: Percolation test report dated 12-17-2021
	Land Phases: OWTS geology report dated 3-24-2025

NOTES:

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

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

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

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 6/4/2025

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

KEY:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

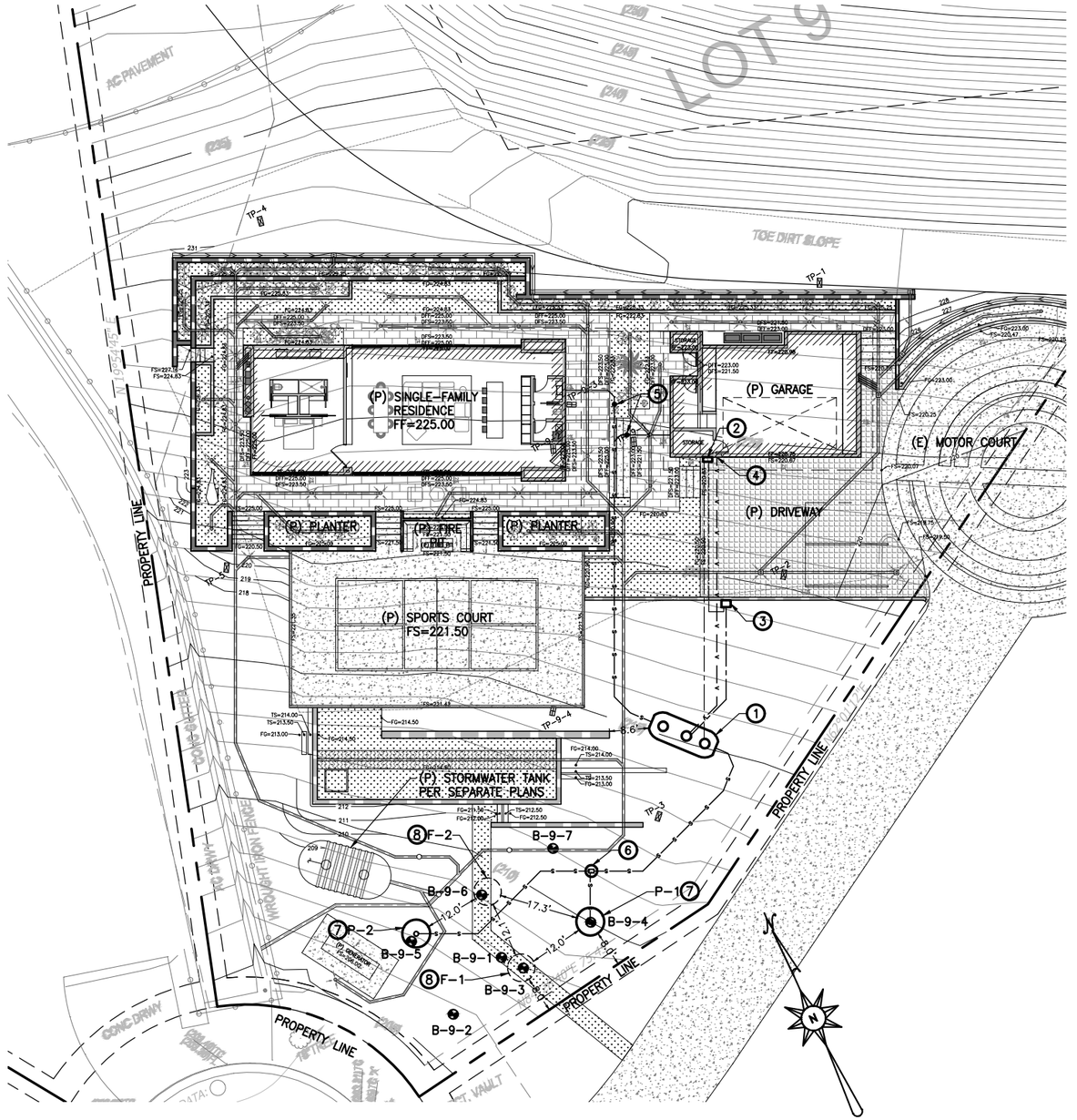
NOTES:

1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

SPECIAL NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (P) OWS.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
Scale: 1"=30'

GRAPHIC SCALE: 1"=30' (30' 0' 30' 60')

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

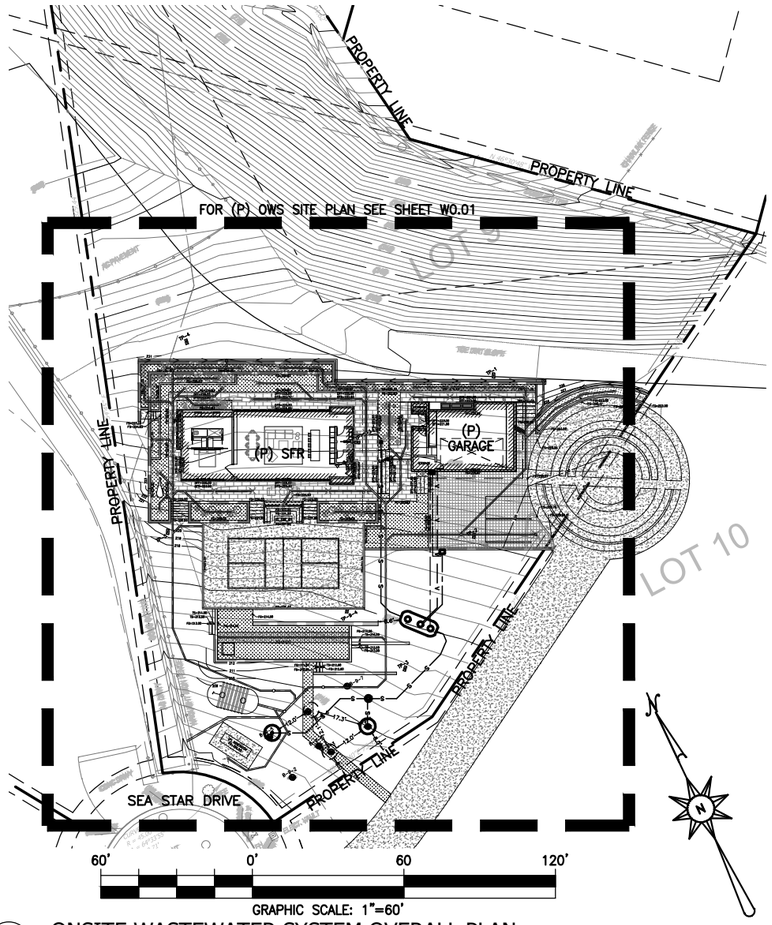
PROJECT: 6270 SEA STAR LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY
4/15/25	AS_SHOWN	MD

PROJECT NO. E724

DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 ONSITE WASTEWATER SYSTEM OVERALL PLAN

Scale: 1"=60'

1. (P) MICROSEPTEC ENVIROSERVER ES7.5 TREATMENT TANK HOUSED IN A 2,500–GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR, W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS (OPTIONAL), TELEMETRY CONTROLS, AND THREE (3) 24"ø FRP LIDS/RISERS TO GRADE, SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) MICROSEPTEC HIBLOW HP–150 AIR COMPRESSOR (TYP. OF 1) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR SPECIFICATIONS.
4. (P) ENVIROSERVER AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (P) JENSEN PRECAST MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
7. (P) PRESENT 1 X 6'ø X 17' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B–9–4 & 1 X 6'ø X 18' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B–9–5. CONSTRUCT WITH 8"ø ACCESS PORTS IN ENCLOSURES TO GRADE.
8. (P) FUTURE 2 X 6'ø X 17' BI SEEPAGE PITS W/ 3' CAP DEPTHS FROM EG @ BORINGS B–9–3 & B–9–6.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

LEGEND:

- PROPERTY LINE
- EASEMENT
- (P) RESIDENCE
- BORINGS (B–X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

ABBREVIATIONS:

ADU	ACCESSORY DWELLING	OWS	ONSITE WASTEWATER SYSTEM
BGS	BELOW GRADE SURFACE	(P)	PROPOSED
BOT	BOTTOM	R&R	REMOVAL AND REPLACEMENT
DEMO	DEMOLITION		
(E)	EXISTING	SDI	SUBSURFACE DRIP IRRIGATION
EG	EXISTING GRADE		
FF	FINISHED FLOOR	SF	SQUARE FEET
FS	FINISHED SURFACE	SFR	SINGLE–FAMILY RESIDENCE
INV	INVERT		
LACWD	LOS ANGELES COUNTY WATERWORKS DISTRICT	TOP	TOP OF TANK
		TOR	TOP OF ROCK
MPC	MALIBU PLUMBING CODE	TOT	TOP OF TANK
		VIF	VERIFY IN FIELD

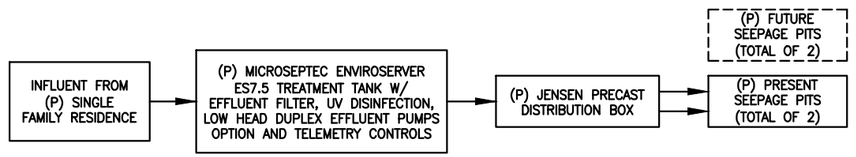
SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC LINES SHOWN HEREIN ARE APPROXIMATE LOCATIONS.
2. TOPOGRAPHIC SURVEY PROVIDED BY CHRIS NELSON & ASSOCIATES, INC., DATED APRIL 2020. ARCHITECTURAL PLAN PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED MARCH 4, 2025. GRADING & DRAINAGE PLANS PROVIDED BY EPD CONSULTANTS, INC., DATED ARPIL 10, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS (B–9–X) ARE APPROXIMATE LOCATIONS PER THE ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 17, 2021.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

TOTAL BEDROOM: 1
TOTAL DRAINAGE FIXTURE UNITS: 15

SINGLE FAMILY RESIDENCE: 1 BEDROOM
1 BEDROOM @ 300 GPD/BED = 300 GPD

PEAK DESIGN DAILY FLOWRATE: 300 GPD
AVERAGE DESIGN DAILY FLOWRATE: 150 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES7.5 TERTIARY TREATMENT TANK: 2,500 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500–GALLONS (BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY: (MMC TABLE 15.42.070): 1,500–GALLONS (BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500–GALLONS (BASED UPON DFU COUNT)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:
B–9–4 = (8,370 GPD/6'ø PIT)
B–9–5 = (8,250 GPD/6'ø PIT)
TOTAL = 16,620 GPD/2–6'ø PITS

PERC RATE FUTURE:
B–9–3 = (4,274 GPD/6'ø PIT)
B–9–6 = (7,814 GPD/6'ø PIT)
TOTAL = 12,088 GPD/2–6'ø PITS

PRESENT SEEPAGE PITS: 2 TOTAL
(1 6'ø X 17' BI PIT W/ 3' CAP DEPTH FROM EG @ B–9–4, & 1 6'ø X 18' BI PIT W/ 3' CAP DEPTH FROM EG @ B–9–5)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'ø X 17' BI PITS W/ 3' CAP DEPTHS FROM EG @ B–9–3 & B–9–6)

PEAK DESIGN DISPERSAL LOADING RATE: 0.45 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.23 GPD/SF

4 OWS CALCULATIONS

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15–FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P–1	B–9–4	20.00	210.00	210.00	3.00	3.00	207.00	208.00	17.00	190.00	176.00	14.00
	P–2	B–9–5	21.00	207.00	207.00	3.00	3.00	204.00	205.00	18.00	186.00	176.00	10.00
FUTURE SEEPAGE PITS	F–1	B–9–3	20.00	208.00	208.00	3.00	3.00	205.00	206.00	17.00	188.00	176.00	12.00
	F–2	B–9–6	20.00	209.00	209.00	3.00	3.00	206.00	207.00	17.00	189.00	176.00	13.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 68089
CIVIL
STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:

ADDRESS:
6270 SEA STAR LOT 9
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
PRIVATE RESIDENCE

DATE	SCALE	DRAWN BY
4/15/25	AS_SHOWN	MD

PROJECT NO.
E724

DRAWING NO.
W0.00

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:	September 3, 2025	**Review Log #:**	**5337**
Site Address:	6270 Sea Star Drive		
Lot/Tract/PM #:	Tract 45585	**Planning #:**	**CDP 25-022**
Applicant/Contact:	Alexander Pettas, info@pettas.com	**BPC/GPC #:**	**P2**
Contact Phone #:	310-390-0465 **Fax #:**	**Planner:**	**Gina Paolini**
Project Type:	New single-family residential development, Onsite Wastewater treatment System (OWTS), retaining walls, grading, sports court		

Submittal Information

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

Land Phases, Inc. (Holt, CEG 2282): **7-22-2025**, 3-24-2025; Ref: 11-10-2021, 9-20-2021(for APR 21-074, driveway expansion)
CalWest Geotechnical, Inc. (Haro, GE 2990; Liston, PE 93123): **7-24-2025**, 3-25-2025; Ref: 11-16-2021, 9-21-2021 (for APR 21-074)
EPD Consultants (Poffenbarger, RCE 69089): **7-24-2025**, 4-15-2025
Ref: Alpine Geotechnical, Inc. (Sivas, CEG 2565): 12-17-2021; Ref: 11-30-2016, 9-23-2016 (for PA 16-008); 2-27-2009, 6-25-2008, 5-25-2008, 12-6-2007, 6-5-2007, 10-18-2006, 5-11-2006, 1-5-2005, 7-16-2000

2nd Coastal Development Permit Submittal
Architectural plans prepared by Studio APA dated August 5, 2025.
Civil plans prepared by EPD Consultants dated July 24, 2025.
Structural plans prepared by Kurt Fischer Structural Engineering dated July 31, 2025.
Landscape plans prepared by Zfreedman Landscape Architecture dated July 8, 2025.
OWTS plans prepared by EPD Consultants dated July 24, 2025.

Previous Reviews:

6-11-2025: Ref: Environmental Health Review Sheet dated 6-4-2025; Ref: 12-8-2021, 10-15-2021 (for APR 21-074); Ref: 7-9-2019 (for ACDP 19-039); 12-5-2016, 11-14-2016 (for PA 16-008)

Review Findings

Coastal Development Permit Review

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

☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.

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

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. Please respond to the listed "Building Plan-Check Stage Review Comments" AND review and incorporate the attached "Geotechnical Notes for Building Plan Check" into the plans. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

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

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

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

Remarks:

The referenced addendum engineering geologic report, addendum geotechnical engineering report, architectural plans, civil plans, landscape plans, updated OWTS design report, and OWTS plans have been reviewed by the City's consulting reviewers from a geotechnical perspective. The project includes constructing a new 1,996 square foot one-story single-family residence and detached 924 square foot garage with 1,791 square feet of covered porches over 6', patios and decks, a sports court, planters, retaining walls, and grading (5,224 yards of R & R; 582 yards of cut and 49 yards of fill under structure; 28 yards of cut for safety; 713 yards of cut and 280 yards of fill non-exempt; and 994 yards of export.

A new OWTS will be installed on the property consisting of a MicroSepTec EnviroServer ES7.5 treatment tank housed in a 2,500-gallon FRP tank with UV disinfection, with one present 6' diameter x 17' BI seepage pit with a 3' cap from EG (B-9-4) and one present 6' diameter x 18' BI seepage pit with a 3' cap from EG (B-9-5), and two future 6' diameter x 17' BI seepage pits with 3' caps from EG (B-9-3 and B-9-6).

Building Plan Check Stage Review Comments:

1. Please include the name, address, and phone number of the Project Geotechnical Consultant on the cover sheet of the plans.
2. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
3. 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.*"
4. The Project Geotechnical Consultant's recommendations for moisture barrier thickness beneath slabs-on-grade should be included as notes on the plans.
5. Include the following note on the foundation plans, as appropriate: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles.*"

6. 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, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. 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, as appropriate.
7. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.
8. One set of final electronic civil, retaining wall, sports court, swimming pool, and single-family 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/Civil 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.

Geotechnical Engineering Review by: _____ *9-3-2025*
Matthew Janousek, G.E. #3005, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Engineering Geology Review by: _____ *9-3-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, sports court, garage, 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 address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.
3. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
4. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

---

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

05/20/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: May 20, 2025

Re: Proposed Conditions of Approval for 6270 Sea Star Dr, CDP 25-022

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.

Recycled Paper

- 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.

STORMWATER

4. 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.

5. 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.

MISCELLANOUS

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

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT ADDRESS:	4501 W Adams Blvd Los Angeles, CA 90016
APPLICANT PHONE #:	(310) 390-0465
APPLICANT FAX #:	
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

---

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

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

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

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

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

R. Mann — 02/02/2026

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

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: 04/30/2025**

PROJECT NUMBER:	**CDP 25-022**
JOB ADDRESS:	**6270 SEA STAR DR**
APPLICANT / CONTACT:	**Alexander Pettas, Alex Pettas Architecture**
APPLICANT EMAIL:	**info@pettas.com**
APPLICANT PHONE #:	**(310) 390-0465**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	X**
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is 1,250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:

* FEPC2025-1511.

**Fees to be determined upon receipt of full 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 Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

Will P — 9-12-2025

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter:
23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

MIRMAN BUBMAN NAHMIAS

Michael E. Bubman, Esq.
mbubman@mbn.law

August 26, 2025

Via Email Only

Mr. David Krane
c/o Ms. Lauren Smolenski
Universal Asset Management
15821 Ventura Blvd. Suite 500
Encino, CA 91436

Re: Lot 9, Sea Star Estates

Dear Mr. Krane:

I am writing to you once again on behalf of my client, State Court Appointed Receiver, Stephen Donell, in his capacity as the Architectural Review Committee ("ARC") of the Sea Star Estates HOA ("HOA"). As you are aware, the development plans for Lot 9, located at 6270 Sea Star Drive, Malibu, California ("Lot 9") have been submitted to the ARC for its review and approval. The purpose of this letter is to respond to the recent re-submission of your plans for Lot 9 to the ARC, submitted on August 21, 2025.

As a result of the revisions to the plans, I am pleased to advise that the ARC of Sea Star Estates has conditionally approved the plans that you have submitted for Lot 9, dated August 20, 2025 and supports its development. This approval is subject to the condition that the plans, as submitted, do not change or otherwise deviate from the plans as submitted on August 21, 2025 to the ARC. As of today, the project has not been approved by the City of Malibu and the design, as submitted, may deviate from what exists currently. Further, changes may be requested or required by the City/State/Coastal Commission. In the event either of these things do occur, the plans must be resubmitted to the ARC for its review and approval. Additionally, as noted in the marked-up set provided with this correspondence, the plans submitted, while adequate for this review, did not contain a complete set of plans. Please provide a complete set of plans for the ARC's files.

Please do not hesitate to let me or Mr. Donell know if you should have any questions.

Very Truly Yours,

Michael E. Bubman

MEB
Enclosures
cc: Mr. Stephen Donell

SITE PHOTOGRAPHS

SITE VISIT AND PHOTOGRAPHED ON APRIL 23, 2026

ATTACHMENT 4


View looking towards the ocean
from the property

View looking up hill




View towards 6282 Sea Star Drive
(Lot Tie Property)


View towards 6282 Sea Star Drive
(Lot Tie Property)


View towards 6277 Sea Star Drive


View towards 6277 Sea Star Drive

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION

NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-022 - Construction of a new 2,020 square foot,18-foot tall, one-story single-family residence, with a 955 square foot garage and 2,038 square foot covered porches, and associated improvements, including extension of existing driveway, hardscape, new sports court, retaining and garden walls, landscape lighting, fencing, grading, underground cistern, and new OWTS

LOCATION / APN:	**6270 Sea Star Dr** / 4469-047-009
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Alex Pettas Architecture / Sea Slug, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e) and 15304(b)
APPLICATION FILED:	April 30, 2025
CASE PLANNER:	Gina Paolini, Contract Planner, ginap@csgengr.com / (650) 522-2500

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after May 26, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on June 1, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on May 26, 2026, the appeal period would expire on Friday, June 5, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director — Date: May 7, 2026

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION

NOTICE OF DECISION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-022 - Construction of a new 2,020 square foot,18-foot tall, one-story single-family residence, with a 955 square foot garage and 2,038 square foot covered porches, and associated improvements, including extension of existing driveway, hardscape, new sports court, retaining and garden walls, landscape lighting, fencing, grading, underground cistern, and new onsite wastewater treatment system.

LOCATION / APN:	**6270 Sea Star Dr** / 4469-047-009
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Alex Pettas Architecture / Sea Slug, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e) and 15304(b)
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YOLANDA BUNDY, Community Development Director Date: May 21, 2026

Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 3.B.2.

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 21, 2026 Meeting date: June 1, 2026

Subject: De Minimis Waiver No. 26-004 – An application for the relocation of a structure damaged in the 2025 Palisades Fire

Location: 3651 McAnany Way, not within the appealable coastal zone
APN: 4449-016-007
Owners: Jacob Benjamin and Michelle Sendowski

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-004 for the relocation of a 10 foot, 9 inch tall, 225 square foot structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Local Coastal Program Local (LCP) Implementation Plan (LIP) Section 13.4.11, the requirement for a Coastal Development Permit may be waived through a DMW issued by the Community Development Director for the items described in "General Requirements for De Minimis Waiver," below that are not located within the Appealable Jurisdiction of the California Coastal Commission, as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map.

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable.

LIP Section 13.4.11(C) further states that the Community Development Director shall report in writing to the Planning Commission any DMW that has been issued by the City. If, after consideration of the DMW and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required, if the applicant wishes to pursue the application.

LIP Sections 13.4.11(A) (General Requirements for De Minimis Waiver)

Where the improvements are not otherwise exempt pursuant to LIP Section 13.4, and the required findings of LIP Section 13.4.11(B) are met, the Community Development Director may issue a DMW for any of the following: 1) Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; 2) Minor improvements to existing driveways or access roads that are required by the Los Angeles County Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; 3) Replacement seawalls that exceed 10% in height; 4) Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; 5) Replacement structures that would otherwise be exempt from a Coastal Development Permit may be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; and 6) Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

The project qualifies for the replacement structure criterion listed in number 5 above, and the required findings are more specifically described in the attached Community Development Director’s decision.

PUBLIC NOTICE: On April 13, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-004

City of Malibu

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

De Minimis Waiver

Based on the project plans and information provided in the permit application for the relocation of a structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire, the Community Development Director hereby waives the requirement for a coastal development permit pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-004	Other Applications: PVWF No. 26-004[1], OC 19-170[2]
Location: 3651 McAnany Way	APN: 4449-016-007
CEQA Exemption Section: 15303(e)	Property Posting: April 13, 2026
CCC Appealable Jurisdiction: ☐Yes ☒No ☐Partial	Proposed development is located outside of the CCC's Appealable Jurisdiction.

Pursuant to LIP Section 13.4.11(A), the following project may be waived through a DMW:

☐ Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster, where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; or

☐ Minor improvements to existing driveways or access roads that are required by the Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; or

☐ Replacement seawalls that exceed 10% in height; or

☐ Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; or

☒ Replacement structures that would otherwise be exempt from a Coastal Development Permit proposed to be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; or

[1] On January 27, 2024, the Planning Division received Planning Verification – Woolsey Fire (PVWF) No. 26-004 for the in-kind rebuild of the single-family residence with attached garage, plus a 10 percent increase in square footage (sf.).
[2] On July 12, 2019, the Planning Division approved Over-the-Counter (OC) No. 19-170 for a new window with exterior wall demolition of 2.8%.

☐ Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

Project Description

Natural Disaster: Palisades Fire (2025)

Purpose: ☐New, ☐ Replace Existing and Abandon Existing, ☐ Repair Existing, or ☒ Relocation

Description: Relocation of 225 square foot (sf.) substantially damaged structure used as an office associated with a residence that was destroyed in the 2025 Palisades Fire.

De Minimis Waiver Findings

Based on the foregoing evidence contained within the record, the Community Development Director hereby makes the following findings of fact: The proposed project will relocate a 10 foot (ft.), 9 inch (in.) tall, 225 sf. structure used as an office to a safer location on the subject parcel. The replacement and relocation is in response to observed slab foundation and structural damage as well as associated health risks with compromised building materials that have been fumigated with smoke (as determined by the project applicant's engineers and its proximity to a descending slope). The applicant's civil engineer further describes that the observed slab damage raises questions regarding the structural integrity of the existing slab and embedded reinforcement due to the exposure to elevated temperatures from the Palisades Fire. The applicant proposes to relocate the structure away from slopes which surround the building pad and join it with the replacement single-family residence being proposed under a subsequent application. In concurrence with the applicant engineer's recommendation, the Community Development Director finds that the proposed location is substantially superior than the current because it will position the structure away from descending slopes and account for less mitigation measures in the future should the structure compromise the hillside, requiring further slope stabilization measures. The relocation will allow for minimal habitable replacement square footage to be placed in an area that will not require slope stability measures and is further away from the front of the parcel which is more visible to the general public.

This project does not involve the construction or repair of an onsite wastewater treatment system and thus any findings related to that type of scope is not applicable. Additionally, driveway/road improvements are not proposed, thus those findings are not applicable either. The relocation of the office structure will be substantially superior as it will be attached to the main residence, located further from the descending slope, and will utilize an already developed, graded building pad. The existing area underneath the replacement structure will be returned to grade with native landscaping. The project as conditioned has been found to meet the requirements of the Malibu Municipal Code (MMC) and LCP. Furthermore, the project is consistent with the certified LCP, including the resource protection policies, in that no native trees, environmentally sensitive habitat area (ESHA), public scenic views or cultural resources will be affected by relocating the replacement structure to the proposed area.

Conditions of Approval

Standard Conditions

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

actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. This approval is for the relocation of a 225 sf. office building and combining it with the replacement single-family residence that was destroyed in the 2025 Palisades Fire as described under the Project Description section of this DMW.

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

4. This decision signed Affidavit of Acceptance of Conditions, and all attached Department Review Sheets shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the Building Safety Division for plan check.

5. A DMW shall expire and be of no further force and effect if the authorized scope of work has not commenced pursuant to a valid grading and/or building permit, as applicable, within five years of the effective date of the waiver. If expired, a coastal development permit or another waiver shall be required.

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

7. All development shall conform to requirements of the Community Development Department, City coastal engineer consultant reviewers, City geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29, and the Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

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 MMC and the LCP. An application with all required materials and fees may be required.

9. Pursuant to LIP Section 13.4.11, this permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission does not request that the project be processed as a coastal development permit.

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

Cultural Resources

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

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

Biology

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

14. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

15. 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.

16. 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.

17. 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.

Construction

18. 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.

19. 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.

Prior to Final Inspection

20. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Division. 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.

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

Deed Restrictions

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

Fixed Conditions

23. This DMW runs with the land and binds all future owners of the property.

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

Appeals and Reporting

APPEALS – The Community Development Director's decision on whether to issue a DMW is not locally appealable. If, after consideration of the waiver and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required for the relocation of the office building. Otherwise, the waiver is effective immediately after the Planning Commission meeting where the matter is heard. The project is not located in the Coastal Commission's Appealable Jurisdiction.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is scheduled to be reported at the **June 1, 2026** Planning Commission meeting. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to 14 California Code of Regulations Section 13153.

Notice of Determination: May 21, 2026

Prepared by:

Alexander da Silva

Alexander da Silva
Associate Planner

Issued by:

Tyler Eaton for

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachment: Department Review Sheets including structure relocation plan

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-004**, dated **May 21, 2026**, for the project located at **3651 McAnany Way, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of Los Angeles } SS

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

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

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

POLY STRUCTURES ENGINEERING, INC.

February 23, 2026

Subject: **3651 McAnany Way**
Malibu, CA 90265
PSE Job No: 26-121

RE: Office Unit Relocation (Fire Damaged Site)

Dear Building Official:

Poly Structures Engineering (PSE) conducted a field visit on February 4, 2026, to observe the post-fire site conditions. There is currently an office unit, approximately 10' x 20', located at the southwest corner of the property (see Exhibit A). During our visit, we observed notable damage to a window as well as to the unit's air conditioning system (see Exhibit B). Extensive damage to the adjacent slab was also observed.

The potential toxicity and associated health risks— including, but not limited to, respiratory concerns—resulting from wildfire smoke and contaminants infiltrating porous materials are well documented and present a legitimate concern. Additionally, the observed slab damage raises questions regarding the structural integrity of the existing slab and embedded reinforcement due to the exposure to elevated temperatures.

After speaking with our client and considering the proposed rebuild efforts, it is our professional opinion that rebuilding the office farther from the descending slope would be beneficial and therefore recommended. Doing so would help reduce stress on the hillside while also providing a sound, safe, and contaminant-free structure.

We hope the information provided is helpful. Please feel free to contact me at 323-405-1300 should you have any questions.

Respectfully,

Francisco D. Garcia, PE

LICENSED PROFESSIONAL ENGINEER
FRANCISCO DIAZ GARCIA
NO. 88029
EXP. 3/31/26
CIVIL
STATE OF CALIFORNIA

19145 MALABAR ST • SANTA CLARITA • CALIFORNIA 91351
Tel:323.405.1300 frank@polystructures.org

ATTACHMENT

Project: 3651 McAnany Way
PSE Job No.: 26-121

EXHIBIT A:



19145 MALABAR ST • SANTA CLARITA • CALIFORNIA 91351
Tel:323.405.1300 frank@polystructures.org

Project: 3651 McAnany Way
PSE Job No.: 26-121

EXHIBIT B:



19145 MALABAR ST ● SANTA CLARITA ● CALIFORNIA 91351
Tel:323.405.1300 frank@polystructures.org

SHEET INDEX

A-1 PROPOSED SITE PLAN & GENERAL NOTES
A-2 EXISTING SITE PLAN & SITE PICTURES PRE - FIRE
A-3 PROPOSED FLOOR PLAN & WINDOW DOOR SCHEDULE SFD
A-4 EXISTING FLOOR PLAN SFD
A-5 PROPOSED ARCHITECTURAL ELEVATIONS SFD
A-6 EXISTING ELEVATIONS SFD
A-7 ARCHITECTURAL SECTIONS SFD & GREEN NOTES
A-8 (E) & (P) FLOOR PLAN WINDOWS-DOOR SCHEDULE DETACHED GARAGE - ELEVATIONS & SECTIONS
A-9 (E) & (P) FLOOR PLAN DETACHED CAR PORT ELEVATIONS & SECTIONS (E) OFFICE SURVEY-TOPO PLANS & SLOPE ANALYSIS

BUILDING DATA LEGAL DESCRIPTION

OWNER: JACOB BENJAMIN SENDOWSKI
TEL.: (310)600-5573
PROJECT ADDRESS: 3651 McANANY WAY MALIBU CA 90265
LEGAL DESCRIPTION: LOT COM E 818.66' & S 44-17-5 E 497.92' FROM NW COR OF SEC 36 T 1S R 17W TH S 44-17-5 W 15.84' TH SW ON A CORVE CPNCAVE TO SE RADIUS WQUALS 100' 34.14' TH S 24-43-15" W 144.72' TH N 81-16-5" E 133.75' TH N 12-49-18" E 59.67' TH N 22-08-01" E 78.02' TH N 16-57-27" E 83.93' TH N 38-09-40" E 43.44' TH S 53-48-55" E 159.94' TO BEG PART OF NW 1/4 OF SEC 36 T 1S R 17W

LOT AREA GROSS:	33,516.80 sq/ft------0.7694acre
NET LOT AREA:	28,135.91 sq/ft-----0.649 acre
APN #:	4449-016-007
BLDG. TYPE:	RESIDENTIAL
ZONING:	SFL
TYPE OF CONSTR:	VB
STORIES EXISTING:	1
STORIES PROPOSED:	1
SPRINKLERED:	YES
USE:	SFD
EXISTING HEIGHT:	13'-4"
PROPOSED HEIGHT:	13'-4"
OCCUPANCY GROUP:	R3/U

FIRE HAZARD SEVERITY ZONE

DEFERRED PERMIT LIST

- **TYPE VB-SPRINKLER SYSTEM NFPA12D
- **PV SYSTEM to be sized per the Energy Report.
- **FUEL MODIFICATION.
- **LANDSCAPE PLAN.

SCOPE OF WORK

DISASTER RECOVERY CAUSED BY WILDFIRES

**PROPOSED TO REBUILT (E) SFD 2,340 SQ/FT + 10% ADDITION 234.00 SQ/FT + OFFICE AREA TO BE ADDED TO MAIN HOUSE 224.71 SQ/FT + 10% 22.00 SQ/FT FOR A TOTAL LIVING AREA 2,820.71 SQ/FT.

**ATTACHED GARAGE 440.75 SQ/FT.
**ATTACHED PATIO COVER 510.25 SQ/FT.
**DETACHED GARAGE 523.00 SQ/FT.

build + IMPERMEABLE AREA 15,091.71 / 33,516.80 SQ. FT. = 45% GROSS LOT COVERAGE
4,294.71 build / 28,135.91 SQ. FT. = 15% LOT COVERAGE

BREAKDOWN AREAS

(E) SFD 2,340 + 10% 234 + (E) OFFICE AREA 224.71 + 10% 22.00 TOTAL LIVING AREA	2,820.71 SQ. FT.
(E) ATTACHED GARAGE	440.75 SQ. FT.
(E) PATIO COVER	510.25 SQ. FT.
(E) DETACHED GARAGE	523.00 SQ. FT.
TOTAL	4,294.71 SQ.FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING TITLE 18 OF LOS ANGELES CODE.
2022 CALIFORNIA BUILDING CODE. (CBC)
2022 CALIFORNIA FIRE CODE (CFC) NFPA STANDARDS.
2022 CALIFORNIA MECHANICAL CODE.(CMC)
2022 CALIFORNIA PLUMBING CODE.(CPC)
2022 CALIFORNIA ELECTRICAL CODE.(CEC)
2022 T-24 ENERGY STANDARDS
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 GREEN BUILDING CODE
MALIBU CITY MUNICIPAL CODE

NOTE: "EXISTING LANDSCAPE / NO CHANGES"

ATTIC VENTILATION

ATTIC AREA = 2,820.71 SQ. FT.
TOTAL = 2,820.71 SQ. FT.
2,820.71/150 = 18.80 SQ. FT. NEEDED
ROOF POWER ATTIC VENT
(720 SQ. IN.)x 4= 2,880.00 SQ. IN.
TOTAL PROVIDED = 20 SQ/FT
MODEL No.: ERV6SMWW MATCH POWER VENT, 720.00 sq/in FREE AREA SIZE:H9"XW25"XD25".

SETBACK REQUIRED

FRONT SETBACK REQUIRED LOT DEPTH 144'-1" x 0.20 =28'-8"
EXISTING SETBACK TO REMAIN 67'-7"
PROPOSED SETBACK 67'-7"

REAR SETBACK REQUIRED LOT DEPTH 144'-1" x 0.15 =21'-6"
EXISTING 19'-9" & PROPOSED SETBACK 20'-1"

SIDE SETBACK LOT WIDTH 227'-5" x 0.25 =56'-8"
EXISTING & PROPOSED SETBACK 95'-6" COMBINED
NORTH SETBACK (10%) REQUIRED 22.5' PREEXISTING 16'-9" TO REMAIN
SOUTH SETBACK (15%) REQUIRED 34'-1" PREEXISTING 78'-9"

(E) PROPERTY LINE
BUILDING LINES
ROOF LINES
(E) FAMILY DWELLING TO BE REBUILD
ADDITION
(E) CONCRETE / DIRT
PROPOSED IMPERMEABLE COVERAGE CONCRETE-BROCK-PAVERS

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Tel: 310-456-2489 ext. 390

City of Malibu
Residential General Notes

Please include this note sheet on the **Cover Sheet** of the plan set. These notes are applicable to only single-family homes, two-family homes, and townhomes.

General Information:

- Project complies with the following Applicable Codes: 2022 CRC, CPC, CMC, CEC, CGBSC, CA Energy Code, 2023 County of Los Angeles Amendments and Malibu Municipal Code.
- Occupancy Group: R-3/U
- Type of Construction: V-B

Aging in Place:

- Newly constructed dwelling units to comply with Aging-In-Place requirements in accordance with CRC R327:
  - One bathroom and one bedroom will be provided with a net clear opening of not less than 32 inches. Per CRC.R327.1.3
  - One bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the floor above shall comply with this section.
    - The reinforcement will be solid lumber and not less than 2X8. The reinforcement shall be located between 32" and 39 ¼" above the finished floor.
    - The water closet reinforcement to be installed on both side walls of the fixture, or one side wall and the back wall.
    - The shower reinforcement will be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement will be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar will be provided with the bottom edge located no more than 6" above the bathtub rim.
  - Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
  - Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.

Site:

- Lots shall be graded to drain surface water away from the building and adjacent properties and towards the public way. The grade shall fall not fewer than 6" within the first 10 feet. CRC R401.3
- The building address must be clearly visible and legible from the adjacent public way or street. Address letters/numbers shall be minimum 4 inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background. CRC R319.1

Garage:

- Walls separating the dwelling and the garage to be provided with ½" minimum gypsum board applied on interior side. CRC R302.6
- Where habitable rooms occur above the garage, 5/8" minimum Type X gypsum board will be provided on the ceiling. CRC R302.6
- Openings between the garage and the residence to have a 20-minute fire-rating (or a solid wood door not less than 1-3/8" thickness), and be equipped with self-closing and self-latching devices. CRC R302.5.1

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  - A passageway from the access to the appliance. Passageway shall have solid flooring not less than 24-inches wide. CMC 304.4.2.
  - A 30-inch x 30-inch platform shall be provided in front of the service side of the appliance. CMC 304.4.3.
  - A light fixture and convenience outlet shall be provided near the appliance. Switch controlling the light fixture shall be located at the entrance to the passageway. CMC 304.4.4
- All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. CEC 210.12
- All 125-volt, 15- and 20- ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.12.
- The shower door to be 22" minimum and maintain a 22" minimum unobstructed opening for egress per CPC 408.5.
- The shower stall to be 1024 square inches minimum and capable of encompassing a 30" diameter circle. CPC 408.6
- The water closets to have a side clearance of 15" from the centerline of the water closet to the walls and a front clearance of 24" in front of the water closet. CPC 402.5
- The water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. CPC 508.2
- **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
- **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Water Heater Ready:** Water heaters using gas or propane that serve individual dwelling units shall include a dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the water heater and accessible to the water with no obstructions. The branch circuit conductors shall be rated

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- Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum 26 gage sheet steel or other approved material and shall have no openings into the garage. CRC R302.5.2

Stairways:

- The enclosed usable space under the stairs to be protected with ½" gypsum board per CRC R302.7.
- Stair tread depth to be 11" or 10" minimum plus tread nosing (3/4" to 1-1/4" nosing) and riser height of 7.75" maximum per CRC R311.7.5.2 and CRC R311.7.5.3.
- Handrails will be provided at stairs with 4 or more risers.
  - Handrails are required to be 34" to 38" above the stair treads. CRC R311.7.8.1.
  - Handrails shall be continuous for the full length of the flight, from a point directly above the top riser to the lowest riser flight. CRC R311.7.8.4.
  - Handrail ends shall be returned or shall terminate in newel posts or safety terminals. CRC R311.7.8.4.
  - Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrails. CRC R311.7.8.3.
  - Handrail shall either be circular with an outside diameter of 1-1/4" to 2" or with a perimeter greater than 6-1/4 inches with graspable finger recess area on both sides of the profile. CRC R311.7.8.5
  - For the open side of stairs, the openings must be smaller than a 4-3/8-inch sphere. CRC 312.1.3 exception 2.
  - Triangle openings on the open side of stairs must be smaller 6 inches sphere. CRC 312.1.3 exception 1
  - Handrail connection shall be designed to withstand a 200-pound load applied in any direction at any point along the top of the rail

Bathrooms:

- The bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
- Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1
- A 36-inch landing shall be provided at each side of each exterior door. The slope of the exterior landing shall not exceed 2% slope. CRC R311.3.
- Landing at the egress door shall not be more than 1-½" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where door does not swing over the landing. CRC R311.3.1

Smoke and Carbon Monoxide Alarms:

- Smoke alarms are required in every bedroom, area leading to these bedrooms and on every floor. CRC 314.3
- A carbon monoxide alarm is required in all areas leading into the bedroom and on every floor. CRC R315.3
- The smoke alarms and carbon monoxide alarms shall be interconnected and hardwired per CRC R314.4, R314.5, R315.2.4 and R315.2.5.

Mechanical, Electrical, Plumbing, Energy:

- Air ducts shall exhaust 3'-0" from property line and 3'-0" from openings into the building. CMC 504.5.
- appliances in the attic space, note the following on the plan:
- The following are required for appliances installed in an attic:
  - An access through an opening and passageway at least as large as the largest component of the appliance, 22-inch x 30-inch minimum. CMC 304.4

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at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the California Electrical Code. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future water heater installation. The reserved space shall be permanently marked as "For Future 240V use." CEnergyC 150.0(n)

Dark Skies:

- Outdoor lighting shall not cause light trespass exceeding 0.1 foot-candles from any property onto a residential property or public space. MMC 17.41.050G1
- Light fixture will be shieled to prevent light pollution above the horizontal plane of the lowest point on the illuminated part of the light. CMC 17.41.050A
- Lighting around the perimeter of the site which provides views to or is visible from any scenic area, scenic road, public viewing area, ESHA or ESHA buffer is prohibited. MMC 17.41.050B
- exterior lights to be equipped with photocontrols which extinguish the light when sufficient daylight is available. MMC17.41.050D
- Light fixture not to exceed 850 lumens. MMC 17.41.060B2
- Light fixture to be directed downward. MMC 17.41.060B2
- Light fixture to be mounted less than 18 feet above the finished floor. MMC 17.41.060B2
- Light fixtures located more than 50 feet habitable structure or swimming pool are not permitted. MMC 17.41.060B3 (not applicable to driveways and walkways)
- Walkways used for entry, exit or parking areas, to be shielded, directed downward, 850 lumens max, and not exceed 2' in height.
- Exterior lights to be equipped with motion sensors and timers to meet curfew requirements. MMC 17.41.050D
- Permanently installed lighting that blinks, flashes or is of unusually high intensity or brightness is prohibited. MMC 17.41.050H
- 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
- All outdoor lighting shall be extinguished by 11:00 p.m. or when people are no longer present in exterior areas. MMC 17.41.060B1
- Seasonal lighting shall be allowed from November 15 to January 15 only. MMC 17.41.050F

MAXIMUM ALLOWABLE SQUARE FOOTAGE

GROSS LOT	33,516.80
EASEMENTS & STREET	-6,253.78
SLOPES GRATER OR EQUAL TO 1:1	-7,656.00
TOTAL LOT: 19,610.02 / 1 ACRE (43,560) =	.42 acre classification UP TO ½ acre

PERCENTAGES:

UP TO ½ ACRE:	19,610.02 x .177=3,470.97 + 1,000	= 4,471.00
½ ACRE TO 1 ACRE:	43,560 - 21,780 = 21,780 x .10	= N/A
1 ACRE TO 1 ½ ACRES:	65,340 - 43,560 = 21,780 x .05	= N/A
1 ½ ACRES OR MORE:	REMAINING ACRES - 65,340 = 54,886 x .02	= N/A

MAXIMUM ALLOWABLE SQUARE FOOTAGE 4,471.00 SQ/FT
PROPOSED 4,294.71 pre-existing 4,349.62 SQ/FT

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

GROSS LOT	33,516.80
EASEMENTS & STREET	-6,253.78
SLOPES GRATER OR EQUAL TO 1:1	-7,656.00
TOTAL LOT:	19,610.02

PERCENTAGES:

UP TO 1/4 ACRE:	19,607.02 x .45%	= N/A
¼ ACRE TO ½ ACRE:	19,607.02 x .35%	= 6,862.45
1/2 OR MORE:	19,607.02 x .30%	= N/A

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE 6,862.45 SQ/FT
CONCRETE-PAVERS DRIVEWAY--------------2,075.75 SQ/FT
CONCRETE-PAVERS WALKWAY---------------3,777.00 SQ/FT
CONCRETE-PAVERS OPEN AREAS-----------650.00 SQ/FT
BUILDING STRUCTURES------------------------4,294.71 SQ/FT
PROPOSED 10,797.46 SQ/FT PRE-EXISTING 10,852.37 SQ/FT



PROPOSED SITE PLAN
SCALE: 1/16=1'-0"
N

REVISIONS | BY

NEW AGE DESIGN
& PLANING SERVICES, INC.
Plans - Design planing-int design permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com

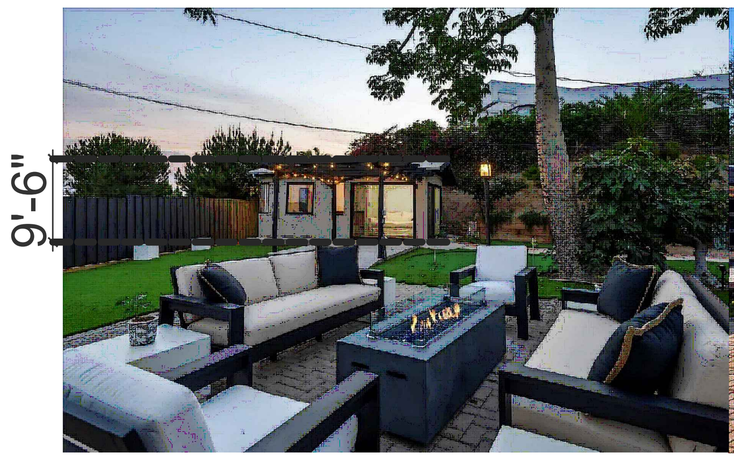
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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSION, CONTRACTORS SHALL VERIFY AND BE RESPONSABLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THERE BY, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER , AND NOT PART THERE OF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER VISUL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

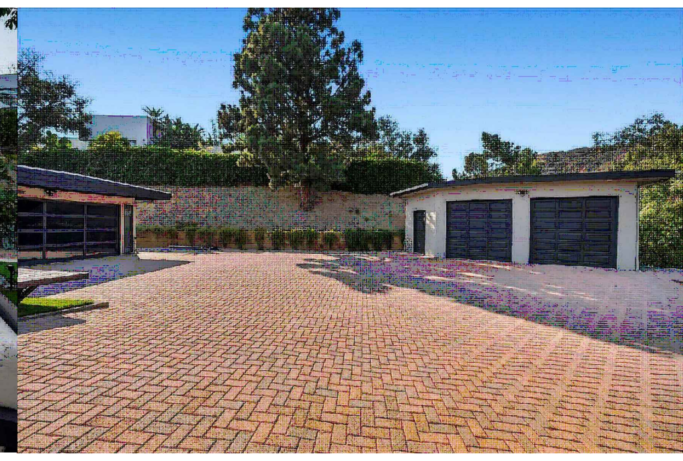
JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN:	A.S.
CHECKED:	PLAN CHECK
DATE:	02/12/2026
SCALE:	1/16"=1'
JOB NO.	#148-25
DRAWING No.	A-1

EXISTING VIEWS BEFORE FIRE



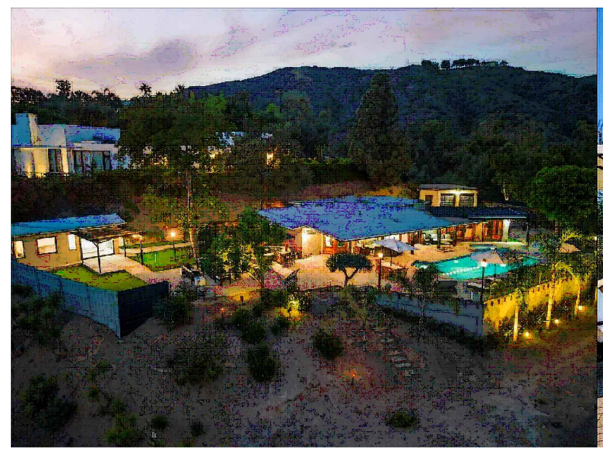
SOUTH VIEW DETACH OFFICE



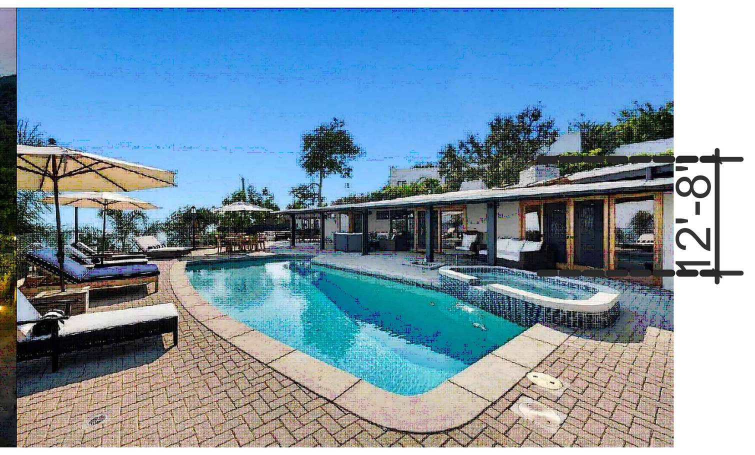
SOUTH VIEW DETACH GARAGE



SOUTH VIEW DETACH CAR PORT



SEMI AERIAL VIEW



EAST VIEW



NORTH VIEW

City of Malibu

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

ONSITE WASTEWATER TREATMENT SYSTEM BEDROOM AND FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, City of Malibu Registered Practitioner, or an "A", "C-42", "C-36" Licensed Contractor.

Date: 1-7-2025
Applicant:
Project Address: 3651 MCANANY WAY
Number of Bedrooms (Existing):
Number of Bedrooms (Future): 4

Planning Division Reference Number:
Worksheet Certification by:
Ely Simental Jr. — Print name — Signature
C42 — IP-12006 — Applicable California State License or Registration Type
746011 — State License or Registration Number — 7/31/2026 — Expiration Date

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Existing Fixture Units "A x C"	Total Future Fixture Units "(A + B) x C"
Bathtub or Combination Bath/Shower		+	2	=	2	x	2	=		4
Bidet		+	–	=	–	x	2	=		
Bar Sink		+	–	=	–	x	1	=		
Clothes Washer		+	1	=	1	x	3	=		3
Dishwasher		+	1	=	1	x	2	=		2
Laundry Sink		+	–	=	–	x	2	=		
Lavatory (Wash Basin)		+	5	=	5	x	1	=		5
Kitchen Sink		+	1	=	1	x	2	=		2
Shower (Single Head)		+	1	=	1	x	2	=		2
Water Closet (Flush Toilet)*[5]		+	4	=	4	x	6	=		24
Other (MPC Table 7-3)		+		=		x		=		
Other (MPC Table 7-3)		+		=		x		=		

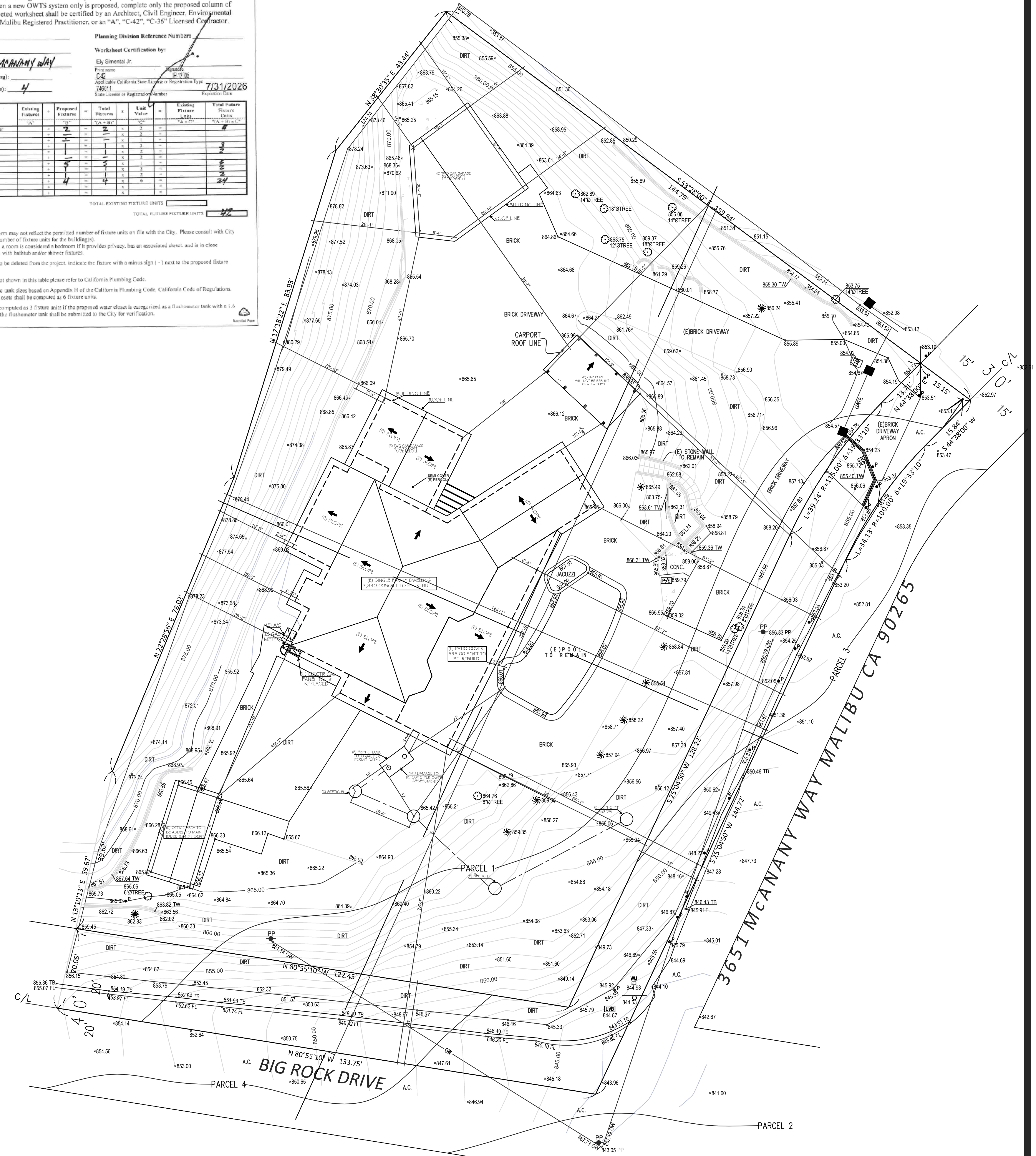
TOTAL EXISTING FIXTURE UNITS
TOTAL FUTURE FIXTURE UNITS 42

Notes

*The fixture units listed on this form may not reflect the permitted number of fixture units on file with the City. Please consult with City staff to determine the approved number of fixture units for the building(s).

1. In completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (-) next to the proposed fixture quantity in column "B".
3. For plumbing fixtures not shown in this table please refer to California Plumbing Code.
4. When determining septic tank sizes based on Appendix H of the California Plumbing Code, California Code of Regulations, Title 24, Part 5, water closets shall be computed as 6 fixture units.
5. A water closet shall be computed as 3 fixture units if the proposed water closet is categorized as a flushometer tank with a 1.6 GPF. Specifications of the flushometer tank shall be submitted to the City for verification.

Fixture Unit Worksheet 180919 — Recycled Paper



EXISTING SITE PLAN
SCALE: 1/16=1'-0"

N

GENERAL NOTES:

1. ALL JOINTS AND PENETRATIONS MUST BE CAULKED OR SEALED.
2. EXTERIOR DOORS AND WINDOWS MUST BE WEATHER STRIPPED.
3. ALL WINDOWS MUST BE DOUBLE GLASS AND MUST BE CERTIFIED AND LABELED FOR SUCH VALUES.
4. CAULK ALL JOINTS WHERE PLUMBING FIXTURE.
5. LIGHTNING FIXTURES RECESSED INTO INSULATED CEILING MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER FLOORS.
6. WATER HEATER MUST HAVE INTERMITTENT IGNITION DEVICE. NO CONTINUOUS BURNING GAS PILOT ALLOWED EXCEPT FOR NON-ELECTRICAL COOKING APPLIANCES WITH PILOT < 150 B.T.U./HR.
* WATER HEATER MUST BE STRAPPED TO WALL 507.3,LAPC
7. WATER MUST HAVE AN R-16 OR GREATER BLANKET INSULATION.
8. THE FIRST FIVE FEET OF HOT AND COLD WATER PIPING FROM THE WATER HEATER AND CIRCULATION LOOP PIPING MUST BE INSULATED WITH R-4 OR GREATER. NO ISULATION SHOULD BE INSTALLED CLOSER THAN SIX INCHES FROM THE FUEL. ALL PIPE INSULATION SEAMS MUST BE SEALED.
9. NEW OR REPLACED WATER HEATER SHALL BE STRAPPED TO WALL IN TWO PLACES.
ONE IN THE UPPER 1/3 OF THE TANK AND ONE ON THE LOWER 1/3 OF THE TANK.
THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.
10. SET BACK THERMOSTAT REQUIRED, EXCEPT FOR WALL FURNACE.
11. GENERAL LIGHTING FOR BATHROOM MUST BE PROVIDED WITH A MINIMUM OF 40 LUMENS PER WATT.
12. ALL INTERIOR FINISHES SHALL BE 1/2" THICK GYPSUM WALLBOARD PAINTED EXCEPT IN WALLS IN THE BATHROOM.
13. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMPERE GFCI RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) - PER SECTION 210.8(A)(10).
14. HARD-WIRE WITH BATTERY BACK UP SMOKE DETECTOR IN ALL BEDROOMS AND IN ALL HALL WAYS OR ROOMS NEXT TO A SLEEPING AREA.
15. NO INTERIOR SHADING DEVICES.
16. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING ".
17. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE - FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES,TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES,ETC.) OR TO LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHEETHER OR NO THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAY AND/OR ADDITIONAL EXPENSES.
18. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
19. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARENCES.
20. - ROOF DRAINAGE TO BE CONDUCTED TO THE STREET VIA NON-EROSIVE DEVICES.
21. - PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
22. - " A SEPARATE PERMIT WILL BE REQUIRED FOR PLUMBING, MECHANICAL WORK AS APPLICABLE".
23. -THIS PROJECT SHALL COMPLY W/ NPDES, SUSMP AND BEST MANAGEMENT.
24. -PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AS REQUIRED BELLOW AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (3306.9),SANITATION (3305) ETC.
25. -THRESHOLDS AT DOORWAYS SHALL NOT EXCEEDS 0.75 INCH IN HEIGHT FOR SLIDING DOOR SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS.
26. -FOR EACH TYPE OF SPECIAL INSPECTION,IDENTIFICATIONS AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION OR PERIODIC SPECIAL INSPECTIONS.
27. -WHEN SPECIAL INSPECTION IS REQUIRED PROVIDE GENERAL NOTES THAT DESIGNATE:
*PORTIONS OF THE WORK THAT REQUIRE SPECIAL INSPECTION.
*NAMES OF INDIVIDUAL (S) / FIRMS (S) THAT WILL PROVIDE SPECIAL INSPECTION.
*DUTIES OF SPECIAL INSPECTOR (S) INCLUDING TIME LIMITS FOR SUBMISSION OF REPORTS TO THE BUILDING OFFICIAL
28. -A MIN OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
29.-PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
30.- ALL NEW BUILDINGS AND ADDITIONS > 700 sq/ft SHALL COMPLY WITH THE QUALITY INSULATION INSTALLATION (QII) REQUIREMENTS SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY. WHEN QII IS REQUIRED, INSULATION INSTALLATION SHALL MEET THE CRITERIA SPECIFIED IN REFERENCE APPENDIX RA3.5.
30.-KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, LAUNDRY TUBS AND WASHING MACHINES OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
31.-PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWERS HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
32.-UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).(R308.6.9).
33.- FOR EXISTING POOL ON SITE , PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUNDS CONTINUOUSLY FOR A MIN. 30 SEC. WHEN THE DOOR IS OPEN. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WHIT A MANUAL MEANS TO DEACTIVATE FOR 15SEC. MAX.THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

EVSE NOTES:

1. FOR FUTURE INSTALLATION OF ELECTRIC VEHICLES SUPPLY EQUIPMENT (EVSE) IN EACH
ONE-AND TWO FAMILY DWELLINGS AND TOWNHOUSES:
a) MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED
LOCATION OF THE CHARGING SYSTEM IN TO A LISTED CABINET, BOX OR ENCLOSURE.
b) THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MIN.
DEDICATED BRANCH CIRCUIT AND SPACE RECEIVED TO PERMIT OF INSTALLATION OF A BRANCH
CIRCUIT OVER CURRENT PROTECTIVE DEVISE.
c) THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE
OVER CURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING AS EV
CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV
CAPABLE.
d)THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC AT THE OPPOSITE (LOAD) END FROM THE IMPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
(4.211.4, ENERGY CODE & 110.10, LAFD REQUIREMENT No. 96).
34.-FOR EXISTING POOL ON SITE PROVIDE ANTI-ENTRAMPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLING PER ASSEMBLY BILL (AB) No. 297(3162B).
35.-AUTOMATIC GARAGE DOORS OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.(R309.4)
36.-SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLINGS UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS (R314.2).
37.-WHEN A PERMIT IS REQUIRED FOR ALTERATION, REPAIRS OR ADDITIONS EXISTING DWELLING OR EXISTING SLEEPING UNITS THAT HAVE ATTACHED GARAGE OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH AN APPROVED CARBON MONOXIDE ALARM.CARBON MONOXIDE ALARM SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLINGS UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R315.2).
38.-EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED FOR NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADECUATED TO PROVIDE AVERAGE ILLUMINATION OF 6FOOT CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (R303.1).
39.- A COPY OF THE EVALUATION REPORT CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
40.-A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODES SECTION 110.10(b) THROUGH 110.10)c) SHALL BE PROVIDED TO THE OCCUPANT.
41.-THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
42.-WHEN A SHOWER IS SERVED BY ONE OR MORE THAN ONE SHOWERHEAD THE COMBINED FLOW RATE OF ALL THE SHOWERHEAD OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 psi OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
43.- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS W/CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0
44.- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
45.-AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEM LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
46.-ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED W/TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
47.-ARCHITECTURAL PAINTS AND COATING ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY W/THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
48.-THE VOC CONTENT VERIFICATION CHECK LIST, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
49.-PROVIDE ULTRA-FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION.
EXISTING SHOWER HEADS AND TOILETS MUST ADAPTED FOR LOW WATER CONSUMPTION.
50.-SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
51.-A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION.
52.-CARBON MONOXIDE ALARM IS REQUIRED PER (420.6, R315).
53.-FOR ONE AND TWO FAMILY DWELLINGS ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER OPERATED REEL SYSTEM. FOR IRREGULAR SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL DUE TO IT'S IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED. (4.304.5).
54.-FOR SITES WITH OVER 500 SQ/FT OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUBS AND BATHROOM WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1).
55.-WATER USED IN BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200' OF THE PROPERTY LINE.(4305.2)
56.-THE HOT WATER SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH PLUMBING CODE SECTION 610.4.1.2 or 610.4.1.3.
57.-CONSTRUCTION WASTE SHALL BE REDUCED IN ACCORDANCE WITH SECTION 66.32 et seq. OF CERTIFIED HAULER.
58.-FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL INCLUDING AT A MINIMUM THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
59.-AL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
60.-PROVIDE 42" HIGH GUARDS WITH MAX. 4" CLEAR SPACING OPENING BETWEEN RAILS.

BATHROOM NOTES:

1. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS W/A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NON ABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. GLAZING USED IN DOOR AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY, TEMPERED THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS
SHALL BE OF TYPE WHICH IS NOT AFFECTED BY MOISTURE. OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED, OR 1/4" WHEN LAMINATED, SHALL PASS THE REQUIREMENTS LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN
LESS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF C.B.C. STANDARD No. 54-2.
3. PROVIDE EXHAUST SYSTEM CAPABLE OF PROVIDING AT LEAST 5 AIR CHANGES PER HOUR AND MUST BE CONNECTED TO OUTSIDE AND OPERABLE FROM LIGHT SWITCH (IN BATHROOM WITH NO WINDOW).
4. EACH WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24".
5. ALL (E) OR (N) WATER CLOSET SHALL BE EQUIPPED W/LOW CONSUMPTION WATER CLOSET.

HALL BE EQUIPPED W/LOW CONSUMPTION WATER CLOSET.
6. ALL PLUMBING FIXTURES TO BE LOW FLOW:

WATER CLOSETS:	1.28 GAL/FLUSH
SHOWERHEADS:	1.8 G.P.M.
MULTIPLE SHOWERHEADS:	2.0 G.P.M. AT 80 PSI
LAUNDRY FAUCETS:	1.2 G.P.M. AT 60 PSI
URINALS:	0.5 G.P.M

7. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 CPC.
8. BATHROOMS RECEPTACLES SHALL BE SERVED BY 20 AMP. CIRCUITS PER SECTION. 210-52(d)
9. WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778mm) ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH (762mm) DIAMETER CIRCLE.
10. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. R306.3.
11.-HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 f AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

CARPENTRY:

1. WOOD SHEATHING (STRUCTURAL): SHALL BE PLYWOOD OR ORIENTED STRAND BOARD. PLYWOOD SHALL BE GROUP 1 OR GROUP 2 SPECIES, C-D GRADE EXPOSURE1CONFORMING TO PS 1-95.EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ORIENTED STRAND BOARD (OSB) SHALL BEAR THE "STURDI-WOOD" BY WEYERHAEUSER. EACH PANEL SHALL BE CLASSIFIED AS EXPOSURE AND SHALL BEAR THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION
(APA). CEILING SHEATHING SHALL HAVE A SPAN RATING OF 48/24. WALL SHEATHING SHALL HAVE A SPAN RATING OF 32/16. NAILING SHALL BE WITH GALVANIZED BOX OR COMMON SIZE. ALL SHEAR WALLS SHALL BE BLOCKED AT THE PANEL EDGES UNLESS OTHERWISE NOTED.
2. STANDARDS: CONFORM TO WEST COAST LUMBER INSPECTION BUREAU
(WCLIB), OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). EACH PIECE
SHALL BEAR THE WCLIB OR WWPA GRADE TRADEMARK.
SPECIES AND GRADE
-BEAMS AND HEADERS: "DOUG FIR-LARCH" No.1
-JOISTS AND PURLINS : "DOUG FIR-LARCH" No.1
-POSTS & COLUMNS: "DOUG FIR-LARCH" No.1
-EXTERIOR STUD AND INTERIOR BEARING WALLS: "DOUG FIR-LARCH" No.1
-INTERIOR NON-BEARING STUD WALLS: "DOUG FIR-LARCH" No.2, OR BETTER
-THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING: "DOUG FIR-LARCH"
No.2, OR BETTER
-UTILITY STANDARD GRADE NOT PERMITTED.
3. GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER CBC TABLE
2304.9.1 OR MORE, AS OTHER WISE SHOWN. PRESSURES TREAT ALL WOOD IN
CONTACT WITH CONCRETE OR MASONRY. HOLES AND CUTS IN 3X OR 4X PLATE
SHOULD BE TREATED #10. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS
AND LAG SCREW HEADS BEAR ON WOOD. DO NOT NOTCH OR DRILL STRUCTURAL
MEMBERS, EXCEPT AS ALLOWED BY CBC SECTIONS 2308.

NOTES:

A. CONTRACTOR SHALL POST INSTALLATION CERTIFICATE (CF-6R) FORM AND INSULATION. CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.
B. CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-1R, MF-1R, CF-6R AND IC-1 FORMS TO THE BUILDING OWNER.
C. A CF-GR FORM MUST BE COMPLETED AND POSTED PRIOR TO FINAL INSPECTIONS CERTIFICATE UPON COMPLETION ON JOB SITE.
D. DIMENSIONS AND CONFIGURATIONS OF ROOF, EXTERIOR AND INTERIOR WALLS, WINDOWS,DOORS,AND FLOOR ELEVATIONS ARE BASED ON THE FIELD MEASUREMENTS AND MAY VARY FROM THE ACTUAL CONSTRUCTION. THE CONTRACTOR IS ADVISED TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
E. ARCHITECTURAL DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
F. ALL DETAILS DENOTED AS TYPICAL OR TYP. APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED ON PLANS.
DOORS, EXITS & STAIRS.

PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS. MASTER BEDROOM DOORS, ONE OF THEM, THE OPERABLE LEAF, SHALL BE NOT LESS THAN 32" WIDE.

ENCLOSED USEABLE SPACES UNDER INTERIOR STAIRS REQUIRE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (SUCH AS 5/8" TYPE "X" GYP.BD).

THE FOLLOWING STAIRWAY DETAILS FOR:
A.-MAX. 7" RISE & MIN. 11" RUN.
B.-MIN 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
C.-MIN 36" (44") CLEAR WIDTH.
D.-HANDRAILS A MIN. 34" TO MAX. 38" HIGH.
E.-HANDGRIP PORTION OF HANDRAIL SHALL BE A MIN. 1 1/2".
2" IN DIAMETER HAVE A SMOOTH SURFACE W/ NO SHARP CORNERS,
AND MIN 1 1/2" PROJECTION FROM WALL.
F.-HANDRAIL EXTENSIONS OF MIN 12" BEYOND TOP AND BOTTOM RISERS
WHEN SERVING MORE THAN ONE UNIT.
G.-MAX. 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS.
H.-HANDRAILS MUST RETURN TO WALL OR NEWEL POST.
I.-GUARDRAILS SHALL BE 42" MIN. IN HEIGHT.
J.-MINIMUM CLEAR WIDTH OF 36".
DUE TO POSSIBLE PRESENCE OF LEAD BASED PAINT, LEAD SAFE WORK PRACTICE ARE REQUIRED FOR ALL REPAIRS IN PRE-1979 BUILDINGS THAT DISTURB PAINT. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE SECTION 17920.10 & 105256 AND MANY BE SUBJECT TO A $1,000 FINE OR CRIMINAL PROSECUTION. CALL RIVERSIDE COUNTY HEALTH CHILDHOOD LEAD POISONING PREVENTION PROGRAM AT (800)346-6520 OR FOR MORE INFORMATION CALL ENVIRONMENTAL PROTECTION AGENCY (EPA) (415)947-4164.

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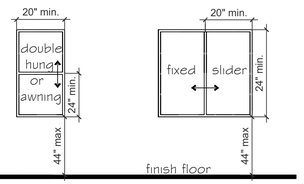
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSION, CONTRACTORS SHALL VERIFY AND BE RESPONSABLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THERE BY, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER , AND NOT PART THERE OF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
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PHONE (310)600-5573

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DATE: 02/12/2026
SCALE: 1/16"=1'
JOB NO. #148-25

A-2
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**NOTE: AN OPENING MEASURING A MINIMUM 24" CLEAR IN HEIGHT, 20" CLEAR IN WIDTH, AND 5.75F MIN. AREA(5.0 SF AT GRADE LEVEL). THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" HIGH-MEASURED FROM THE FLOOR. 2022 CRC R310.1, R310.1.2, R310.1.3 CRC 312

FLOOR PLAN NOTES

1) EGRESS WINDOW FROM BED ROOMS TO BE 24" WIDE X20" HIGH MINIMUM CLEAR OPENING AND WITH A MINIMUM 5.7 SQUARE FOOT OPENING AREA. OPENING TO BE A MAXIMUM OF 44" ABOVE THE FINISH FLOOR.
2) EXIT DOORS MUST OPEN OVER A LANDING NO MORE THAN 1 1/2" BELOW THE THRESHOLD.
3) CONTRACTOR TO CONFIRM ALL SIZES, DIMENSIONS, DETAILS, HARDWARE, COLORS, AND FINISHES WITH THE OWNER PRIOR TO ORDERING WINDOWS AND COLORS AND DOORS. CONTRACTOR TO CONFIRM THAT HEADERS,BEAM,SHEAR WALL PANELS AND OTHER FRAMING
4) DOOR PANEL DESIGN TO BE PER OWNERS SPECIFICATIONS. CONDITIONS WILL ALLOW INDICATED OPENING DIMENSIONS.
5) DOOR AND WINDOWS TO BE PROVIDED WITH SCREENS.
6) REFER TO SECURITY NOTES FOR OTHER CONDITIONS AND SPECIFICATIONS AFFECTING
7) REFER TO FLOOR PLANS AND FRAMING PLANS FOR WALL STUD SIZES, PLYWOOD SHEAR DOOR / WINDOWS
8) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED: WALL CONDITIONS, AND WALL FINISHES TO DETERMINE ROUGH OPENING AND FRAME SIZES.
A INGRESS AN EGRESS DOORS
C DOORS AND ENCLOSURES FOR BATHTUBS, SHOWERS, INCLUDING GLAZING IN WALLS ENCLOSING THESE COMPARTMENTS WITHIN 5' OR STANDING SURFACE.
B PANELS IN SLIDING AND SWINGING DOORS.
D GLAZING WITHIN 2' OF THE VERTICAL EDGE OR CLOSED DOORS AND WITHIN 5' OF
E IN WALLS ENCLOSING STAIRWAY LANDINGS. STENDING SURFACE.
9) THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF ₰ SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". THE HEIGHT OF DOORS NOT BE LESS THAN 80" AND 90 DEGREES.

DOORS, EXITS ₰ STAIRS.
PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS. MASTER BEDROOM DOORS, ONE OF THEM, THE OPERABLE LEAF, SHALL BE NOT LESS THAN 32" WIDE.
ENCLOSED USEABLE SPACES UNDER INTERIOR STAIRS REQUIRES ONE HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (SUCH AS 5/8" TYPE "X" GYP.BD).
THE FOLLOWING STAIRWAY DETAILS FOR:
A.-MAX. 7" RISE ₰ MIN. 11" RUN.
B.-MIN 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
C.-MIN 36" (44") CLEAR WIDTH.
D.-HANDRAILS A MIN. 34" TO MAX. 38" HIGH.
E.-HANDGRIP PORTION OF HANDRAIL SHALL BE A MIN. 1 1/2". 2" IN DIAMETER HAVE A SMOOTH SURFACE W/ NO SHARP CORNERS, AND MIN 1 1/2" PROJECTION FROM WALL.
F.-HANDRAIL EXTENSIONS OF MIN 12" BEYOND TOP AND BOTTOM RISERS WHEN SERVING MORE THAN ONE UNIT.
G.-MAX. 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS.
H.-HANDRAILS MUST RETURN TO WALL OR NEWEL POST.
I.-GUARDRAILS SHALL BE 42" MIN. IN HEIGHT.
J.-MINIMUM CLEAR WIDTH OF 36".

NOTE:HEATER SHALL BE CAPABLE TO MAINTAIN A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT OF 3' ABOVE THE FLOOR AND2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE R303.10

THE MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE IMPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS " FOR FUTURE SOLAR ELECTRIC"

Ⓜ CM CARBON MONOXIDE ALARM, WITH BATTERY BACK UP CM AND SD MOST BE HARD WIRED ₰ INTERCONNECTED

Ⓜ SD SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRE W/BATTERY BACK UP ₰ SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING ₰ SHALL BE EQUIPPED W/BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM ₰ HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM ₰ ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WHIT IN THE INDIVIDUAL DWELLING UNIT.

⑥ EXHAUST VENT- MINIMUM 50CFM INTERMITTENTLY OR 20 CFM CONTINUOUS.
**FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUSTED TO TERMINATED TO THE OUTSIDE OF THE BUILDING.
**FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

*ALL SHOWERS AND TUB SHOWERS SHALL HAVE A PRESSURE BALANCE THERMOSTATIC MIXING VALVE OR A COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING TYPE VALVE.
*ALL NEW REPLACEMENT AND EXISTING WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES ONE IN THE UPPER⅓ OF THE TANK THE LOWER POINT SHALL BE A MINIMUM OF 4"ABOVE THE CONTROLS.
*BATHROOM WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3 SQ/FT ONE HALF OF WHICH IS OPENABLE. THE GLAZED AREA NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50-CFM INTERMITTENT OR 25-CFM CONTINUOUS VENTILATION ARE PROVIDED.
*BATH AND SHOWER FLOORS WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR

NOTE: DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. No.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL ₰ SHALL NOT HAVE OPENINGS IN TO THE GARAGE.

NOTE: OTHER PENETRATIONS OF GARAGE/DWELLING CEILING ₰ WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM #4 (R302.5.3)

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. R303.10

NEW WALL "RE-BUILD" 2x studs @ 16" 16" O.C. OR 2x6 @ BATHROOM WALL
NEW WALL 2x studs @ 16" O.C.
PROJECTION ROOF

10% ADDITION + (E) OFFICE AREA

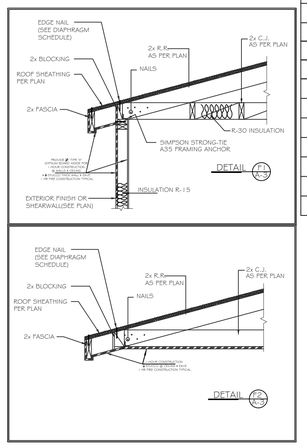
EXISTING SFD (area) TO REBUILD

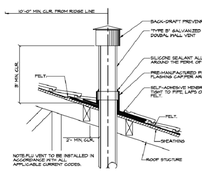
WINDOW SCHEDULE

SYMB	SIZE WIDTH	HEIGHT	TYPE	DESCRIPTION	U/ FACTOR	SHGC	QUANT
Ⓐ	2'	5'	FIXED	FIXED WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	2
Ⓑ	5'	3'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1
Ⓒ	6'	5'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	2
Ⓓ	1'	6'-8"	FIXED	FIXED WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1
Ⓔ	3'	3'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1
Ⓕ	5'	3'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1

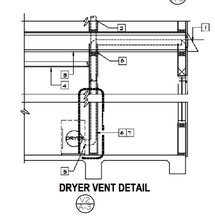
DOOR SCHEDULE

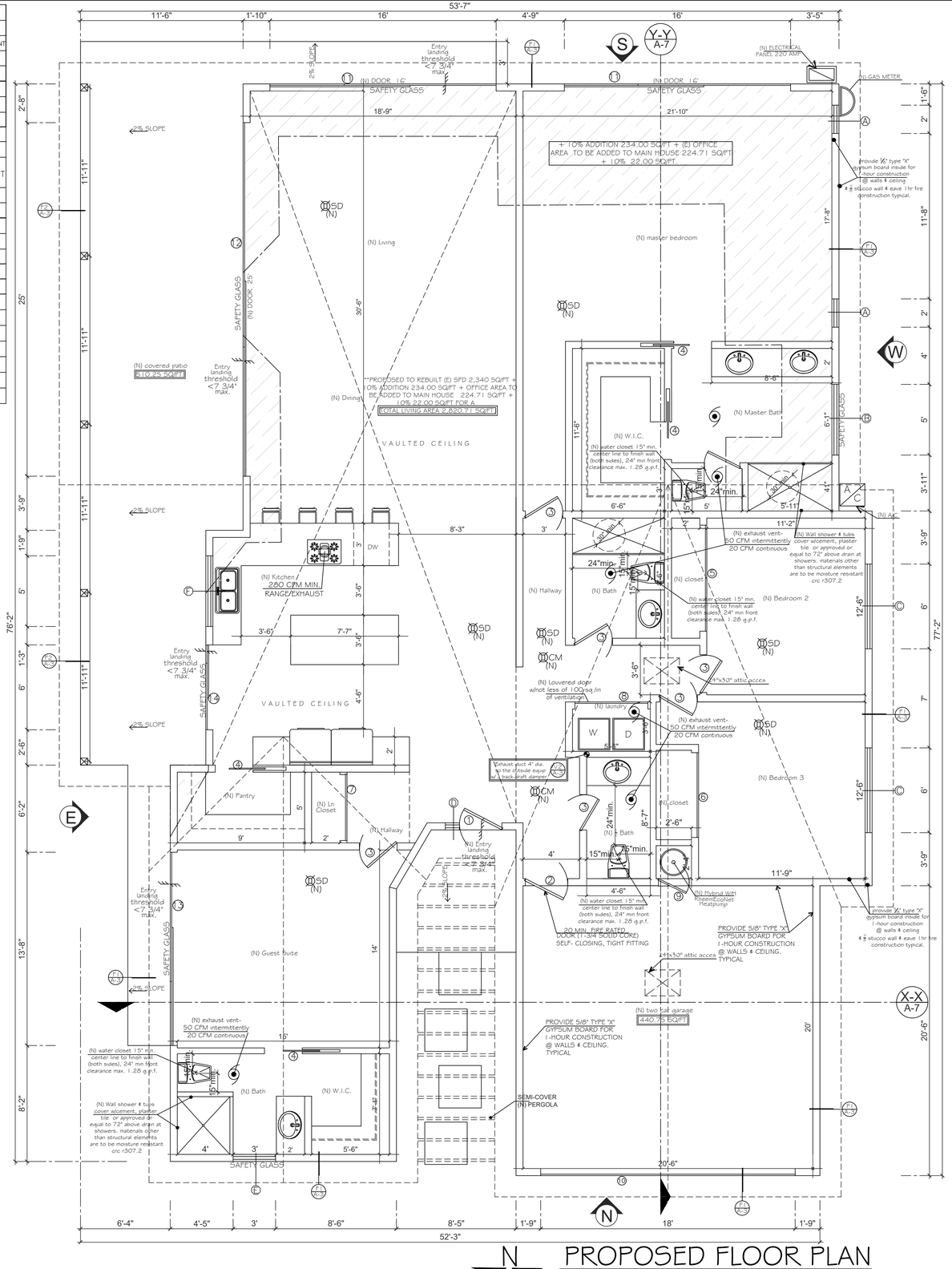
SYMB	SIZE WIDTH	HEIGHT	TYPE	DESCRIPTION	QUANT
①	3'	6'-8"	SWING	ENTRY COLONISH PRE-HUNG (N) DOOR (1) 3/4 SOLID CORE)	1
②	3'	6'-8"	SWING	(1) 3/4 SOLID CORE) TO BE EQUIPPED WITH DEAD BOLT LOCKING DEVICE	1
③	2'-8"	6'-8"	SWING	ENTRY COLONISH PRE-HUNG (N)	6
④	2'-8"	6'-8"	SLIDING	ENTRY COLONISH POCKED DOOR	4
⑤	7'-6"	6'-8"	SLIDING	(N) SLIDING CLOSET DOOR	1
⑥	5'-11"	6'-8"	SLIDING	(N) SLIDING CLOSET DOOR	1
⑦	4'-8"	6'-8"	SLIDING	(N) SLIDING CLOSET DOOR	1
⑧	5'-2"	6'-8"	SLIDING	(N) LOUVERED DOOR W/NOT LESS OF 100 sqin ventilation	1
⑨	2'-2"	6'-8"	SWING	(N) LOUVERED DOOR W/NOT LESS OF 100 sqin ventilation	1
⑩	18'	7'	GARAGE DOOR	NEW GARAGE DOOR	1
⑪	16'	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	2
⑫	25'	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	1
⑬	13'-8"	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	1
⑭	6'	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	1





VENT ROOF TYPICAL





PROPOSED FLOOR PLAN

SCALE: 1/4= 1'-0"

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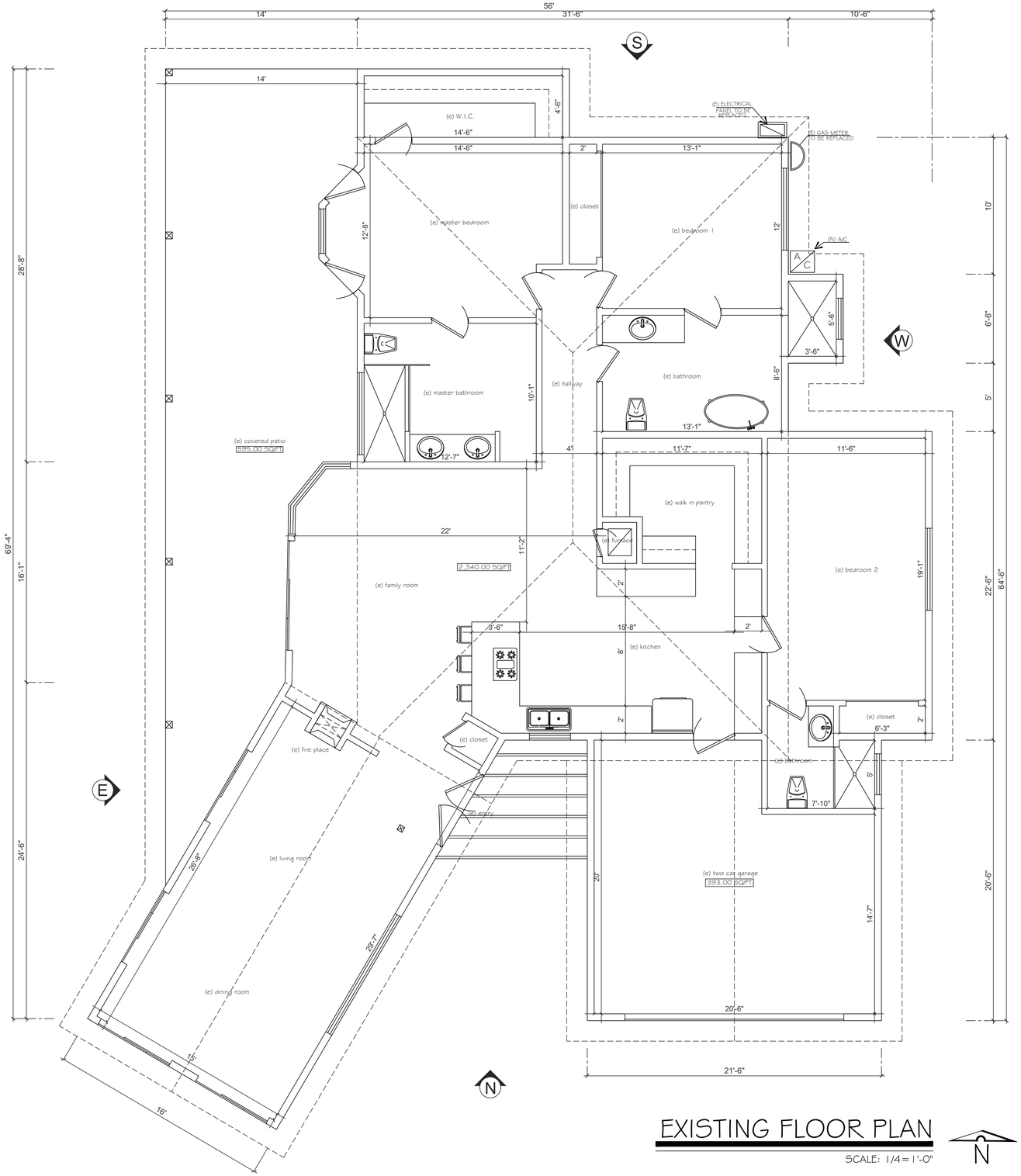
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PHONE (310)600-5573

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DATE: 02/12/2026
SCALE: 1/4"= 1'
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EXISTING FLOOR PLAN

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

N

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A-4
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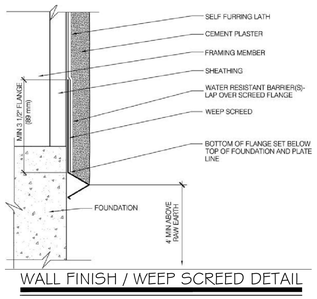
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ATTIC VENTILATION

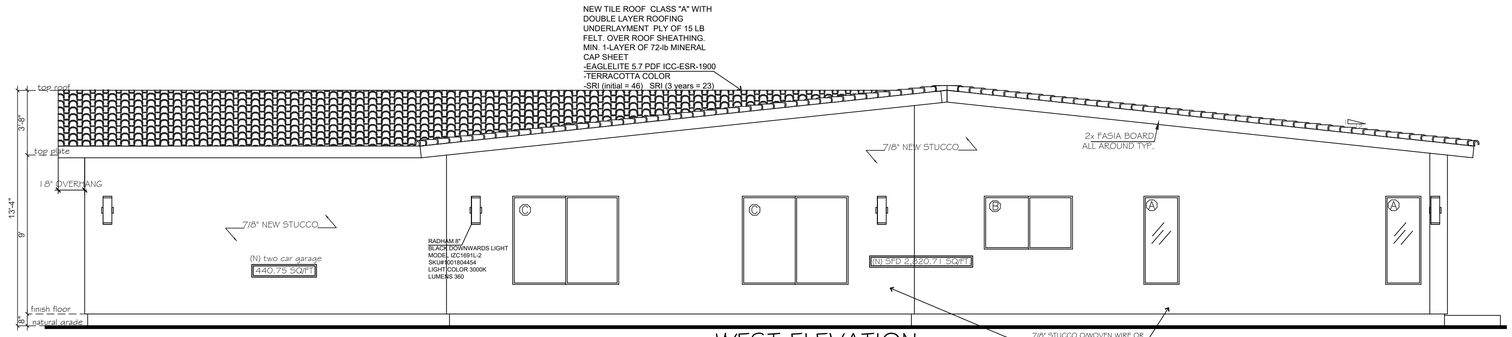
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TOTAL = 2,820.71 SQ. FT.
2,820.71/150 = 18.80 SQ. FT. NEEDED

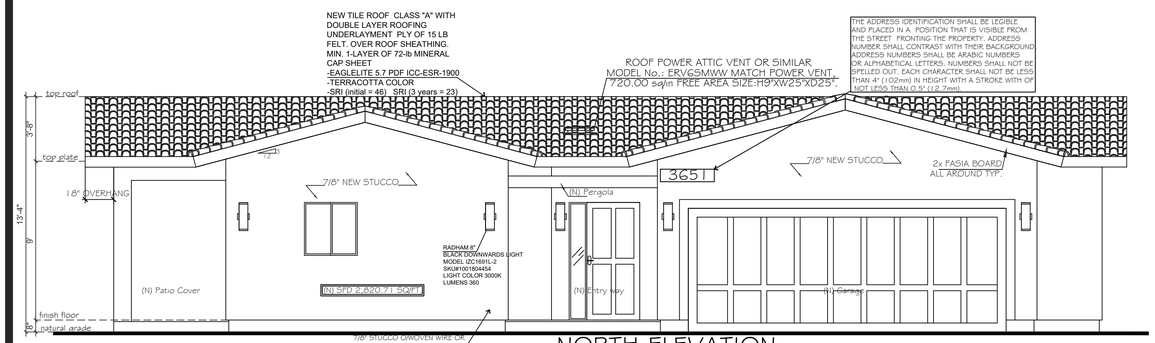
ROOF POWER ATTIC VENT
(720 SQ. IN.)x 4= 2,880.00 SQ. IN.
TOTAL PROVIDED = 20 SQ/FT
MODEL No.: ERVGSMWW MATCH POWER VENT,
720.00 sq/in FREE AREA SIZE:H9"XW25"XD25".



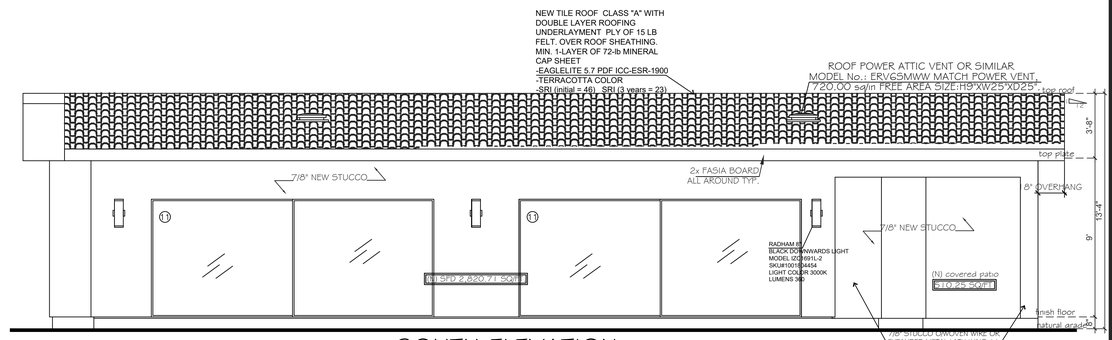
WALL FINISH / WEEP SCREED DETAIL



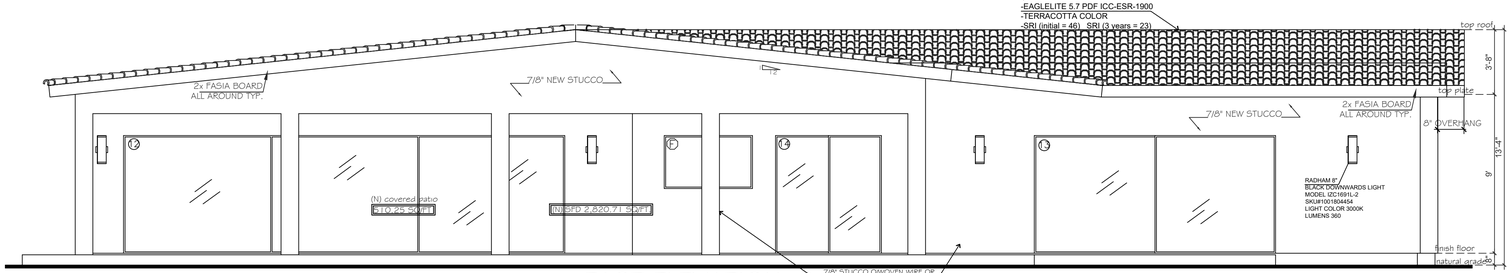
WEST ELEVATION
PROPOSED SCALE: 1/4=1'-0"



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



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



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

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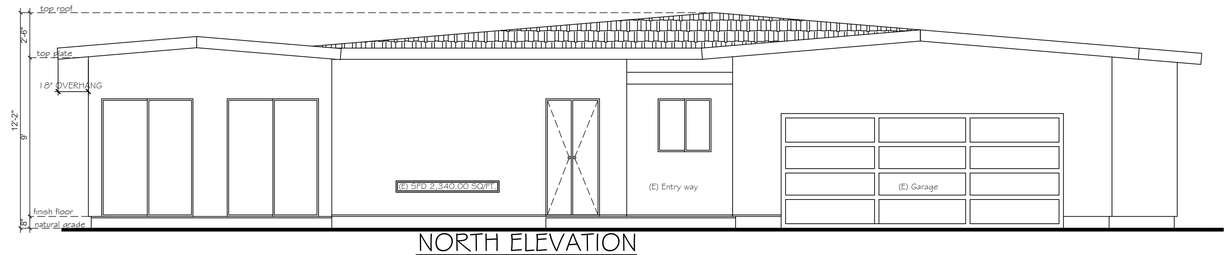
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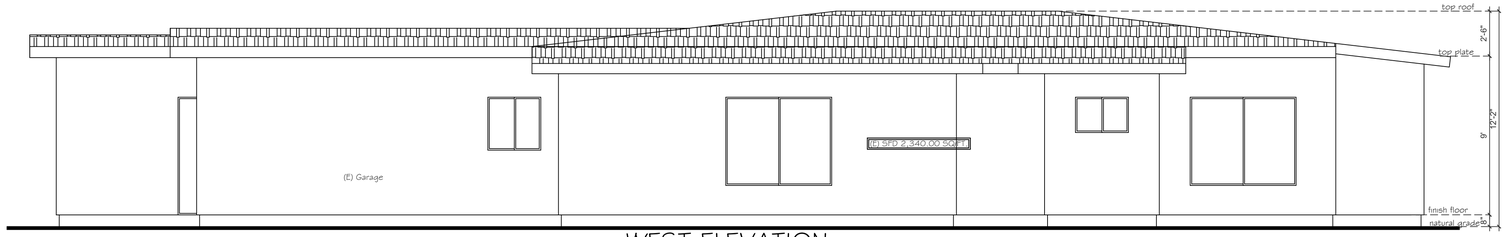
A-5
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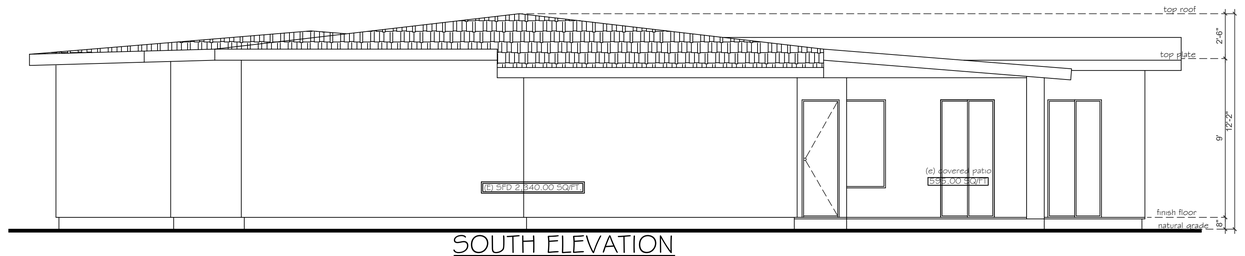
NORTH ELEVATION

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



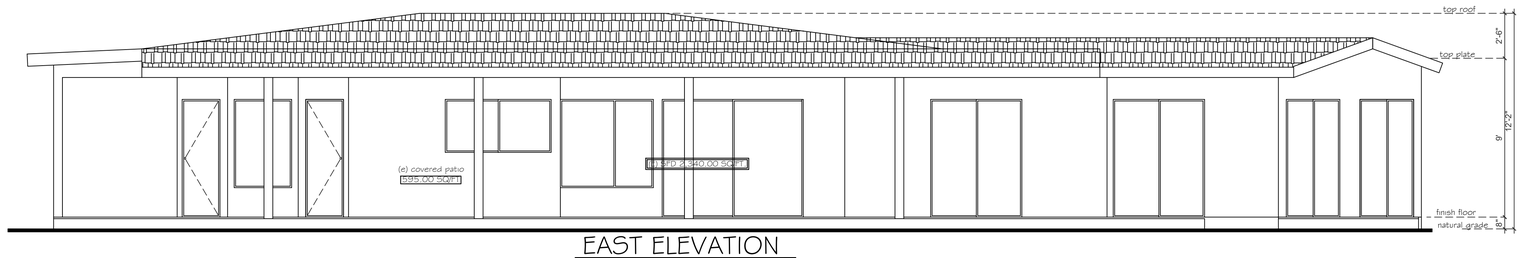
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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JOB NO. #148-25

A-6

DRAWING No.

CITY STAMP

2023 LA COUNTY GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING

application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential

high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

management of storm water drainage and erosion controls shall comply with this section.

than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre

during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

water include, but are not limited to, the following:

recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

infrastructure are not feasible based upon one or more of the following conditions:

power.

local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

parking facilities.

dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in *accordance with the California Electrical Code.*

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

not be less than 0.8 gallons per minute at 20 psi.

faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

more than 0.2 gallons per cycle.

to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table *1701.1 of the California Plumbing Code.*

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan

necessary and shall be available during construction for examination by the enforcing agency.

reuse on the project or salvage for future use or sale.

bulk mixed (single stream).

taken.

generated.

by weight or volume, but not by both.

enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

life cycle of the structure.

photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

resource consumption, including recycle programs and locations.

and what methods an occupant may use to maintain the relative humidity level in that range.

water.

feet away from the foundation.

painting, grading around the building, etc.

space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a

depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

2023 LA COUNTY GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as

pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits

listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

TABLE 4.504.1 - ADHESIVE VOC LIMIT1,2

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

EXEMPT COMPOUNDS

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS1

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE

CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

CCR, Title 17, Section 93120, et seq.).

Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

4.505 INTERIOR MOISTURE CONTROL

California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

following:

a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding,

ACI 302.2R-06.

shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent

found in Section 101.8 of this code.

of each piece verified.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to

recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

following:

humidity control.

adjustment.

integral (i.e., built-in)

Notes:

tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

sized, designed and have their equipment selected using the following methods:

Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or

responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or

other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

performance contractors, and home energy auditors.

Notes:

project they are inspecting for compliance with this code.

homes in California according to the Home Energy Rating System (HERS).

employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with

shall be closely related to the primary job function, as determined by the local agency.

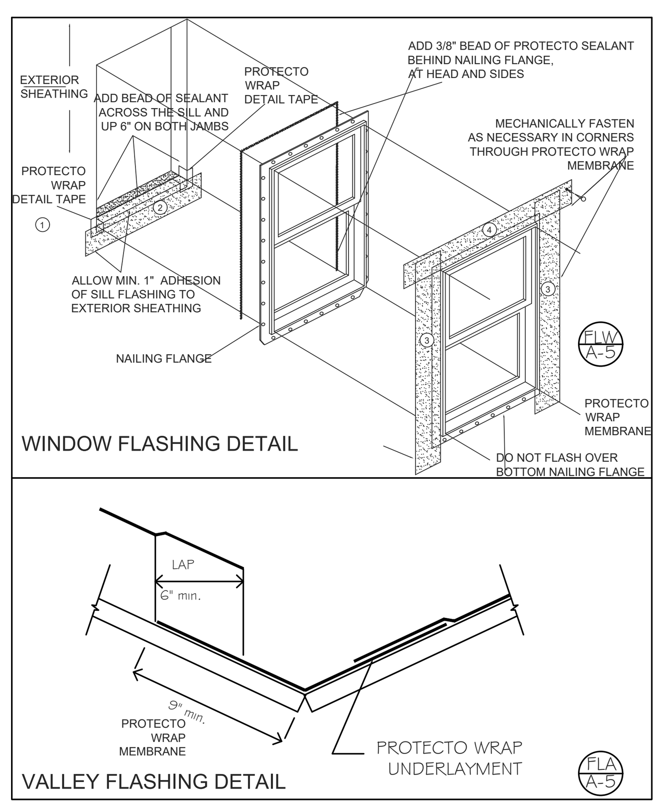
Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other

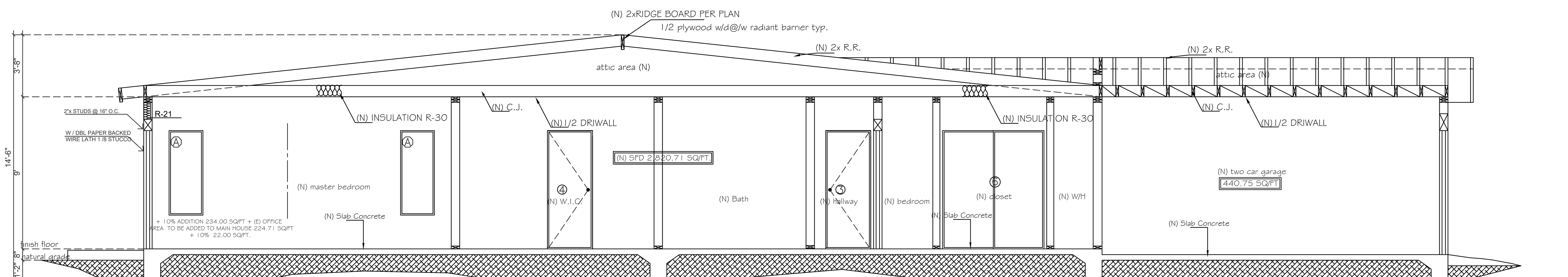
documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



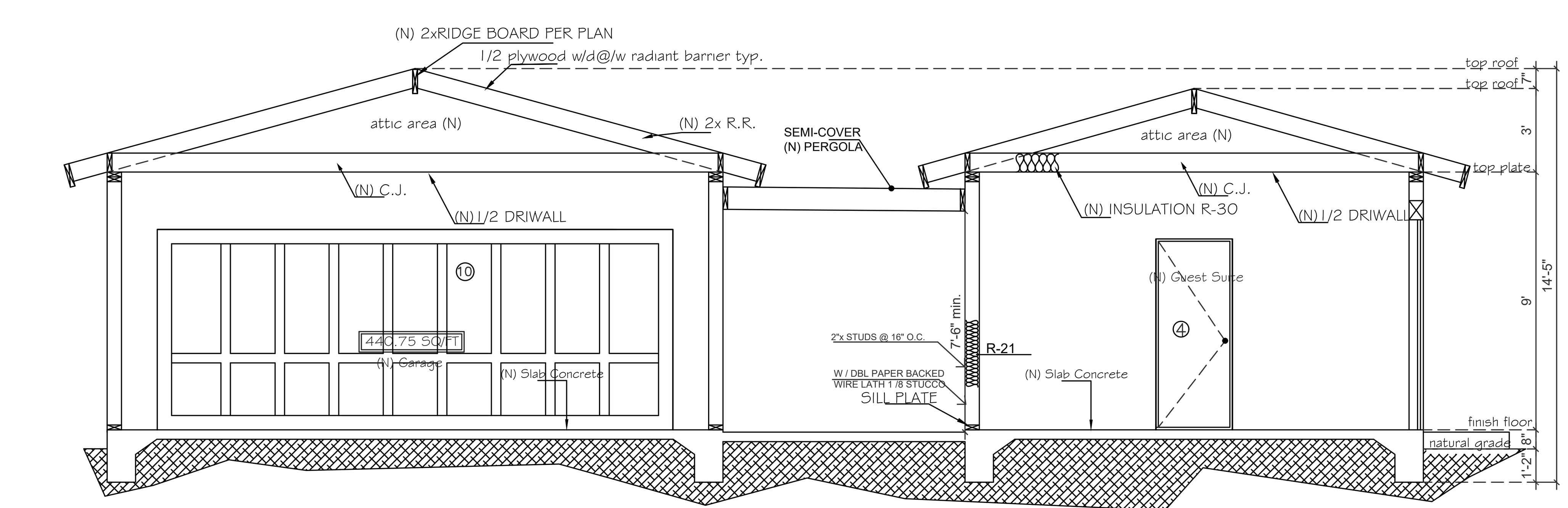
WINDOW FLASHING DETAIL

VALLEY FLASHING DETAIL



SECTION X--X'

SCALE: 1/4=1'-0"



SECTION X--X'

SCALE: 1/4=1'-0"

REVISIONS	BY

NEW AGE DESIGN
& PLANING SERVICES, INC.

Plans - Design planing-int design
permits new construction

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JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.

CHECKED: PLAN CHECK

DATE: 02/12/2026

SCALE: 1/4"=1'

JOB NO. #148-25

A-7

DRAWING No.

CITY STAMP

DETACHED GARAGE

FLOOR PLAN NOTES

1) EGRESS WINDOW FROM BED ROOMS TO BE 24" WIDE X20" HIGH MINIMUM CLEAR OPENING AND WITH A MINIMUM 5.7 SQUARE FOOT OPENING AREA. OPENING TO BE A MAXIMUM OF 44" ABOVE THE FINISH FLOOR.
2) EXIT DOORS MUST OPEN OVER A LANDING NO MORE THAN 1 1/2" BELOW THE THRESHOLD.
3) CONTRACTOR TO CONFIRM ALL SIZES, DIMENSIONS, DETAILS, HARDWARE, COLORS, AND FINISHES WITH THE OWNER PRIOR TO ORDERING WINDOWS AND COLORS AND DOORS. CONTRACTOR TO CONFIRM THAT HEADERS,BEAM,SHEAR WALL PANELS AND OTHER FRAMING
4) DOOR PANEL DESIGN TO BE PER OWNERS SPECIFICATIONS.
CONDITIONS WILL ALLOW INDICATED OPENING DIMENSIONS.
5) DOOR AND WINDOWS TO BE PROVIDED WITH SCREENS.
6) REFER TO SECURITY NOTES FOR OTHER CONDITIONS AND SPECIFICATIONS AFFECTING DOOR / WINDOWS
7) REFER TO FLOOR PLANS AND FRAMING PLANS FOR WALL STUD SIZES, PLYWOOD SHEAR DOOR / WINDOWS
8) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED:
WALL CONDITIONS, AND WALL FINISHES TO DETERMINE ROUGH OPENING AND FRAME SIZES.
A INGRESS AN EGRESS DOORS
C DOORS AND ENCLOSURES FOR BATHTUBS, SHOWERS, INCLUDING GLAZING IN WALLS ENCLOSING THESE COMPARTMENTS WITHIN 5' OR STANDING SURFACE.
B PANELS IN SLIDING AND SWINGING DOORS.
D GLAZING WITHIN 2' OF THE VERTICAL EDGE OR CLOSED DOORS AND WITHIN 5' OF
E IN WALLS ENCLOSING STAIRWAY LANDINGS.
STENDING SURFACE.
9) THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF # SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". THE HEIGHT OF DOORS NOT BE LESS THAN 80" AND 90 DEGREES.

DOORS, EXITS & STAIRS.
PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS.
MASTER BEDROOM DOORS, ONE OF THEM, THE OPERABLE LEAF, SHALL BE NOT LESS THAN 32" WIDE.
ENCLOSED USEABLE SPACES UNDER INTERIOR STAIRS REQUIRES ONE HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (SUCH AS 5/8" TYPE "X" GYP.BD).
THE FOLLOWING STAIRWAY DETAILS FOR:
A.-MAX. 7" RISE & MIN. 11" RUN.
B.-MIN 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
C.-MIN 36" (44") CLEAR WIDTH.
D.-HANDRAILS A MIN. 34" TO MAX. 38" HIGH.
E.-HANDGRIP PORTION OF HANDRAIL SHALL BE A MIN. 1 1/2". 2" IN DIAMETER. HAVE A SMOOTH SURFACE W/ NO SHARP CORNERS, AND MIN 1 1/2" PROJECTION FROM WALL.
F.-HANDRAIL EXTENSIONS OF MIN 12" BEYOND TOP AND BOTTOM RISERS WHEN SERVING MORE THAN ONE UNIT.
G.-MAX. 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS.
H.-HANDRAILS MUST RETURN TO WALL OR NEWEL POST.
I.-GUARDRAILS SHALL BE 42" MIN. IN HEIGHT.
J.-MINIMUM CLEAR WIDTH OF 36".

NOTE: DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. No.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL & SHALL NOT HAVE OPENINGS IN TO THE GARAGE.

NOTE: OTHER PENETRATIONS OF GARAGE/DWELLING CEILING & WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM #4 (R302.5.3)

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. R303.10

NEW WALL "RE-BUILD" 2x studs @ 16" 16" O.C. OR 2x6 @ BATHROOM WALL
NEW WALL 2x studs @ 16" O.C.
PROJECTION ROOF

(E) & (P) STRUCTURES TO BE REBUILT

DOOR SCHEDULE

SYMB	SIZE WIDTH	SIZE HEIGHT	TYPE	DESCRIPTION	QUANT
①	3'	6'-8"	SWING	(OU 20 MIN. FIRE RATED DOOR) (36in DOOR CORE) TO BE EQUIPPED WITH SELF-CLOSING DEVICE & LATCH AT DOOR LEAF	1
②	8'	8'-8"	GARAGE DOOR	NEW GARAGE DOOR	2

WINDOW SCHEDULE

SYMB	SIZE WIDTH	SIZE HEIGHT	TYPE	DESCRIPTION	U FACTOR	SHGC	QUANT
Ⓐ	3'	2'	FIXED	FIXED WINDOW VINYL PRE-PAINTED - DOUBLE GLASS, MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	3
Ⓑ	4'	2'	FIXED	FIXED WINDOW VINYL PRE-PAINTED - DOUBLE GLASS, MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	2

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

7/8" NEW STUCCO

12" OVERHANG

Top roof

finish floor
natural grade

8"

10'-2"

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

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

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

7/8" NEW STUCCO

Top roof

RADHAM 8" BLACK DOWNWARDS LIGHT MODEL IZC1691L-2 SKU#1001804454 LIGHT COLOR 3000K LUMENS 360

finish floor
natural grade

8"

10'-2"

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

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

12" OVERHANG

Top roof

finish floor
natural grade

8"

9'-4"

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

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

12" OVERHANG

Top roof

(E) TWO CAR GARAGE
TO BE REBUILT

finish floor
natural grade

9'-4"

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

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

12" OVERHANG

Top roof

7/8" NEW STUCCO

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

10'-2"

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

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

12" OVERHANG

(E) TWO CAR GARAGE
TO BE REBUILT

finish floor
natural grade

9'-4"

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

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

12" OVERHANG

Top roof

7/8" NEW STUCCO

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

10'-2"

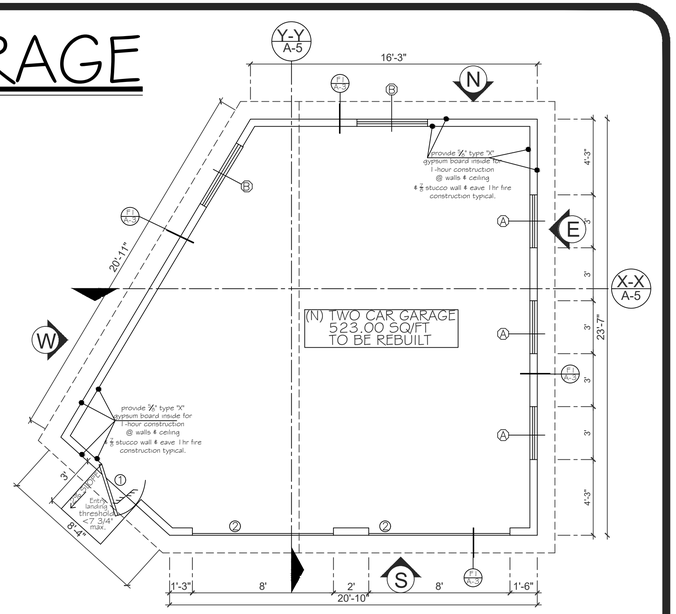
PROPOSED WEST ELEVATION
SCALE: 1/4=1'-0"

(E) TWO CAR GARAGE
TO BE REBUILT

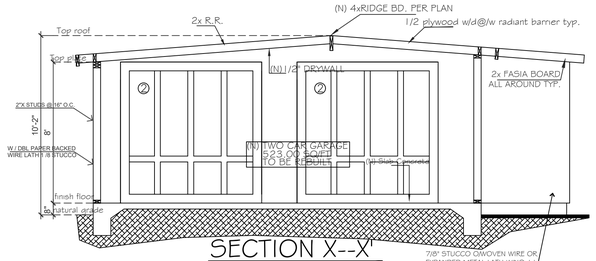
finish floor
natural grade

9'-4"

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

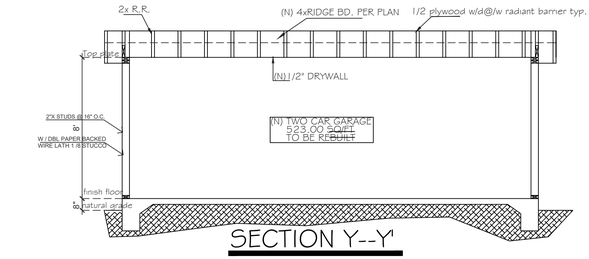


(E) & (P) FLOOR PLAN
SCALE: 1/4=1'-0"



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

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.



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

REVISIONS	BY

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& PLANING SERVICES, INC.
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permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com
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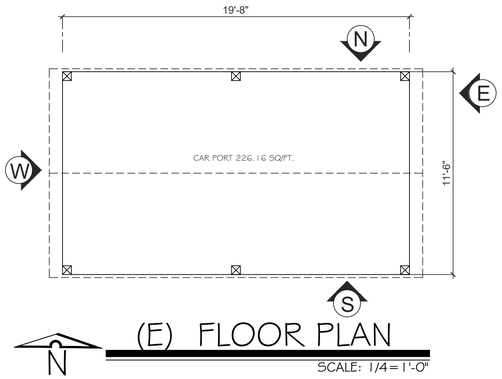
JACOB BENJAMIN SENDOWSKI
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PHONE (310)600-5573

DRAWN: A.S.
CHECKED: PLAN CHECK
DATE: 02/12/2026
SCALE: 1/4"=1'
JOB NO. #148-25

A-8
DRAWING No.

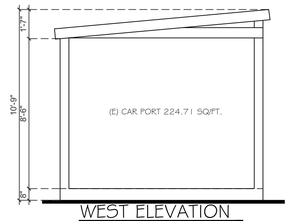
CITY STAMP

(E) CAR PORT WILL NOT BE REBUILT



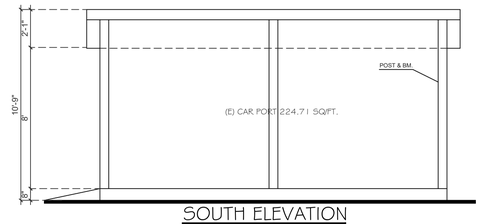
(E) FLOOR PLAN

SCALE: 1/4=1'-0"



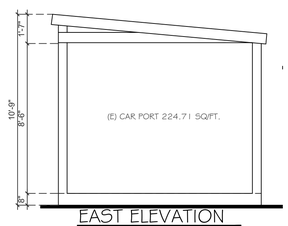
WEST ELEVATION

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



SOUTH ELEVATION

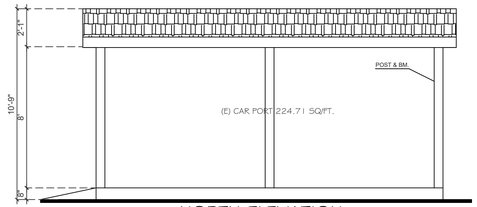
PRE-FIRE SCALE: 1/4=1'-0"



EAST ELEVATION

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

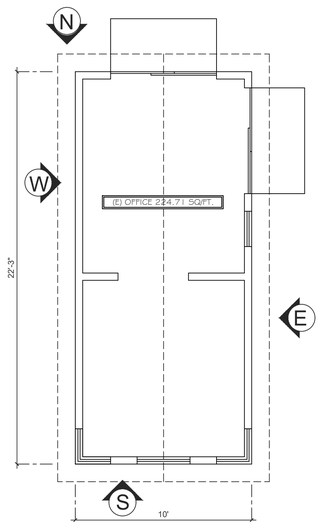
PROPOSED SCALE: 1/4=1'-0"



NORTH ELEVATION

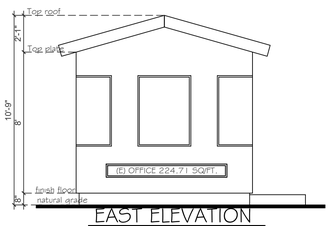
PRE-FIRE SCALE: 1/4=1'-0"

(E) OFFICE SQ/FT TO BE ADD TO MAIN HOUSE SQ/FT



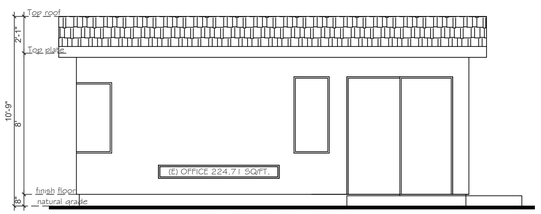
(E) FLOOR PLAN

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



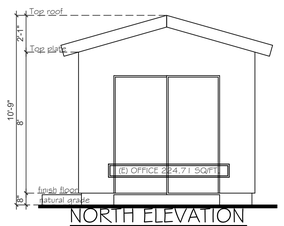
EAST ELEVATION

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



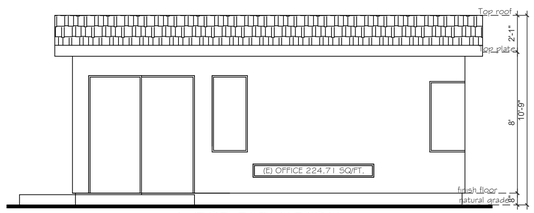
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

REVISIONS	BY

NEW AGE DESIGN

PLANING SERVICES, INC.

Plans - Design planing-int design
permits new construction

10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)14-56-65 newageantonio@hotmail.com

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS THAT ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THERE BY ARE AND SHALL REMAIN THE PROPERTY OF NEW AGE DESIGN PLANING SERVICES, INC. AND WITHOUT THEIR WRITTEN PERMISSION NOT BE USED IN ANY WAY FOR ANY OTHER WORK, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK, EXCEPT WITH THE WRITTEN AGREEMENT WITH NEW AGE DESIGN PLANING SERVICES, INC. WITH THESE DRAWINGS OR SPECIFICATIONS, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.

CHECKED: PLAN CHECK

DATE: 02/12/2026

SCALE: 1/4"= 1'

JOB NO. #148-25

A-9

DRAWING No.

CITY STAMP

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 04/15/2026

PROJECT NUMBER: DMW 26-004

JOB ADDRESS: 3651 MCANANY WAY

APPLICANT / CONTACT: Antonio S., New Age Design Inc

APPLICANT EMAIL: newageantonio@hotmail.com

PLANNER: Alexander da Silva

PROJECT DESCRIPTION: Relocating Palisades Fire-damaged office

---

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

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

Courtney McCammon 4/21/26

Signature Date

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

Contact Information:
Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Antonio S., New Age Design Inc newageantonio@hotmail.com		
Project Address:	**3651 MCANANY WAY** Malibu, CA 90265		
Planning Case No.:	DMW 26-004		
Project Description:	Relocating Palisades Fire-damaged office		
Date of Review:	April 21, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	4/15/26
Site Survey:	4/15/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

RECOMMENDATIONS:

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

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

   B. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

-o0o-

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

cc: Planning Project file
Planning Department

Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 3.B.3.

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 21, 2026 Meeting date: June 1, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the May 18, 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 18, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
MAY 18, 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 Peak 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 Skylar Peak, Vice Chair Marni Kamins and Commissioners Drew Leonard, John G. Mazza and Elizabeth Riddick

ALSO PRESENT: Yolanda Bundy, Community Development Director; Trevor Rusin, Interim City Attorney; Tyler Eaton, Assistant Community Development Director; Patrick Achis, Senior Planner; Larbi Azzaz, Associate Planner; Analise Nash, Assistant Planner; Joseph Smith, Contract Principal Planner; Luis Flores, Senior Management Analyst; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Stephanie Hawner led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Leon seconded a motion to approve the agenda, continuing Item No. 4.B. to the June 15, 2026 Regular Planning Commission meeting.

The motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on May 7, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

None.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Mazza thanked staff for corrections to the April 20, 2026 Regular Planning Commission meeting minutes.

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

ITEM 3 CONSENT CALENDAR

CONSENSUS The Commission approved the Consent Calendar by unanimous consensus.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

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

The Commission received and filed the minutes of the April 20, 2026 Regular Planning Commission meeting upon approval of the consent calendar.

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

The Commission unanimously approved the minutes of the May 4, 2026 Regular Planning Commission meeting upon approval of the consent calendar.

ITEM 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).

Senior Planner Achis presented the staff report.

Disclosures: Commissioners Leonard, Peak, Mazza and Kamins

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

Speaker: Stephanie Hawner

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 Commissioner Mazza moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-11, as amended, 1) adding Condition No. 28.g. to state, “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 2) 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).

The question was called and the motion carried unanimously.

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.

The item was continued to the June 15, 2026 Regular Planning Commission meeting upon approval of the agenda.

ITEM 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).

Assistant Planner Nash 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.

Speaker: None.

As there were no 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. 26-19 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).

The question was called and the motion carried unanimously.

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.

Assistant Community Development Director Eaton and Contract Principal Planner Smith presented the staff report.

The Commission directed questions to staff.

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

Speaker: None.

As there were no 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 public and expressed concerns about potential implications for future lot mergers.

MOTION Commissioner Leonard moved and Commissioner Riddick seconded a motion to 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.

The question was called and the motion carried unanimously.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

ADJOURNMENT

CONSENSUS At 7:37 p.m. the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission
of the City of Malibu on June 1, 2026

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting 06-01-26 **Item 4.A.**

To: Chair Peak and Members of the Planning Commission

Prepared by: Magda Gonzalez, Contract 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 21, 2026 Meeting date: June 1, 2026

Subject: Coastal Development Permit No. 21-045 and Variance 26-003 – An application to construct a detached accessory dwelling unit/second unit and associated development on a second building pad (Continued from April 20, 2026)

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-02 (Exhibit A) determining that the California Environmental Quality Act (CEQA) does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit (CDP) No. 21-045 to grade and construct a new 594 square foot (sf.), approximately 11 foot (ft.) 2 inch (in.) tall, detached Accessory Dwelling Unit (ADU)/Second Unit; including Variance (VAR) No. 26-003 for relief from Malibu Country Estates Overlay (MCE 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 MCE Overlay and Single Family Medium (SFM) zoning district at 24507 Vantage Point Terrace (Meissner Family Trust); or 2) adopt Planning Commission Resolution No. 26-02 (Exhibit B) determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-045 to grade and construct a new 594 sf., 11 ft, 2 in. tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 for relief from MCE 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 MCE Overlay and SFM zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

DISCUSSION: On April 20, 2026, the Planning Commission reviewed the subject application. The staff report and all attachments, including the project plans, department review sheets, and the applicant's findings in support of the CDP and VAR are included as part of Exhibit C. At the meeting, the Commission continued the matter to a date certain of June 1, 2026 to continue discussion on the matter, obtain clarification of certain development standards from staff, and determine if findings in support of the CDP and VAR can be made to approve the project.

Staff have prepared a secondary resolution for the Commission's consideration as the Commission requested to review findings to support the VAR. The secondary resolution is provided as Exhibit B. As the recommended action states, the Commission may consider the original staff recommendation for denial provided in Exhibit A based on not being able to make the findings to support the project due to the project's various inconsistencies with the LCP. Alternately, the Commission may consider adoption of the resolution for approval (Exhibit B) in their deliberations or decide if other findings are necessary should they vote to approve.

Clarification of Total Development Square Footage (TDSF), Impermeable Coverage, and Fire Access

At the April 20, 2026 meeting, the Commission requested additional clarification regarding TDSF, impermeable coverage, and fire access. The MCE Overlay supersedes typical residential development standards in Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 3.6 and does not set a maximum TDSF or impermeable coverage limitation. Instead, the MCE Overlay limits development to one building pad per parcel and stipulates that impermeable coverage be limited to one building pad with no maximum. The MCE Overlay also prescribes a minimum building size for development on one building pad with no maximum. As proposed, the ADU/second unit would be located on a second building pad in the MCE Overlay, which means that any additional increases in impermeable coverage or building size would be inconsistent with the allowances in the MCE Overlay pertaining to one building pad.

As shown on the fire access plans approved by the LACFD on February 23, 2022, the ADU/second unit would be accessed from Vantage Point Terrace along the northwest side yard where the 26 ft. water and sewer easement is located. Fire access from John Tyler Drive is not indicated as the approved or required fire access route per the LACFD.

Findings in Support

At the April 20, 2026 meeting, the Commission deliberated if findings could be made in support of the CDP and VAR to approve the project. The applicant had previously submitted findings in support of the requests. Staff has revised and incorporated these findings into a second resolution for the Commission's consideration (Exhibit B).

Updated Zoning Conformance Table

Table 3 of the original Commission Agenda Report from April 20, 2026 meeting has been updated to include rows for TDSF, impermeable coverage, and parking.

Table 3 – LCP Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SITE OF CONSTRUCTION	All development limited to existing building pad; one building pad per lot; no structures downhill from existing building pad	Proposed development extended to proposed second building pad; proposed second building pad on lot; proposed structure located downhill from existing building pad	Does not comply with the LIP §3.4.1(D)(6)
REAR YARD SETBACK	15 ft.	4 ft.	Does not comply with LIP §3.4.1(D)(2)(c)
IMPERMEABLE COVERAGE	No maximum; all impermeable surfaces shall be on the existing building pad	Proposed structure on proposed second building pad	Does not comply with LIP §3.4.1(D)(7)
STRUCTURE HEIGHT	Limits structure height to additions/remodels of existing structure, vacant parcels or where	No modifications to existing structure; proposed second	Does not comply with LIP §3.4.1(D)(5)(d)(i-ii)

Table 3 – LCP Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
	an existing structure is replaced	structure not associated with existing structure	
GRADING	Grading for swimming pools and spas; no grading for purposes of extending the existing building pad	Proposed grading associated for use other than swimming pool or spa; proposed grading for second building pad	Does not comply with LIP §3.4.1(D)(8)
WALL HEIGHT WITHIN SETBACK	No walls exceeding 6 ft. in height within required rear yard setback	Proposed walls associated with the structure extend above 6 ft. within required rear yard setback	Does not comply with LIP §3.4.1(D)(4)(a)
TDSF (MINIMUM BUILDING SIZE)	Not less than 2,000 sf.	4,195 sf. (SFR & ADU/Second Unit)	Complies
IMPERMEABLE COVERAGE	No maximum. All impermeable surfaces shall be on the existing building pad.	ADU/Second Unit on secondary pad	Does not comply with the LIP.
PARKING			
Enclosed	2 (residence) 1 (second unit)	3 existing (no new proposed)	Complies
Unenclosed	In front of garage, not exceeding garage width and not extending more than 20 ft.	3 existing on driveway (no new proposed)	Complies

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project and finds that,

pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproves (Exhibit A). However, should the Commission adopt Resolution No. 26-02 (Exhibit B) to approve the project, the Commission would need to make the findings that the project is categorically exempt from CEQA. Draft findings are included in the resolution.

CORRESPONDENCE: After the April 20, 2026 agenda was published, two video correspondence items were received and provided to the Commission. As of the publication of this report, no written correspondence has been received by the Planning Division.

PUBLIC NOTICE: On March 26, 2026 staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu. On March 27, 2026 staff mailed the notice to all property owners and occupants within a 500-ft. radius of the subject property (Exhibit D). At the April 20, 2026 Commission meeting, the item was continued date certain to the June 1, 2026 Commission meeting.

SUMMARY: Staff has prepared two resolutions for the Commission's consideration based on the April 20, 2026 deliberations. Staff recommends the Commission adopt Resolution No. 26-02 (Exhibit A) denying the project on the basis that it is inconsistent with the LCP and MMC, and the required findings cannot be made in support of the CDP and VAR. However, should the Commission determine that the findings can be made in support of the CDP and VAR, the Commission should review the findings in Resolution No. 26-02 (Exhibit B), amend as relevant, and adopt the resolution approving the project.

EXHIBITS:

A. Planning Commission Resolution No. 26-02 (Denial)
B. Planning Commission Resolution No. 26-02 (Approval)
C. Original Commission Agenda Report, dated April 20, 2026
D. Public Hearing Notice, mailed March 27, 2026

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU 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 TO GRADE AND CONSTRUCT A NEW 594 SQUARE FOOT, 11 FOOT, 2 INCH TALL, DETACHED ACCESSORY DWELLING UNIT/SECOND UNIT; INCLUDING VARIANCE NO. 26-003 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 Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 23, 2021, an application for Coastal Development Permit (CDP) No. 21-045 with Minor Modification (MM) No. 21-028 was submitted to the Planning Division by the applicant Keystone Strategic Planning, on behalf of property owner, the Meissner Family Trust. The application was routed to the City Biologist, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review. The proposed development is located in the Malibu Country Estates (MCE) Overlay District, included within the City's certified Local Coastal Program (LCP) Local Implementation Plan (LIP) as LIP Section 3.4.1(D).

B. On October 9, 2025, the applicant requested the subject application be agendized for the Planning Commission. The applicant was informed that the application was not deemed incomplete.

C. On October 30, 2025, the applicant posted a Notice of CDP Application sign at the subject property.

D. On November 20, 2025, 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 project site and to all interested parties.

E. On December 1, 2025, the Planning Commission continued the item to the February 2, 2026 Regular Planning Commission meeting prior to opening the public hearing.

F. On February 2, 2026, the Planning Commission continued the item date uncertain at the applicant's request.

G. On February 5, 2026, the applicant submitted a request for Variance (VAR) No. 26-003 for

relief from certain MCE Overlay District standards. MM No. 21-028 was no longer considered applicable to the project as the requested rear yard setback exceeded the allowance under a MM.

H. On March 5, 2026, the applicant requested the Planning Commission hearing be continued to a date certain of April 20, 2026.

I. On March 26, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and on March 27, 2026 was mailed to all property owners and occupants within a 500-foot radius of the project site and to all interested parties.

J. On April 20, 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. This item was continued to the June 1, 2026 Commission meeting for further discussion, to obtain clarification of certain development standards from staff, and to determine if findings in support of the CDP and VAR can be made to approve the project.

K. On June 1, 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 California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproved.

SECTION 3. Findings for Denial.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearings on April 20, 2026 and June 1, 2026, and pursuant to LIP Sections 13.7(B) and 13.9, the Planning Commission adopts the findings of fact, and denies CDP No. 21-045 and VAR No. 26-003 to construct a 594 square foot (sf.) Accessory Dwelling Unit/Second Unit (ADU/Second Unit) on a proposed second building pad on a parcel in the MCE Overlay and Single Family Medium (SFM) Zoning District located at 24507 Vantage Point Terrace (Meissner Family Trust).

The required findings of LIP Chapter 13 cannot be made by the City as enumerated below, and therefore the project does not comply with the California Coastal Act by extension of the City's LCP.

A. General Coastal Development Permit (LIP Chapter 13)

1. *That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with certified City of Malibu Local Coastal Program.*

The proposed location of the ADU/Second Unit is not consistent with the MCE Overlay standards in LIP Section 3.4.1(D) or residential development standards in LIP Section 3.6(N)(1) and, therefore,

does not meet the requirements for LIP Chapter 3 (Zoning). Furthermore, the proposed location does not comply with LIP Chapter 8 (Grading) and compliance with LIP Chapter 11 (Archaeological/Cultural Resources) cannot be determined based on the information submitted.

The proposed project fails to meet various requirements outlined in LIP Chapter 3 including: LIP Section 3.4.1(D)(2)(c) which requires rear yard setback to be at least 15 feet (ft.) (4 ft. proposed); LIP Section 3.4.1(D)(4)(a) which stipulates that "no walls…in excess of 6 ft. shall be allowed within the required rear…yard setback areas" (wall heights associated with the proposed structure extend above 6 feet in the rear yard setback); LIP Section 3.4.1(D)(5) which limits structure height to additions/remodels of an existing structure, a new structure on a vacant parcel, or where an existing structure is replaced (no modifications to the existing structure are proposed, the site is not vacant, and the proposed structure is not associated with the replacement of the existing residence); LIP Section 3.4.1(D)(6), which stipulates that the site of construction for all development is limited to one single building pad and that no structures shall be sited downhill from the existing building pad (the project proposes a second building pad and has located the proposed second building pad downhill of the existing building pad); LIP Section 3.4.1(D)(7) which strictly limits impermeable surfaces on the existing building pad (the proposed structure is located on a proposed second building pad); LIP Section 3.4.1(D)(8) which states grading shall only be permitted for the construction of swimming pools and spas and that no grading occur for purposes of extending the existing building pad (proposed grading associated for a use other than a swimming pool or spa and proposed for an additional building pad); and LIP Section 3.6(N)(c)(i) that requires a second residential unit be located within the required development area for the project site and clustered with the primary dwelling unit (the proposed second unit is located downhill from the existing residence, is not within the required development area as stipulated in the MCE Overlay standards, and is not clustered with the existing residence).

The proposed development is inconsistent with LIP Chapter 8 (Grading). The MCE Overlay standards provide more strict regulations for grading of property within the MCE Overlay District (LIP Section 3.4.1(D)(8)) by prohibiting grading on existing building pads except for export of 500 cubic yards (c.y.) associated with the construction of a swimming pool and spa, with additional provisions for cut and fill grading and remedial grading subject to the approval of a site plan review. Based on the applicant's submitted materials, the proposed second building pad proposes remedial and re-compaction grading for the upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of a 3 ft. beyond the proposed footprint. The proposed grading is for a use other than a swimming pool or spa and, therefore, does not comply with LIP Section 3.4.1(D)(8) or LIP Chapter 8 pursuant to the provision in LIP Section 8.2. Additionally, LIP Section 8.3(G) defines remedial grading as "grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by the City Geotechnical staff. No such remedial grading will be allowed when it could be avoided by changing the position or location of the proposed development." Remedial grading appears to be avoidable by changing the location of the proposed development to an area within the existing building pad.

Based on the information submitted by the applicant, the Planning Commission is unable to determine if the proposed project complies with LIP Chapter 11 (Archaeological/Cultural Resources). Although the project site has been evaluated for potential impacts to archeological resources and it has been determined that due to the previous grading activities to create the existing building pad and MCE community, the project has very low probability of disturbing archaeological resources for construction

proposed on the existing building pad. It is not clear if the location of the proposed second building pad would have potential impacts given that it is proposed downhill from the existing building pad in an undeveloped area and has not been evaluated for potential impacts during construction. The applicant has not provided information demonstrating that the proposed second building pad has been evaluated for impacts to archeological resources.

In the event there is a conflict between a provision of the LCP and a provision of the General Plan or of any other City-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and the other provision, pursuant to LIP Section 1.3.1, the LCP governs. Consequently, the development may not be approved unless it complies with the LCP provision.

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 subject parcel is not located between the first public road and the sea. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply.

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

As discussed in Finding A.1, the applicant represented that the proposed location on a proposed second building pad downhill of the existing building pad is the only suitable location due to the site's sewer and water line easements and steep slopes. However, the applicant did not adequately justify why the ADU/Second Unit could not be developed within the existing building pad in compliance with the MCE Overlay standards. Furthermore, the applicant did not demonstrate that an alternate location within the residence as part of a conversion or adjacent to the residence on a flat portion of the existing building pad was infeasible. Additionally, the applicant did not provide information indicating that the proposed second building pad has been evaluated for potential impacts to archaeological/cultural resources.

As part of the Planning Commission's review of the subject application, alternate locations for development appeared feasible and would maintain consistency with the MCE Overlay standards, as well as consistency with LIP Chapters 3, 8 and 11. The alternate locations do not appear to necessitate the extent of proposed grading to accommodate the second building pad or result in the need for relief from the MCE Overlay standards. As proposed, the second building pad location is not considered to be the least environmentally damaging alternative

4. *If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms 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 LCP Environmentally Sensitive Habitat Area (ESHA) and Marine Resources Map does not identify any ESHA on the subject parcel or on any adjacent properties. The subject parcel is not in a

designated ESHA or ESHA buffer and, therefore, Environmental Review Board review was not required. This finding does not apply.

B. Variance No. 26-003 from LIP Section 3.4.1(D) for Development on a Proposed Second Building Pad in the MCE Overlay District (LIP Section 13.27)

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.*

There are no exceptional or extraordinary circumstances/characteristics that require the proposed structure be located on a secondary building pad in the MCE Overlay District. The proposed second building pad is situated approximately 25 ft. downhill from the existing building pad in an undeveloped area. There are alternatives that grant the property owner the opportunity for an ADU/Second Unit within the existing building pad in compliance with MCE Overlay standards. The applicant represented that the proposed location is the only suitable location on the parcel due to sewer and storm drain easement and steep slopes; however, the alternative locations deemed unfeasible by the applicant are not the only locations available, there are other locations within the existing building pad that may accommodate an ADU/Second Unit. Based on the Planning Commission's review of the parcel, existing development, and thorough analysis of the variance justifications provided it appears the applicant has design options adjacent to the existing residence on the side and/or front yards that could accommodate an ADU/Second Unit and/or Junior ADU (JADU). These could be in the form of an attached structure to the residence and/or converted space associated with the residence or a portion of the garage. An alternate design also appears feasible given that the existing building pad is sufficient in size to support other accessory uses including a swimming pool, spa, and wooden deck. All feasible options described would not require special consideration and would fall within the allowable uses of the MCE Overlay, particularly development within the existing building pad.

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.*

Granting the variance request would be detrimental to the improvements in the same SFM zone and MCE Overlay, as it would violate the established objective zoning requirements of the parcel's location. Furthermore, it would establish a precedent for disregarding the certified LCP.

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

Granting the variance would constitute a special privilege to the property owner because no special circumstances or exceptional characteristics exist on the subject parcel, different from other parcels in the MCE Overlay, that would require the proposed structure to be located on a second building pad downslope of the existing building pad and in conflict with objective standards in the MCE Overlay. While a 26 ft. wide sewer and storm drain easement extends across the northwest side yard, alternate locations for development of some form of an ADU/Second Unit appear feasible and would maintain

consistency with the MCE Overlay standards, as well as consistency with LIP Chapters 3, 8 and 11. The alternate locations are outside of the 26 ft. wide easement area and do not appear to necessitate the extent of proposed grading to accommodate the second building pad or result in the need for relief from the MCE Overlay standards. As described in Finding A.3, the applicant did not justify the need for a second building pad and did not explore feasible alternatives within the existing building pad.

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 granting of the variance request would not meet the general purpose and intent because alternate locations appear feasible within the existing building pad that would allow for an ADU/Second to be developed on the subject parcel consistent with the objective standards of the MCE Overlay.

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 variance request is not for an ESHA buffer nor is the project located within an ESHA. Therefore, this finding is not applicable.

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

Stringline standards are not part of the variance request, and the subject parcel is not beachfront. 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.*

Variance requests are designed to provide relief to sites with special circumstances or exceptional characteristics that severely hinder development thus negating the opportunity to enjoy the same privileges as surrounding neighbors. As described in Findings B.1 and B.3, alternate locations appear feasible within the existing building pad that would allow for some form of an ADU/Second Unit to be developed on the subject parcel consistent with the objective standards of the MCE Overlay.

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

Alternate locations for development of an ADU/Second Unit appear feasible on the existing building pad and would maintain consistency with the MCE Overlay standards. The proposed second building pad would necessitate a variance for relief from objective development standards in the MCE Overlay and it has not been demonstrated that the proposed location would be physically suitable for the proposed development. The applicant did not provide information indicating that the proposed second building pad has been evaluated for potential impacts to archaeological/cultural resources consistent with LIP Chapter 11. Furthermore, the proposed second building pad proposes remedial and re-

compaction grading for the upper 3 ft. of previously compacted fill to be removed and recompacted to a minimum of 3 ft. beyond the proposed footprint. LIP Section 8.3(G) defines remedial grading as "grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by the City Geotechnical staff. No such remedial grading will be allowed when it could be avoided by changing the position or location of the proposed development." Remedial grading appears to be avoidable by changing the location of the proposed development to an area within the existing building pad.

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

The City is entirely within the coastal zone and has a certified LCP that governs new development, including ADUs, JADUs, and Second Units. ADUs in the City must comply with state law and the LCP, as applied to implement the Coastal Act in the City. As proposed, the project does not represent the least environmentally damaging alternative as required by CDP Finding A.1 or comply with objective standards in the MCE Overlay (LIP Section 3.4.1(D)).

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 proposed project is located within a residential community and not located in an area that provides public parking for access to the beach, public trails, or parklands. Therefore, this finding is not applicable.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby denies CDP No. 21-045 and VAR No. 26-003.

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

PASSED, DENIED AND ADOPTED this 1st day of June 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.

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. 26-02 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 1st day of June 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 21-045 TO GRADE AND CONSTRUCT A NEW 594 SQUARE FOOT, 11 FOOT, 2 INCH TALL, DETACHED ACCESSORY DWELLING UNIT/SECOND UNIT; INCLUDING VARIANCE NO. 26-003 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 Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 23, 2021, an application for Coastal Development Permit (CDP) No. 21-045 with Minor Modification (MM) No. 21-028 was submitted to the Planning Division by the applicant Keystone Strategic Planning, on behalf of property owner, the Meissner Family Trust. The application was routed to the City Biologist, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review. The proposed development is located in the Malibu Country Estates (MCE) Overlay District, included within the City's certified Local Coastal Program (LCP) Local Implementation Plan (LIP) as LIP Section 3.4.1(D).

B. On October 9, 2025, the applicant requested the subject application be agendized for the Planning Commission. The applicant was informed that the application was not deemed incomplete.

C. On October 30, 2025, the applicant posted a Notice of CDP Application sign at the subject property.

D. On November 20, 2025, 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 project site and to all interested parties.

E. On December 1, 2025, the Planning Commission continued the item to the February 2, 2026 Regular Planning Commission meeting prior to opening the public hearing.

F. On February 2, 2026, the Planning Commission continued the item date uncertain at the applicant's request.

G. On February 5, 2026, the applicant submitted a request for Variance (VAR) No. 26-003 for

relief from certain MCE Overlay District standards. MM No. 21-028 was no longer considered applicable to the project as the requested rear yard setback exceeded the allowance under a MM.

H. On March 5, 2026, the applicant requested the Planning Commission hearing be continued to a date certain of April 20, 2026.

I. On March 26, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and on March 27, 2026 was mailed to all property owners and occupants within a 500 foot (ft.) radius of the project site and to all interested parties.

J. On April 20, 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. This item was continued date certain to the June 1, 2026 Commission meeting for further discussion, to obtain clarification of certain development standards from staff, and to determine if findings in support of the CDP and VAR can be made to approve the project.

K. On June 1, 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 California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (a) and (e) – New Construction – and Section 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 apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Findings for Approval.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearings on April 20, 2026 and June 1, 2026, and pursuant to LIP Sections 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 21-045 and VAR No. 26-003 to construct a 594 square foot (sf.) Accessory Dwelling Unit/Second Unit (ADU/Second Unit) on a proposed second building pad on a parcel in the MCE Overlay and Single Family Medium (SFM) Zoning District located at 24507 Vantage Point Terrace.

The project is consistent with the LCP's zoning (LIP Chapter 3), grading (LIP Chapter 8), cultural resources (LIP Chapter 11), water quality (LIP Chapter 17), and wastewater treatment requirements (LIP Chapter 18). With the inclusion of the VAR, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are

made herein. The project complies with the following five LIP chapters that do not require findings to be made. The remaining chapters of the LIP are analyzed in this resolution.

Zoning (LIP Chapter 3): The subject parcel is located in Area A of the MCE Overlay and is subject to the development and design standards set forth under LIP Sections 3.4, 3.5, and 3.6. Inclusive of the requested VAR, the project meets the development and design standards of the LIP.

Grading (LIP Chapter 8): LIP Sections 3.4 and 8.3 ensure that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of grading to no more than 500 c.y. for the construction of swimming pools and spaces and 100 c.y. total cut and fill within the MCE Overlay. Moreover, the existing building pad elevation, as documented in Ordinance No. 122 which established the MCE Overlay, must not be changed with proposed grading and the project does not propose any changes. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to 1,000 c.y. for a residential parcel. The only grading proposed is the removal/recompaction for the foundation per the recommendations in the Geotechnical Report, which is explicitly exempted per LIP Section 8.3 "Exception. Excavation for foundations and other understructure excavation and incremental excavation for basements and safety purposes shall be excluded from grading limitations." The proposed grading will not result in a change to the existing building pad elevation. The proposed project complies with grading requirements set forth under LIP Sections 3.4 and 8.3.

Archaeological/Cultural Resources (LIP Chapter 11): LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The subject parcel has been evaluated for potential impacts to archaeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined to have a very low probability of containing cultural resources due to the grading previously completed on the subject parcel as part of Tract No. 30134 in 1971, which established the existing building pads and the led to the development that is there today. The MCE neighborhood is almost completely disturbed being one of the only major planned subdivisions in Malibu. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17): The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as 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. 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 onsite wastewater treatment systems (OWTS). The subject parcel is located in a subdivision that is served by

the Malibu Mesa Wastewater Treatment Plant. Therefore, this chapter does not apply.

A. General Coastal Development Permit (LIP Chapter 13)

1. *That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with certified City of Malibu Local Coastal Program.*

The proposed project is located in the MCE Overlay and SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the City Biologist, 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 with the inclusion of the VAR.

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 subject parcel is not located between the first public road and the sea. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply.

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

The proposed location appears to be the only feasible location for the proposed ADU/Second Unit. The ADU/Second Unit does not intrude into neighboring properties, does not cantilever over the slope nor does it require any non-exempt landform alteration/grading. The proposed location involves the least visible portion of the parcel and satisfies Coastal Act policies and applicable local standards while minimizing environmental, visual, and neighborhood impacts.

Various alternatives to site development were considered but ultimately rejected by the applicant due to the potential impacts to the parcel. One alternative proposed the ADU/Second Unit over the existing pool and over the rear descending slope. This would require the existing pool to be removed. However, there is insufficient area to support the proposed ADU/Second Unit, given that there must be a 6 ft. building setback per the LIP Section 3.6(R)(b) The east-facing living room features a prominent bay window that provides primary light, air, and view to the existing residence. Light, air, and views would all be blocked by the presence of the ADU/Second Unit, even if it were to fit. This placement, however, results in roughly half of the area of proposed structure extending beyond and cantilevered over the downhill slope, which would result in a height greater than 18 ft. and/or new site grading/landform alteration on the existing slope. Therefore, this alternative is not feasible practically, would result in greater visual impacts, and does not achieve any greater consistency with relevant policies/regulations than the proposed location.

A second alternative could be along the southeastern side, behind the garage and adjacent to the primary bathroom, there is a right triangle of area where it might be assumed that the ADU/Second Unit could be sited. This second alternate shows clearly how after accounting for the bathroom's bay window and

the required 6 ft. building setback, there is not nearly enough space to squeeze the ADU/Second Unit between the residence and the property line, even with the benefit of a side yard setback reduction. The other half would spill into the setback and over the property line. Therefore, the second alternative was rejected by the applicant at this location as not being feasible.

The proposed location and type of development is consistent with the SFM land use and zoning designation within the MCE Overlay. Adjacent parcels to the north, east, south, and west are developed with similar residential structures. The proposed project has been reviewed and conditionally approved for compliance with the LCP by the City Biologist, City geotechnical consultant reviewers, City Public Works Department, WD29, and the LACFD. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. As designed, the project complies with the requirements of the LCP inclusive of the VAR and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

The project is sited on the least visible portion of the parcel, does not impact public views, proposes no non-exempt grading/landform alteration, maintains existing required on-site covered parking to avoid adverse impacts to neighbors, and inclusive of the VAR, conforms to applicable Coastal Act and LIP standards for coastal resource protection. Additionally, the project has no impacts to public access or Environmentally Sensitive Habitat Area (ESHA). For these reasons, the proposed location for the ADU/Second Unit is considered the least environmentally damaging alternative.

4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms 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 LCP ESHA Overlay Map does not identify any ESHA on or adjacent to the subject parcel. The subject parcel is not in a designated ESHA or ESHA buffer. Therefore, Environmental Review Board review is not required and this finding is not applicable.

B. Variance No. 26-003 from LIP Section 3.4.1(D) for Development on a Proposed Second Building Pad in the MCE Overlay District (LIP Section 13.27)

VAR No. 26-003 is requested to allow a second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside of the existing building pad on a parcel located in the MCE Overlay.

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.*

Regarding the second building pad, the subject parcel is uniquely constrained by two recorded utility easements (one sanitary sewer and one storm drain easement) that run the length of the northernmost portion of the parcel, occupying approximately twenty-five percent of the total lot area, including the upper building pad that contains the existing single-family residence. These unusually significant

easement encumbrances substantially reduce the buildable area in a manner not shared by surrounding parcels. Were it not for these easements, the ADU/Second Unit could likely be sited on the same building pad as the primary residence, thus not requiring utilization of the lower building pad. The property further contains two historically graded building pads, documented in aerial photography dating back to 1980.

Regarding the rear yard setback, strict application of LIP Section 3.4.1(D)(2)(c) *"Rear yard setbacks shall be at least 15 feet"* would require siting the ADU/Second Unit not on the lower building pad, but up and/or into the slope. This would require non-exempt grading/landform alteration and the extension of the existing building pad, in conflict with LIP Section 3.4.1(D)(8)(b). As proposed, no grading or landform alteration is required, and earth movement is limited to exempt removal and recompaction for the foundation, consistent with the requirements of the LCP and the MCE Overlay requirements for no extension of existing pads. Since strict application would require non-exempt grading, the LCP encourages such setback modifications prescribed by the VAR process. The proposed siting for the ADU/Second Unit, within the identified 15 ft. rear yard setback, allows for no new landform alteration consistent with the purpose and goals of the LCP. This would also fulfill the purpose of LIP Chapter 8.

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.*

The project has been reviewed by multiple City departments, all of which have determined that the proposed development is safe and compliant with applicable health and safety standards. The project has been reviewed and approved by the City Public Works Department for conformance with LIP Chapter 17 water quality requirements, including stormwater management and runoff control measures. The City Biologist has reviewed and approved the project, finding it consistent with the City's goals and policies for biological resource protection. The proposed development has been reviewed and approved by City geotechnical reviewing consultants confirming that the site is geologically suitable for development, meeting the threshold set in LIP Section 9.3. Based on these departmental reviews, the granting of the variance would not be detrimental to the public interest, health, safety, or welfare, nor injurious to nearby properties or improvements.

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

Second Units are Permitted Uses in the SF Zone per LIP Chapter 3 and Table B. The parcel is subject to unusual physical and legal constraints not shared by surrounding properties, including large utility easements occupying the northern quarter of the lot. A VAR would provide reasonable relief from these unique constraints and does not confer a special privilege not enjoyed by other properties in the vicinity and under the same zoning classification. The proposed ADU/Second Unit, due to its placement on the existing lower building pad and its low profile, will not obstruct scenic views or visual resources and will remain largely invisible from neighboring properties.

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 proposed development clusters construction on previously disturbed land, avoids slope disturbance, minimizes grading, reduces visual impacts and has no impact to sensitive environmental coastal resources. The project is located away from ESHA, marine resources, and sensitive visual resources. Based upon the foregoing, the proposed siting protects and maintains public access to coastal resources while balancing private property rights, consistent with the goals, objectives, and policies of the LCP with the inclusion of the VAR.

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 subject parcel is located inland of Pacific Coast Highway in a fully developed residential neighborhood. No ESHA is located on the project site or in the immediate vicinity. No ESHA standards or buffers are implicated by the proposed development.

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 parcel is a non-beachfront lot and is not subject to stringline standards applicable to beachfront parcels under Chapter 12 of the Malibu LIP. The proposed development does not limit or interfere with public access to coastal resources.

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 parcel is zoned Single-Family Medium residential (SFM). Pursuant to LCP Table B, second units (ADUs) are a permitted accessory use in the SFM zone. The existing single-family residence establishes the primary use and therefore, the ADU/Second Unit may be permitted as an accessory use. The surrounding neighborhood is developed with single-family residences, and the proposed ADU/Second Unit is consistent with the existing land use pattern and the intent of the SF zone to maintain medium-density residential development that respects surrounding properties and the natural environment.

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

The proposed ADU/Second Unit site is located on a flat, historically graded pad at the toe of the slope in the rear portion of the parcel that requires no site grading to establish a new or extended pad. The site has been reviewed and approved by the project geologist and City geotechnical consultant reviewers. The requested VAR results in reduced landform alteration, avoidance of slope disturbance, and minimized environmental impacts.

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

The proposed ADU/Second Unit complies with the LCP and MMC including provisions related to the required findings for the VAR. Additionally, the proposed ADU meets state ADU law and provides additional housing units in concurrence with the Malibu certified Housing Element.

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 subject parcel is located in a residential cul-de-sac and contains no public parking facilities. No public parking spaces are proposed to be removed or altered by the project. Accordingly, the granting of the VAR would not reduce or eliminate public parking for access to beaches, public trails, or parkland. All necessary parking can be accommodated on the subject parcel.

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

As described in Finding A.4, the LCP ESHA Overlay Map does not identify any ESHA on or adjacent to the subject parcel. The subject parcel is not in a designated ESHA or ESHA buffer. Therefore, the findings of LIP Chapter 4 are not applicable.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject parcel is located inland of PCH and within an existing developed area adjacent to Pepperdine University. The project site is located downslope of an existing residence in the MCE Overlay and near John Tyler Drive, which is not designated as a scenic road in the LCP. No existing or planned trails or recreational areas are on or in vicinity of the project site as shown on the LCP Park Lands Map, such that the proposed ADU/Second Unit would be visible from identified public viewing areas or scenic roads. Therefore, the findings of LIP Chapter 6 are not applicable.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

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

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

The applicant submitted a geologic and geotechnical engineering report prepared on October 12, 2020, by GeoSoils Consultants, Inc. (GSC). This report is on file at City Hall. The report evaluates the geologic and geotechnical engineering conditions on the site and their impact on the proposed development (a new manufactured ADU/Second Unit located at the toe of the slope) and provides recommendations to address any pertinent issues. Potential hazards analyzed include regional and local geologic setting, subsurface conditions, surface water, groundwater, as well as faulting and seismicity (seismic and fault rupture, seiches and tsunamis, liquefaction, landslide). It was determined that the proposed development is feasible from a geologic and geotechnical engineering perspective, provided the recommendations contained in the report are incorporated into the final design and construction phase of the proposed site improvements. The subject parcel, as with all parcels located within the City limits, is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by the City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed

development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding G.1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.1, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Biologist, City Public Works Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Findings A.3 and G.3, there are no feasible alternatives to development and due to site constraints, any other project alternative considered would have resulted in more grading, land disturbance, and construction on steep slopes.

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

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

H. Shoreline and Bluff Development (LIP Chapter 10)

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

I. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel is located inland from PCH and is not located on or adjacent to a shoreline.
B. Blufftop Access – The subject parcel is located inland from PCH and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No trails are on or adjacent to the subject parcel as indicated on the LCP Park Lands Map. No condition for trail access is warranted.
D. Recreational Access – The subject parcel does not include nor is adjacent to any existing or planned public recreational areas. No condition for recreational access is warranted.

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

J. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 21-045 and VAR No. 26-003, subject to the following conditions.

SECTION 5. Conditions of Approval

Standard Conditions

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

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

Construction

a. Construction of a new 594 sf., 11 ft., 2 in. tall, detached ADU/Second Unit;
b. Path of travel from Vantage Point Terrace along 26 ft. sewer and storm drain easement to existing wood steps on the northwest side of the parcel;
c. In the area of proposed development, the upper 3 ft. of compacted fill shall be removed and recompacted; and
d. All footing subgrades should consist of compacted fill.

Discretionary Request

a. VAR No. 26-003 to allow a second building pad, reduced rear yard setback of 4 ft. (15 ft. required), wall heights of 11'-2" in setbacks (no walls … in excess of six feet in height shall be allowed within the required rear and side yard setback areas), and allowances for impermeable coverage (only allowed on the existing building pad), structure height (structure height limited to existing structure height), and removal/recompaction grading (for the upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of 3 feet beyond the proposed footprint) for foundation outside of the existing building pad on a parcel located in the MCE Overlay.

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 9, 2024**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not

commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

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

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.

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

Cultural Resources

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

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

Lighting

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

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

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

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

17. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. High intensity lighting of the shore 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. 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.

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

22. Up-lighting of landscaping is prohibited.

Fencing/Walls/Screening

23. The height of fence 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.

24. If applicable, 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

Construction/Framing

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

26. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

27. 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.

28. 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.

29. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

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

31. 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

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

33. 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.

34. 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.

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

36. 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.

37. 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.

Fire Department/Fuel Modification

38. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

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

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

Public Works

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

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

Geology

43. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

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

Water Service

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

Prior to Occupancy

46. 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.

47. The applicant shall request a final Planning Division inspection prior to final inspection by the 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.

48. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with 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.

49. 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.

50. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Site-Specific Conditions

51. The project shall incorporate colors and exterior materials that are compatible with the surrounding landscape.

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

Deed Restrictions

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

Fixed Conditions

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

54. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

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

PASSED, APPROVED AND ADOPTED this 1st day of June 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.

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. 26-02 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 1st day of June 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
04-20-26
Item 5.C.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Magda Gonzalez, Contract 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: April 9, 2026 Meeting date: April 20, 2026

Subject: 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

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-02 (Attachment 1) determining that the California Environmental Quality Act (CEQA) does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit (CDP) No. 21-045 and Variance (VAR) No. 26-003 to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit (ADU)/Second Unit; including a variance for relief from Malibu Country Estates (MCE) 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 (SFM) zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

EXHIBIT C

DISCUSSION: This agenda report provides a background and project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's inconsistency with applicable provisions of the Malibu Local Coastal Program (LCP). The analysis and findings contained herein demonstrate the project is not consistent with the LCP.

Background and Project Overview

As shown in Figure 1, the subject parcel is a developed, rectangular-shaped lot located on the inland side of Pacific Coast Highway (PCH) adjacent to John Tyler Drive. The parcel is situated within the MCE Overlay which includes specific development standards in LCP Local Implementation Plan (LIP) Section 3.4.1(D). The parcel is currently developed with a 3,572 square-foot single-family residence that was constructed in 1988 on one building pad located on the flatter portion of the parcel accessible from Vantage Point Terrace. The existing building pad is also occupied by a swimming pool, spa, and wooden deck located immediately to the rear of the existing residence. Similar to adjacent parcels in the MCE Overlay, the rest of the subject parcel slopes downward to John Tyler Drive. The parcel is served by a centralized wastewater treatment system, which serves the entire MCE. With exception to a vacant parcel immediately north, the subject parcel is in a neighborhood that is similarly developed with each parcel having one building pad developed in compliance with the MCE Overlay standards.

Figure 1 – Project Site



Source: Google Earth

The original application proposed a 623 square-foot, prefabricated ADU/Second Unit with height of 11 feet, 8 inches on a proposed second building pad located downhill of the existing residence near John Tyler Drive. On April 9, 2024, the applicant provided updated plans with a reduced size of 594 square feet and a height of 11 feet, 2 inches (Attachment 2). In both versions, the applicant has sited the prefabricated ADU/Second Unit on a proposed second building pad. Remedial and re-compaction grading is proposed for the upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of 3 feet beyond the proposed footprint. Despite having been informed by the Planning Division that the MCE Overlay standards limit all development to one building pad per parcel, the applicant had requested the Planning Division continue to process the project. The Planning Division had explained to the applicant that the proposed second building pad does not meet various MCE Overlay standards and requested additional details on the proposed structure which have not been provided. The applicant is seeking relief from the MCE Overlay standards and was told by staff that they would need to provide written findings justifying the request for consideration by the Planning Commission. This would be more commonly done under a variance request pursuant to LIP Section 13.26. On August 26, 2024, the applicant notified the Planning Division that relief through a variance would not be requested and that the City should continue to process the application as revised on April 9, 2024.

On October 9, 2025, the applicant requested the subject application be agendized for the Planning Commission. The Planning Division scheduled this item for the next available Planning Commission meeting, which was December 1, 2025. The Planning Division had recommended the project be denied due to inconsistencies with the LIP. The applicant requested the item be continued to February 2, 2026. On January 19, 2026, the applicant's representative, Keystone Planners, submitted a rebuttal packet addressing items that were determined by the Planning Division to be inconsistent with the LIP (Attachment 3). Among the items addressed in the rebuttal package were roofing materials, which have been updated from architectural shingles to Mediterranean Brava tile for consistency with the MCE Overlay standards. Additionally, the rebuttal package clarified that four trees in the proposed development area, previously unidentified, are comprised of three cedar trees and one orange tree, all of which are non-native trees not subject to the LCP's Native Tree protection policies.

The rebuttal package included a historic aerial image from 1980 shown in Figure 2. The applicant representative asserted that the 1980 image proves there are two building pads on the subject parcel – one near Vantage Point Terrace and a second downslope near John Tyler Drive. Based on the Planning Division's review, the purported second building pad referenced on the 1980 image is not typical of graded building pads within the MCE Overlay and appeared to be typical vegetation clearing along a roadway and/or vehicle shoulder/turnout along the west side of John Tyler Drive. The same type of cleared area extends onto other MCE Overlay parcels along John Tyler Drive. Additional research

conducted by the Planning Division demonstrated that there is no evidence of a second building pad having been graded as part of the MCE Overlay development. This was confirmed in an aerial image obtained by the Planning Division dated 1976, as shown in Figure 3, dated four years prior to the 1980 image. The 1976 image more clearly depicts one building pad for the subject parcel adjacent to Vantage Point Terrance, similar to other parcels in the MCE Overlay. Even if there was a legally authorized second building pad, which the evidence does not suggest there is, the MCE Overlay district requires that development be limited to one building pad. This requirement is codified in both the LCP and MMC.

The rebuttal package also described two alternate locations for the ADU/Second Unit with justifications as to why each was considered by the applicant to be infeasible. Alternative 1 placed the ADU/Second Unit over the existing swimming pool and extension over the slope to the rear of the residence. The Planning Division concurred with the applicant that Alternative 1 is not feasible due to design constraints and additional development that would be required. Alternative 2 placed the ADU/Second Unit on the southeast side yard of the property near the southerly side of the residence and behind the three-car garage. The applicant states that location is not feasible because it does not accommodate a modular building. A modular building would be difficult to place in that location but a different type of ADU can be constructed in these alternate areas. Other alternatives not considered by the applicant, but appear feasible, include converting part of the existing structure and/or adding square footage to the residence within other available areas on the existing building pad. The Planning Division encouraged the applicant to select one of these alternatives so that the proposed ADU met all of the LCP required development standards, but that was declined by the applicant. An ADU is feasible on this subject site, and the staff is in support of a compliant ADU location, but the applicant wants to place the ADU in an area prohibited by the LCP and MMC.

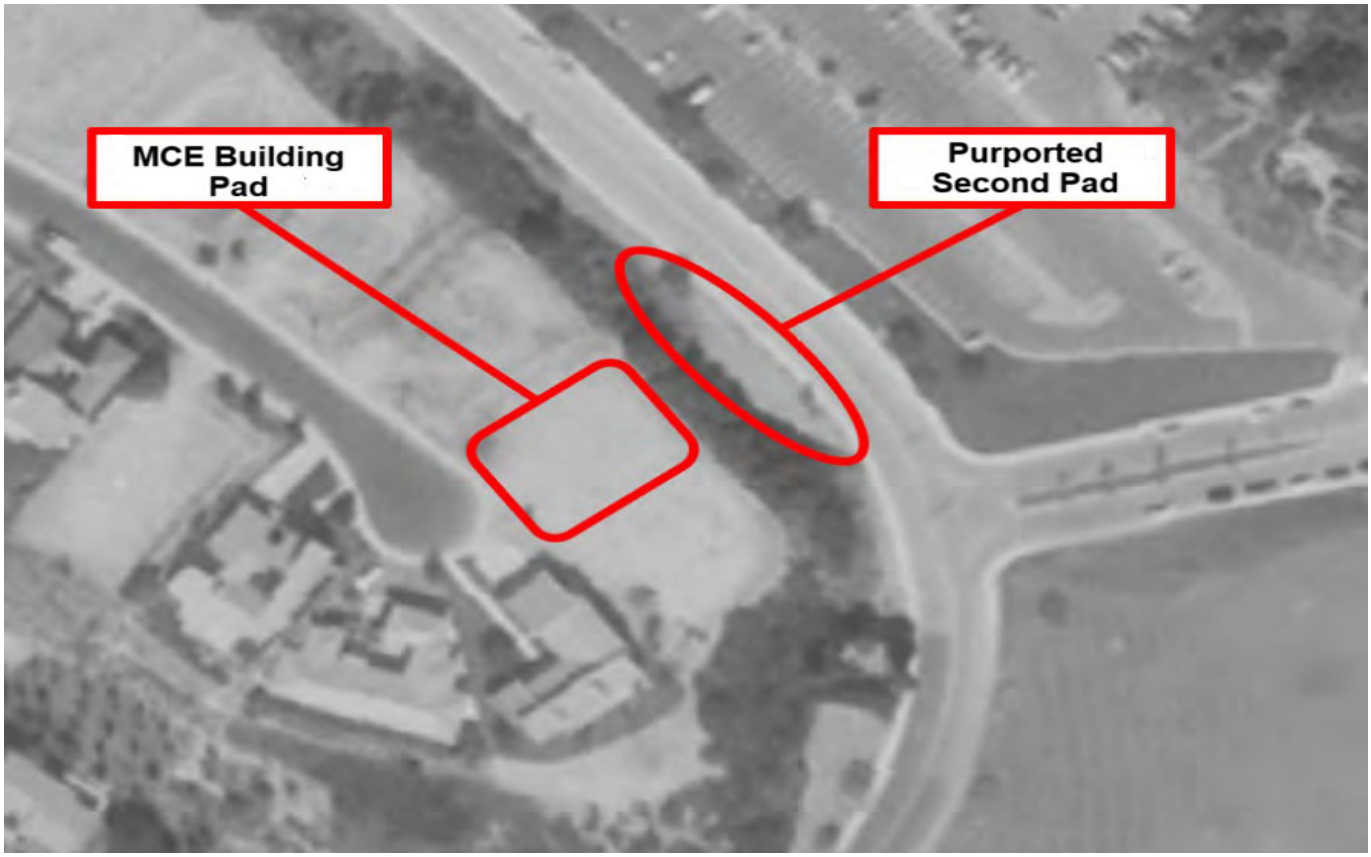
On February 2, 2026, the Planning Commission continued the item at the applicant's request. On February 5, 2026, the applicant representative submitted a variance request and confirmed that the January 19, 2026 rebuttal package sufficed for justification of the variance. However, on February 6, 2026 the applicant representative submitted an amended variance request which included two options for locating the ADU/Second Unit on the proposed second building pad (Attachment 4). One option included a 4-foot rear yard setback consistent with the proposed design, while the other option proposed a 15-foot rear yard setback, consistent with the MCE Overlay, but required the structure to be located higher on the slope.

As proposed, the ADU/Second Unit does not comply with the following LIP sections:

1. One building pad allowed (LIP 3.4.1(D)(6)(a)&(b));
2. No structures allowed downslope of existing pad (LIP 3.4.1(D)(6)(c));
3. Rear yard setbacks shall be 15 feet (LIP §3.4.1(D)(2)(c));

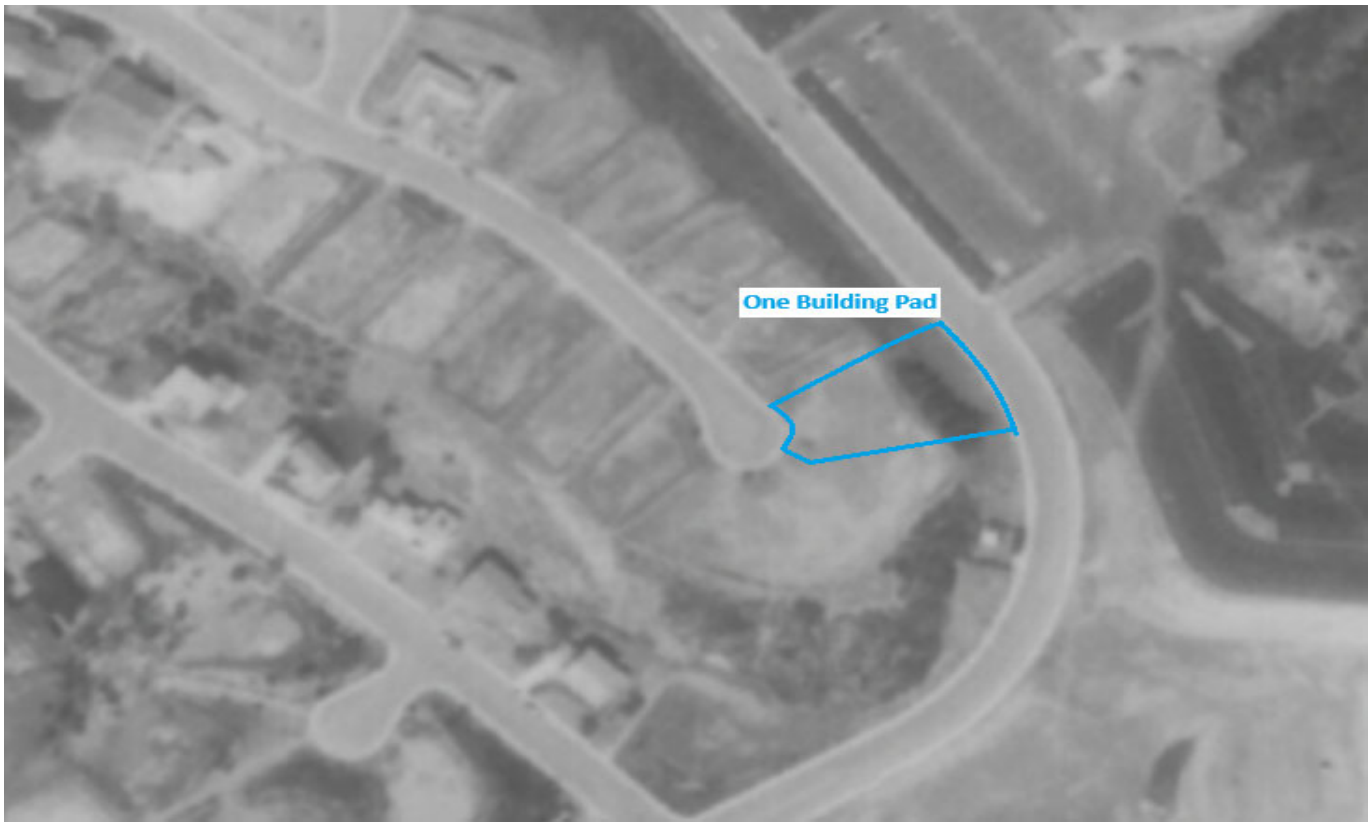
4. All impermeable coverage surfaces shall be on the existing building pad (LIP §3.4.1(D)(7));
5. Structure height is limited to additions/remodels of existing structure (LIP §3.4.1(D)(5)(d)(i-ii));
6. No grading for purposes of extending the existing building pad (LIP §3.4.1(D)(8));
7. No walls exceeding 6 ft in height within required rear yard (LIP 3.4.1(D)(4)(a));
8. LIP Section 8.3 (G) defines remedial grading as "grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by the City Geotechnical staff. No such remedial grading will be allowed when it could be avoided by changing the position or location of the proposed development."; and
9. LIP Chapter 11 Archaeological/Cultural Resources: It is not clear if the proposed second building pad would have potential impacts given that it is proposed downhill from the existing building pad in an undeveloped area and has not been evaluated for potential impacts during construction.

Figure 2 – Applicant 1980 Aerial Image



Source: Provided by Applicant Representative (UCSB Historical Aerials)

Figure 3 – Planning Division 1976 Aerial Image



Source: Obtained by the Planning Division (UCSB Historical Aerials)

As described in Table 3, the proposed project is inconsistent with several objective development standards in the MCE Overlay including the location of new structures, impermeable coverage, structure height, setback wall heights, grading, and an approximate 73% reduction in the required rear yard setback (from 15 feet to 4 feet). The proposed second building pad is also inconsistent with LIP Chapter 8 (Grading as otherwise limited pursuant to LIP Section 8.2) and LIP Chapter 11 (Archaeological Resources).

As previously mentioned, the parcel is located within the MCE Overlay which restricts development for all properties to one building pad per parcel and prohibits the creation of a secondary building pad pursuant to LIP Section 3.4.1(D)(6)(a), (b), and (c):

a. *All development, excluding walls and fences, shall be limited to the existing building pad.*
b. *There shall be no more than one building pad per lot.*
c. *No structure, excluding walls and fences, shall extend beyond, or be cantilevered over, any downhill slope extending from the existing building pad.*

LIP Section 3.4.1(D)(d) provides the following definition of a building pad in the MCE Overlay District:

d. For the purposes of this Overlay District, a building pad shall be defined as a single, continuous, graded area, not exceeding 3 percent in slope, designed to accommodate development.

As currently designed, the Planning Division is unable to recommend that the required findings per LIP 13.9 can be made in support of the requested CDP, including CDP Finding 1 that the project as described in the application and accompanying materials conforms with the certified LCP, and CDP Finding 3 that the project is the least environmentally damaging alternative. Additionally, the Planning Division is unable to recommend that the required variance findings in LIP 13.36 can be made as the applicant has not demonstrated that extraordinary circumstances exist. As mentioned, an alternative location on this site can support an ADU, which the Planning Division could support; however, the applicant has refused to select an alternate location compliant with the LCP and MMC.

Surrounding Land Uses and Project Setting

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

Table 1 – Property Data	
Lot Depth	160 feet
Lot Width	95 feet
Gross Lot Area	16,862 square feet (0.38 acres)
Area of Public Street Easements	1,600 square feet
Area of 1:1 Slopes	628 square feet
Net Lot Area *	14,634 square feet (0.33 acres)

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

Pursuant to the City's Post-LCP Certification Permit and Appeal Jurisdiction Map, a downhill portion of the subject property is located within the Appeal Jurisdiction of the California Coastal Commission (CCC). However, pursuant to LIP 2.1 General Definitions for Appealable Coastal Development Permit, the proposed development is not located in an area appealable to the CCC.

The subject parcel is zoned SFM and within the MCE Overlay as are the surrounding parcels to the north, south, and west of the subject parcel. John Tyler Drive and Pepperdine University are located east of the subject parcel.

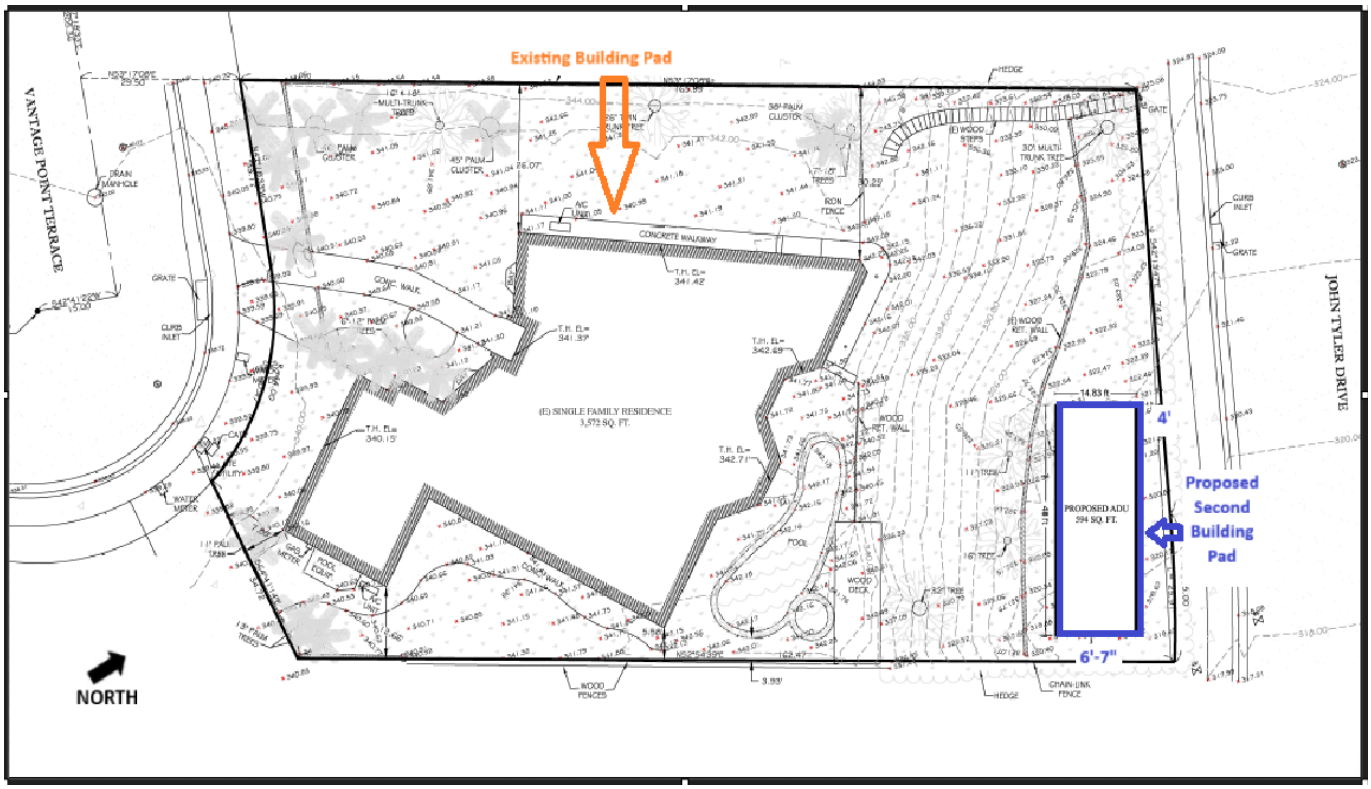
Table 2 provides a summary of the surrounding land uses:

Table 2 – Surrounding Land Uses				
Direction	**APN**	**Lot Size**	**Zoning**	**Land Use**
North	4458-033-005	16,849 SF	SFM/ MCE	Vacant
East	4458-030-042	1,234,912 SF	No Zone	John Tyler Drive / Pepperdine University
South	4458-033-031	42,495 SF	SFM/ MCE	Single-Family Residential
West	4458-033-010	13,416 SF	SFM/ MCE	Single-Family Residential

Source: Malibu CityGIS and LA County Tax Assessor

In Figure 4, the existing building pad is located at the top of the slope accessed from Vantage Point Terrace. The existing building pad includes a residence, garage, driveway, front and side yards, walkways, swimming pool, spa, and wooden deck. The proposed 14.83-foot by 40-foot prefabricated ADU/Second Unit is shown on the rear portion of the parcel downhill from the existing building pad. The ADU/Second Unit is proposed with a 4-foot rear yard setback and a 6-foot 7-inch interior yard setback.

Figure 4 – Site Plan



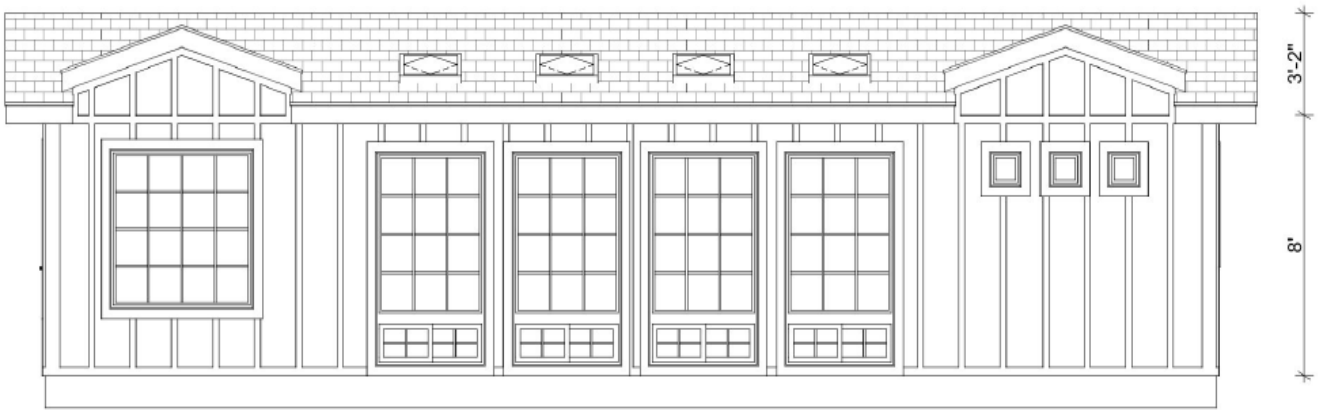
Source: Project Plans (Attachment 2)

Figure 5 – Illustrative & Project Elevations









Source: Project Plans (2024)

Alternative Locations for the ADU

Feasible alternatives for relocation are evident on the existing building pad, including an ADU/Second Unit attached to and/or integrated into the existing residence. The applicant stated that the proposed second building pad location is the only suitable location on the parcel due to sewer and water line easements north of the residence and steep slopes east of the residence; however, the applicant had not sufficiently provided an alternate design depicting infeasibility of all potential locations on the existing building pad.

Based on the Planning Division's review of the parcel, existing development, and thorough analysis of the variance justifications provided, it appears the applicant has design options adjacent to the existing residence on the side and/or front yards that could accommodate some form of an ADU/Second Unit and/or Junior ADU (JADU). As shown in Figure 6, potential locations are in the form of an attached structure to the residence and/or converted space associated with the residence or portion of the garage. An alternate design also appears feasible given that the existing building pad is sufficient in size to support other accessory uses including a swimming pool, spa, and wooden deck.

Figure 6 – Potential Alternate Locations for an ADU/Second Unit



LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains specific policies and regulations 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) Onsite Wastewater Treatment Systems. These chapters are discussed under the *LIP Conformance Analysis* section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) Environmentally Sensitive Habitat Area; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable to the project: CDP including findings for the VAR. 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 Public Works Division, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29, and the Los Angeles County Fire Department (Attachment 5 – Department Review Sheets).

Zoning (LIP Chapter 3)

The proposed project is subject to non-beachfront residential development and design standards set forth under LIP Sections 3.4.1(D) (MCE Overlay District). Table 3 provides a project conformance summary with the relevant standards of the LIP. As summarized below, the proposed project does not comply with LIP Chapter 3.

Table 3 – LCP Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SITE OF CONSTRUCTION	All development limited to existing building pad; one building pad per lot; no structures downhill from	Proposed development extended to proposed second building pad; proposed second building	Does not comply with the LIP §3.4.1(D)(6)

Table 3 – LCP Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
	existing building pad	pad on lot; proposed structure located downhill from existing building pad	
REAR YARD SETBACK	15 ft.	4 ft.	Does not comply with LIP §3.4.1(D)(2)(c)
IMPERMEABLE COVERAGE	No maximum; all impermeable surfaces shall be on the existing building pad	Proposed structure on proposed second building pad	Does not comply with LIP §3.4.1(D)(7)
STRUCTURE HEIGHT	Limits structure height to additions/remodels of existing structure, vacant parcels or where an existing structure is replaced	No modifications to existing structure; proposed second structure not associated with existing structure	Does not comply with LIP §3.4.1(D)(5)(d)(i-ii)
GRADING	Grading for swimming pools and spas; no grading for purposes of extending the existing building pad	Proposed grading associated for use other than swimming pool or spa; proposed grading for second building pad	Does not comply with LIP §3.4.1(D)(8)
WALL HEIGHT WITHIN SETBACK	No walls exceeding 6 ft in height within required rear yard setback	Proposed walls associated with the structure extend above 6 ft within required rear yard setback	Does not comply with LIP §3.4.1(D)(4)(a)

Grading (LIP Chapter 8)

Unless otherwise limited in the LIP pursuant to LIP Section 8.2, 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 per lot of single-family development. The MCE Overlay standards provide more strict regulations for grading of property within the MCE Overlay District (LIP Section 3.4.1(D)(8)) by prohibiting grading on existing building pads except for export of 500 cubic yards associated with the construction of a swimming pool and spa, with additional provisions for cut and fill grading and remedial grading subject to the approval of a Site Plan Review. Based on the applicant's submitted materials, the proposed second building pad proposes remedial and re-compaction grading for the upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of 3 feet beyond the proposed footprint. As noted in Table 3, the proposed grading is for a use other than a swimming pool or spa. The proposed project does not comply with LIP Section 3.4.1(D)(8) and, therefore, does not comply with LIP Chapter 8 pursuant to the provision in LIP Section 8.2. Additionally, the LIP Section 8.3(G) defines remedial grading as "grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by the City Geotechnical staff. No such remedial grading will be allowed when it could be avoided by changing the position or location of the proposed development." Remedial grading appears to be avoidable by changing the location of the proposed development to an area within the existing building pad.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archeological resources. Generally, the subject parcel has been evaluated for potential impacts to archeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined that due to the previous grading activities to create the existing building pad and MCE community, the project has very low probability of disturbing archaeological resources for construction proposed on the existing building pad. However, given that the location of the proposed second building pad is downhill from the existing building pad, the proposed project location has not been evaluated for potential impacts to important cultural resources that may be found in the course of construction. The applicant has not provided information that demonstrates the proposed second building pad has been evaluated for potential impacts to archaeological resources. The Planning Division is unable to determine if the proposed project complies with LIP Chapter 11.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. In the event the project was to comply with the relevant standards of the LCP for issuing CDPs, standard conditions of

approval were provided to the Planning Division. These include the implementation of storm water management plans during construction activities and management of runoff from the proposed development.

LIP Findings

Several LIP findings cannot be made including, but not limited to, the general CDP findings listed in LIP Section 13.9 and variance findings in LIP Section 13.26.5 and MMC Section 17.72.060. As stated above, the project proposed is not consistent with the LCP or MMC. The draft resolution for denial of this application includes findings for why the permit can be denied. The draft resolution is attached 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 and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproves.

CORRESPONDENCE: After the December 1, 2025 and the February 2, 2026 agendas were published, all correspondence received to-date, including correspondence submitted after the December 1, 2025 and February 2, 2026 Planning Commission agendas, is included at Attachment 6. No additional correspondence was received.

PUBLIC NOTICE: On March 18, 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 the subject property (Attachment 7).

SUMMARY: The required findings cannot be made that the project complies with the LCP and MMC. Based on the analysis contained in this report and the accompanying resolution, the Planning Division recommends denial of this project by the adoption of Planning Commission Resolution No. 26-02.

Should the Planning Commission determine that the findings can be made in support of the application, the Planning Commission will need to make findings for the following: 1) that the project is categorically exempt from CEQA; 2) that the CDP findings in LIP Sections 13.9(A through D) can be made; and 3) that the variance findings in LIP Section 13.26.5 can be made. The Planning Commission would need to direct the Planning Division to return with an approval resolution at a future public hearing.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-02
2. Project Plans
3. Applicant Rebuttal Package
4. Applicant Variance Request
5. Department Review Sheets
6. Correspondence
7. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU 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 Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 23, 2021, an application for Coastal Development Permit (CDP) No. 21-045 with Minor Modification (MM) No. 21-028 was submitted to the Planning Division by the applicant Keystone Strategic Planning, on behalf of property owner, the Meissner Family Trust. The application was routed to the City Biologist, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review. The proposed development is located in the Malibu Country Estates (MCE) Overlay District, included within the City's certified Local Coastal Program (LCP) Local Implementation Plan (LIP) as LIP Section 3.4.1(D).

B. On October 9, 2025, the applicant requested the subject application be agendized for the Planning Commission. The applicant was informed that the application was not deemed incomplete.

C. On October 30, 2025, the applicant posted a Notice of CDP Application sign at the subject property.

D. On November 20, 2025, 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 project site and to all interested parties.

E. On December 1, 2025, the Planning Commission continued the item to the February 2, 2026 Regular Planning Commission meeting prior to opening the public hearing.

F. On February 2, 2026, the Planning Commission continued the item date uncertain at the applicant's request.

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G. On February 5, 2026, the applicant submitted a request for Variance (VAR) No. 26-003. MM No. 21-028 was no longer considered applicable to the project as the requested rear yard setback exceeded the allowance under a MM.

H. On March 5, 2026, the applicant requested the Planning Commission hearing be continued to a date certain of April 20, 2026.

I. On March 26, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and on March 27, 2026 was mailed to all property owners and occupants within a 500-foot radius of the project site and to all interested parties.

J. On April 20, 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 California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproved.

SECTION 3. Findings for Denial.

Based on evidence contained within the record, including the agenda report for the project and the hearing on April 20, 2026, and pursuant to LIP Sections 13.7(B) and 13.9, the Planning Commission adopts the findings of fact, and denies CDP No. 21-045 and VAR No. 26-003 to construct a 594 square-foot Accessory Dwelling Unit/Second Unit (ADU/Second Unit) on a proposed second building pad on a parcel in the MCE Overlay and Single Family Medium (SFM) Zoning District located at 24507 Vantage Point Terrace (Meissner Family Trust).

The required findings of LIP Chapter 13 cannot be made by the City as enumerated below, and therefore the project does not comply with the California Coastal Act by extension of the City's LCP.

A. General Coastal Development Permit (LIP Chapter 13)

1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with certified City of Malibu Local Coastal Program.

The proposed location of the ADU/Second Unit is not consistent with the MCE Overlay standards in LIP Section 3.4.1(D) or residential development standards in LIP Section 3.6(N)(1) and, therefore, does not meet the requirements for LIP Chapter 3 (Zoning). Furthermore, the proposed location does not comply with LIP Chapter 8 (Grading) and compliance with LIP Chapter 11 (Archaeological/Cultural Resources) cannot be determined based on the information submitted.

The proposed project fails to meet various requirements outlined in LIP Chapter 3 including: LIP Section 3.4.1(D)(2)(c) which requires rear yard setback to be at least 15 feet (4 feet proposed); LIP

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Section 3.4.1(D)(4)(a) which stipulates that "no walls…in excess of 6 feet shall be allowed within the required rear…yard setback areas" (wall heights associated with the proposed structure extend above 6 feet in the rear yard setback); LIP Section 3.4.1(D)(5) which limits structure height to additions/remodels of an existing structure, a new structure on a vacant parcel, or where an existing structure is replaced (no modifications to the existing structure are proposed, the site is not vacant, and the proposed structure is not associated with the replacement of the existing residence); LIP Section 3.4.1(D)(6), which stipulates that the site of construction for all development is limited to one single building pad and that no structures shall be sited downhill from the existing building pad (the project proposes a second building pad and has located the proposed second building pad downhill of the existing building pad); LIP Section 3.4.1(D)(7) which strictly limits impermeable surfaces on the existing building pad (the proposed structure is located on a proposed second building pad); LIP Section 3.4.1(D)(8) which states grading shall only be permitted for the construction of swimming pools and spas and that no grading occur for purposes of extending the existing building pad (proposed grading associated for a use other than a swimming pool or spa and proposed for an additional building pad); and LIP Section 3.6(N)(c)(i) that requires a second residential unit be located within the required development area for the project site and clustered with the primary dwelling unit (the proposed second unit is located downhill from the existing residence, is not within the required development area as stipulated in the MCE Overlay standards, and is not clustered with the existing residence).

The proposed development is inconsistent with LIP Chapter 8 (Grading). The MCE Overlay standards provide more strict regulations for grading of property within the MCE Overlay District (LIP Section 3.4.1(D)(8)) by prohibiting grading on existing building pads except for export of 500 cubic yards associated with the construction of a swimming pool and spa, with additional provisions for cut and fill grading and remedial grading subject to the approval of a Site Plan Review. Based on the applicant's submitted materials, the proposed second building pad proposes remedial and re-compaction grading for the upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of a 3 feet beyond the proposed footprint. The proposed grading is for a use other than a swimming pool or spa and, therefore, does not comply with LIP Section 3.4.1(D)(8) or LIP Chapter 8 pursuant to the provision in LIP Section 8.2. Additionally, LIP Section 8.3(G) defines remedial grading as "grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by the City Geotechnical staff. No such remedial grading will be allowed when it could be avoided by changing the position or location of the proposed development." Remedial grading appears to be avoidable by changing the location of the proposed development to an area within the existing building pad.

Based on the information submitted by the applicant, the Planning Commission is unable to determine if the proposed project complies with LIP Chapter 11 (Archaeological/Cultural Resources). Although the project site has been evaluated for potential impacts to archeological resources and it has been determined that due to the previous grading activities to create the existing building pad and MCE community, the project has very low probability of disturbing archaeological resources for construction proposed on the existing building pad. It is not clear if the location of the proposed second building pad would have potential impacts given that it is proposed downhill from the existing building pad in an undeveloped area and has not been evaluated for potential impacts during construction. The applicant has not provided information demonstrating that the proposed second building pad has been evaluated for impacts to archeological resources.

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In the event there is a conflict between a provision of the LCP and a provision of the General Plan or of any other City-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and the other provision, pursuant to LIP Section 1.3.1, the LCP governs. Consequently, the development may not be approved unless it complies with the LCP provision.

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 subject parcel is not located between the first public road and the sea. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply.

3. The project is the least environmentally damaging alternative.

As discussed in Finding 1, the applicant represented that the proposed location on a proposed second building pad downhill of the existing building pad is the only suitable location due to the site's sewer and water line easements and steep slopes. However, the applicant did not adequately justify why the ADU/Second Unit could not be developed within the existing building pad in compliance with the MCE Overlay standards. Furthermore, the applicant did not demonstrate that an alternate location within the residence as part of a conversion or adjacent to the residence on a flat portion of the existing building pad was infeasible. Additionally, the applicant did not provide information indicating that the proposed second building pad has been evaluated for potential impacts to archaeological/cultural resources.

As part of the Planning Commission's review of the subject application, alternate locations for development appeared feasible and would maintain consistency with the MCE Overlay standards, as well as consistency with LIP Chapters 3, 8 and 11. The alternate locations do not appear to necessitate the extent of proposed grading to accommodate the second building pad or result in the need for relief from the MCE Overlay standards. As proposed, the second building pad location is not considered to be the least environmentally damaging alternative

4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms 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 LCP Environmentally Sensitive Habitat Area (ESHA) and Marine Resources Map does not identify any ESHA on the subject parcel or on any adjacent properties. The subject parcel is not in a designated ESHA or ESHA buffer and, therefore, Environmental Review Board review was not required. This finding does not apply.

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B. Variance No. 26-003 from LIP Section 3.4.1(D) for Development on a Proposed Second Building Pad in the MCE Overlay District (LIP Section 13.27)

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.

There are no exceptional or extraordinary circumstances/characteristics that require the proposed structure be located on a secondary building pad in the MCE Overlay District. The proposed second building pad is situated approximately 25 feet downhill from the existing building pad in an undeveloped area. There are alternatives that grant the property owner the opportunity for an ADU/Second Unit within the existing building pad in compliance with MCE Overlay standards. The applicant represented that the proposed location is the only suitable location on the parcel due to sewer and storm drain easement and steep slopes; however, the alternative locations deemed unfeasible by the applicant are not the only locations available, there are other locations within the existing building pad that may accommodate an ADU/Second Unit. Based on the Planning Commission's review of the parcel, existing development, and thorough analysis of the variance justifications provided it appears the applicant has design options adjacent to the existing residence on the side and/or front yards that could accommodate an ADU/Second Unit and/or Junior ADU (JADU). These could be in the form of an attached structure to the residence and/or converted space associated with the residence or a portion of the garage. An alternate design also appears feasible given that the existing building pad is sufficient in size to support other accessory uses including a swimming pool, spa, and wooden deck. All feasible options described would not require special consideration and would fall within the allowable uses of the MCE Overlay, particularly development within the existing building pad.

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.

Granting the variance request would be detrimental to the improvements in the same SFM zone and MCE Overlay, as it would violate the established objective zoning requirements of the parcel's location. Furthermore, it would establish a precedent for disregarding the certified LCP.

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

Granting the variance would constitute a special privilege to the property owner because no special circumstances or exceptional characteristics exist on the subject parcel, different from other parcels in the MCE Overlay, that would require the proposed structure to be located on a second building pad downslope of the existing building pad and in conflict with objective standards in the MCE Overlay. While a 26-foot wide sewer and storm drain easement extends across the northwest side yard, alternate locations for development of some form of an ADU/Second Unit appear feasible and would maintain consistency with the MCE Overlay standards, as well as consistency with LIP Chapters 3, 8 and 11. The alternate locations are outside of the 26-foot wide easement area and do not appear to necessitate the extent of proposed grading to accommodate the second building pad or result in the

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need for relief from the MCE Overlay standards. As described in Finding A.3, the applicant did not justify the need for a second building pad and did not explore feasible alternatives within the existing building pad.

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 granting of the variance request would not meet the general purpose and intent because alternate locations appear feasible within the existing building pad that would allow for an ADU/Second to be developed on the subject parcel consistent with the objective standards of the MCE Overlay.

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 variance request is not for an ESHA buffer nor is the project located within an ESHA. Therefore, this finding is not applicable.

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

Stringline standards are not part of the variance request, and the subject parcel is not beachfront. 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.

Variance requests are designed to provide relief to sites with special circumstances or exceptional characteristics that severely hinder development thus negating the opportunity to enjoy the same privileges as surrounding neighbors. As described in Findings B.1 and B.3, alternate locations appear feasible within the existing building pad that would allow for some form of an ADU/Second Unit to be developed on the subject parcel consistent with the objective standards of the MCE Overlay.

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

Alternate locations for development of an ADU/Second Unit appear feasible on the existing building pad and would maintain consistency with the MCE Overlay standards. The proposed second building pad would necessitate a variance for relief from objective development standards in the MCE Overlay and it has not been demonstrated that the proposed location would be physically suitable for the proposed development. The applicant did not provide information indicating that the proposed second building pad has been evaluated for potential impacts to archaeological/cultural resources consistent with LIP Chapter 11. Furthermore, the proposed second building pad proposes remedial and re-compaction grading for the upper 3 feet of previously compacted fill to be removed and recompacted

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to a minimum of 3 feet beyond the proposed footprint. LIP Section 8.3(G) defines remedial grading as "grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by the City Geotechnical staff. No such remedial grading will be allowed when it could be avoided by changing the position or location of the proposed development." Remedial grading appears to be avoidable by changing the location of the proposed development to an area within the existing building pad.

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

The City is entirely within the coastal zone and has a certified LCP that governs new development, including ADUs, JADUs, and Second Units. ADUs in the City must comply with state law and the LCP, as applied to implement the Coastal Act in the City. As proposed, the project does not represent the least environmentally damaging alternative as required by CDP Finding 1 or comply with objective standards in the MCE Overlay (LIP Section 3.4.1(D)).

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 proposed project is located within a residential community and not located in an area that provides public parking for access to the beach, public trails, or parklands. Therefore, this finding is not applicable.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby denies CDP No. 21-045 and VAR No. 26-003.

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

PASSED, DENIED AND ADOPTED this 20th day of April 2026.

_____
ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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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.

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. 26-02 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 20th day of April 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

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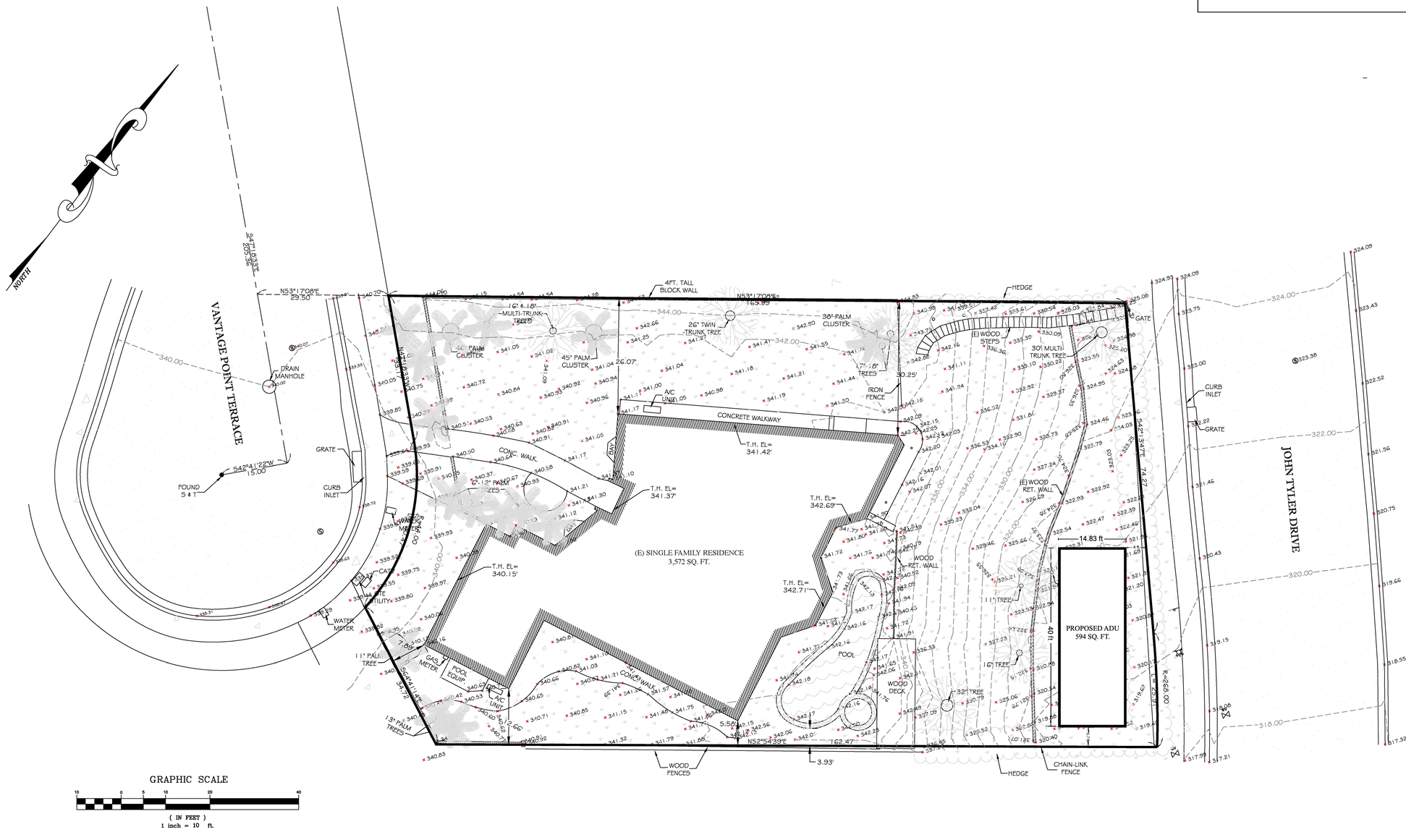
Received
4/9/24
Planning Div.

PROPERTY DATA

APN:	4468-033-066
JURISDICTION:	CITY OF MALIBU
ZONING:	SFM
LCD ZONING OVERLAY:	MALIBU COUNTRY ESTATES
LOT SIZE:	0.36 ACRES

PROJECT SCOPE OF WORK

NEW ONE-STORY 594 SQ. FT. PRE-MANUFACTURED ACCESSORY DWELLING UNIT (ADU).



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ATTACHMENT 2

24507 VANTAGE POINT TERR. MALIBU, CA 90265

4/9/2024

REVISIONS	

SITE PLAN

A1

Helmut Meissner
24507 Vantage Point Ter
Malibu, CA 90265

April 9, 2024

By email to kanecap@csgengr.com

City of Malibu – Planning Department
Attn: Kaneca Pompey

Re: ACDP 21-045 for proposed ADU at 24507 Vantage Point Ter

Kaneca,

I request that the ADU we seek to build be placed on the Planning Commission hearing calendar as soon as possible.

We refer to your last message dated 2/16/24, with which you sent us the following list Tyler had emailed to Erik Yesayan (Keystone Strategic Planning, in the following "KSP") back in July 2022.

The answers to each of the issues raised are set forth below, along with your questions:

Plans Revisions

1. *You will have to move the ADU to the building pad, where the existing single-family residence is located. If moved, please demonstrate that the site will allow for two unenclosed and three enclosed parking spaces.*
2. *Show the proposed setbacks on the site plan.*
3. *Clearly show on the site plan, which parts of the ADU will be enclosed and which parts will be deck.*
4. *Provide the type of material used on the exterior of the ADU.*
5. *Provide a roof plan indicating the slope of the ADU's roof.*
6. *Provide additional information on the cover sheet:*
    a. *Gross and Net lot area (see separate handout for description);*
    b. *Required and proposed setbacks (LIP Section 3.4(D)(2));*
    c. *Proposed and existing Total Development Square Footage (TDSF);*
    d. *Proposed and existing unenclosed covered areas (e.g., terraces, balconies and loggias that project more than 6 feet from the building face);*
    e. *List of discretionary requests.*

Here are the responses to the above items:

1. The ADU cannot be moved to the existing building pad because the entire northwest side of the property is subject to various easements and the southeast side is too small for an (attached) 600 sq. ft. ADU.

   The flat area at the bottom of the slope proposed in our initial application is the only area suitable for an ADU. Please see below for a more detailed discussion of the Overlay

District ("OD") rules prohibiting a second building pad. The discussion of the other revisions requested above (#2-6) is based on the ADU being built on the area as applied for (in the following "original ADU location"). Please note the ADU will be a pre-fabricated unit that comes with all necessary permits.

2. The setback issues for the original ADU location have been resolved in the discussions between Tyler and KSP.
3. The site plan for the original ADU location has been submitted by KSP. There will be no deck. Hence, the entire area will be enclosed. The dimensions are actually smaller than the original 15'x42'. The width is 14'10" and the length is only 40'.
4. The exterior walls are WUI compliant cement hardie board. The roof will be Class "A" fire-rated architectural shingles.
5. According to the supplier, the roof line is a 4 to 12 slope. Please see the attached package of drawings and renderings.
6. Reference is made to the information supplied by KSP and their discussions with Taylor.

Single Building Pad Requirement ("SBPR")

In the absence of a City ADU ordinance approved by the relevant authorities, the State ADU laws apply. The SBPR is invalid for multiple reasons:

The SBPR is part of the Malibu Country Estates ("MCE") OD rules and not used in any area within the jurisdiction of the City of Malibu other than in said MCE OD.

In its letter of 9/10/93, the City informed the MCE HOA that they can apply to the City Council for consideration of custom development criteria which would allow for development in the MCE neighborhood to be consistent with existing CC&Rs in-lieu of the City's Interim Zoning Ordinance.

Subsequently, the then Board of the MCE HOA filed such application. This means that whatever ultimately became the MCE OD rules which, in turn, ended up in the LCP, was solely based on input from the MCE HOA.

Sec. 4751 of the Civil Code deals with governing documents of HOAs and says that any HOA provision … that … effectively prohibits or unreasonably restricts the construction … of an ADU on a single-family residential lot, is void and unenforceable – as long as the requirements of the state ADU law are met. Which means the SBPR is not enforceable under State ADU law.

In addition to that, the SBPR is actually not part and has never been part of the CC&Rs since they were declared by the developer Century Malibu, Inc. on 8/17/72. All other provisions of the MCE OD are taken from the CC&Rs, except for the SBPR. The CC&Rs always required a unanimous consent of all members for any amendment, including the introduction of restrictions like the SBPR. While the 71 members who approved the petition to the City might have been sufficient for the City to accept the HOA's OD request, it still renders to OD restriction void for the members of the HOA. While it never was the City's responsibility to verify the HOA's representations, this does not change the fact that the SBPR has never been a valid neighborhood standard – regardless of its ultimate inclusion in the City's LCP.

The City's attorneys, citing Government Code Sec. 65852.2(l), keep claiming that the State ADU law is not applicable to provisions included in the LCP because the LCP is shielded by the Coastal Act. However, they ignore that this law is meant to protect, first and foremost, coastal resources, not the City's desire to prevent ADUs from being built. The proposed ADU has no impact at all on coastal resources because it is located on the land side of PCH, just 100 ft. from a Pepperdine parking lot.

The focus on coastal resources is clearly expressed in the Coastal Commission's memorandum of 1/21/22 when it states that "provisions on coastal resource protection must be incorporated into the planning and development process, and into updated LCP J/ADU requirements, when considering J/ADUs in the coastal zone." The Coastal Commission explicitly encourages "coastal jurisdictions … to update their LCPs to comply with the State's new laws".

The SBPR has absolutely nothing to do with the protection of coastal resources, except for potential ocean view obstruction. However, the subject ADU is proposed to be built at the flat bottom of a slope lying 20 feet under the existing building pad. With an overall height of 11'2", the highest point of the roof will still be about 9 ft. under the existing building pad and cannot possibly obstruct anybody's view. The ADU will be barely visible due to existing landscaping, even from the immediate neighbors' perspective. They don't object to the ADU. Instead, they support it.

The only potential valid concern about allowing ADUs in the MCE outside the existing building pad is if and when the proposed separate building pad poses a risk to the stability of a slope. This was the subject of the engineer Joseph Reichenberger's testimony in front of the Planning Commission and City Council 1995/96 when the OD was discussed. He stated:

> *"Enlargement of homes will also bring about a temptation to 'expand the pad'. There will be a tendency to add a small, sliver fill over an existing fill slope. Placement of these thin fill slopes is very difficult to control and cannot be adequately keyed or anchored into existing slopes and cannot be effectively compacted. These fills are subject to settlement, movement and ultimate failure."*

However, this risk is fully mitigated by

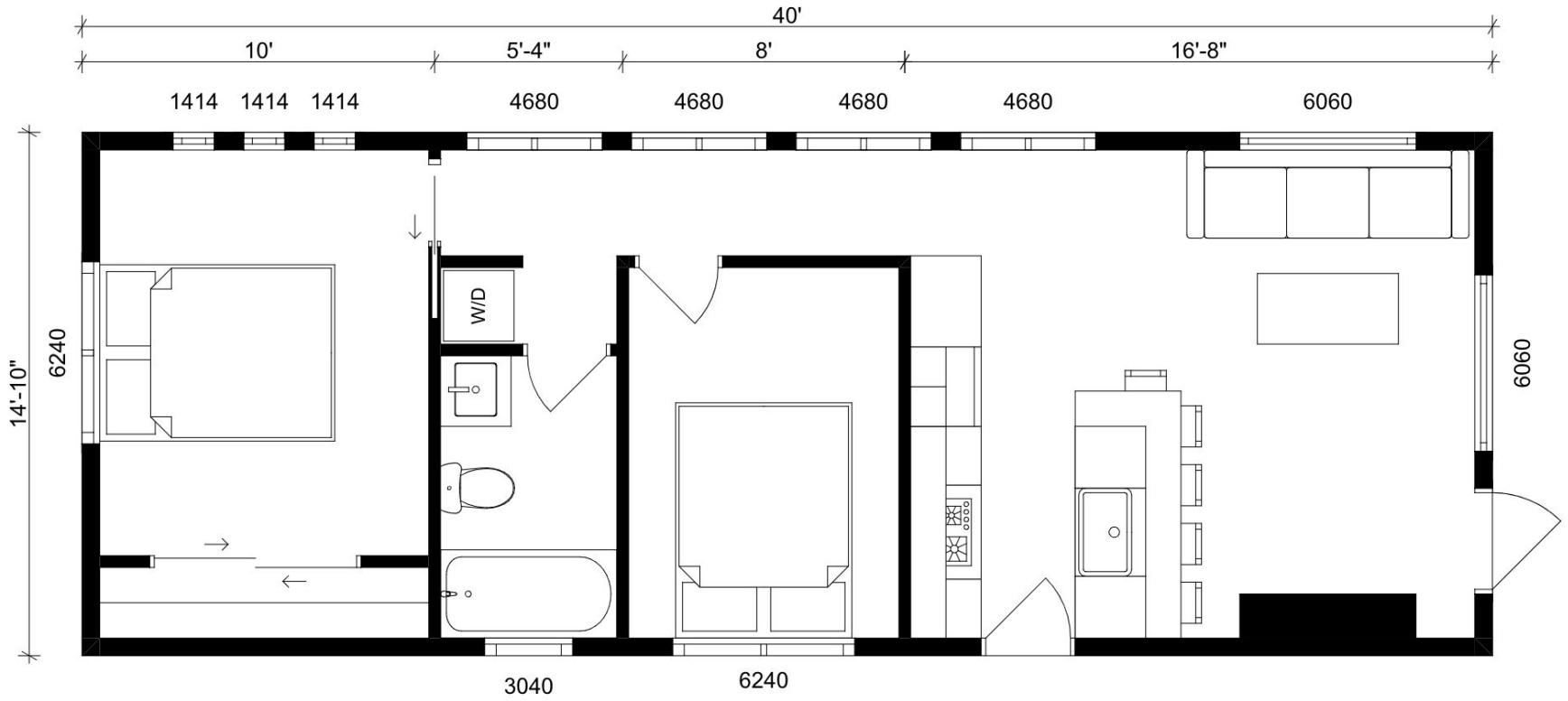
(a) The MCE OD rule that "No structure, excluding walls and fences, shall extend beyond, or be cantilevered over, any downhill slope extending from the existing building pad." (MMC 17.42.020(D)(6)(c));
(b) The Tract Map's designation of certain areas close to slopes as "Restricted Use Area"; and
(c) The City's geologist. During the 2/20/96 hearing, Planning Director Parker-Bozylinksi assured the HOA that the City geologist would apply stricter rules than those noted in the Tract Map.

The proposed ADU is not sited in a location designated as Restricted Use Area and has passed the scrutiny of the geologists in charge.

Sincerely,

Helmut Meissner

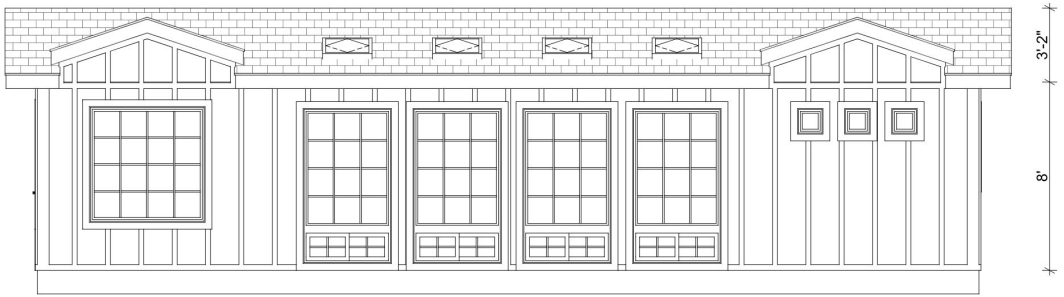


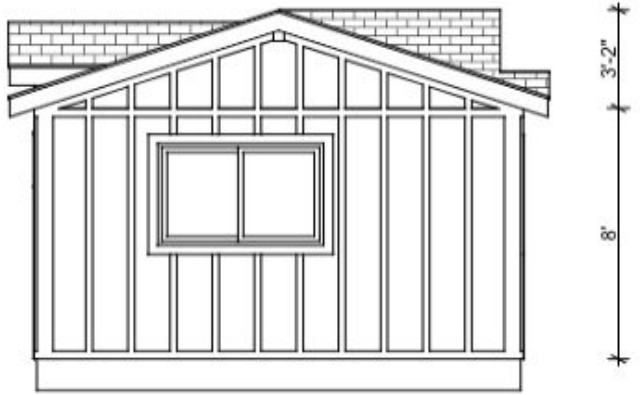

40'
10'
5'-4"
8'
16'-8"
1414
1414
1414
4680
4680
4680
4680
6060
14'-10"
6240
W/D
6060
3040
6240








3'-2"
8'


3'-2"
8'


3'-2"
8'


3'-2"
8'

From: **Andrew Tuck** atuck@keystoneplanners.com
Subject: Rebuttal to Staff Report - 24507 Vantage Point Terrace - Coastal Development Permit No. 21-045
Date: January 19, 2026 at 8:28 PM
To: Teaton@malibucity.org, MGonzalez@4leafinc.com, JSmith@malibucity.org
Cc: Matt Jewett mjewett@keystoneplanners.com, Whitney Wetherill admin@keystoneplanners.com

AT

Dear Malibu Planning Staff,

Our office was retained by the applicant of the above-referenced application to assist with addressing various questions and concerns raised leading up to the upcoming hearing. Please see attached an analysis of the questions/concerns raised in the Staff Report for Coastal Development Permit No. 21-045.

Also attached are the accompanying alternatives analysis and two updated exhibits: an updated Floor Plan and Elevations plan that reflect the use of updated roofing materials, from shingles to tiles, and a site plan identifying four previously unidentified trees. These materials are provided to ensure the record accurately reflects the project's constraints, the applicable standards, feasible options available, and responses to outstanding questions/concerns that the Staff Report indicates may not have been sufficiently addressed previously.

Thank you for your time and attention to these items, and if you need any additional information or would like clarification on any portion of the submittal, we would be happy to assist and/or discuss further at your convenience.

Sincerely,

KEYSTONE
Strategic Planning

Andrew Tuck
Keystone Strategic Planning
4859 West Slauson Avenue #753 Los Angeles, CA 90056
C: 310.912.2758 O: 310.361.9033 atuck@keystoneplanners.com www.keystonestrategicplanning.com

Vantage Point Rebuttal with Bookmarks_Final.pdf
20.8 MB



KEYSTONE
Strategic Planning

City of Malibu
Planning Department
ATTN: Tyler Eaton, Assistant Community Development Director
23825 Stuart Ranch Rd
Malibu, CA 90265

RE: CDP Application 21-045 – 24507 Vantage Point Terrace Staff Report Comments and Additional Information

Dear Mr. Eaton,

We are in receipt of the Staff Report prepared for the above-referenced application, dated November 20, 2025. The below analysis and supporting documentation are intended to correct/clarify and provide additional information pertaining to the statements/findings made within the staff report to assist in moving the application forward, consistent with applicable State and Local laws that govern the proposed development. In particular, this correspondence is intended to address and clarify unique circumstances that pertain to Accessory Dwelling Units (ADUs) and their treatment under State law, the role of the California Coastal Act, the historical record for development of the subject property/neighborhood with respect to building pad establishment, and the history, purpose and appropriate application of the local Malibu Country Estates (MCE) Overlay District to the subject application.

It appears that Staff's conclusions rest on a series of assumptions that may be inaccurate or incomplete—most notably that the MCE Overlay categorically limits all parcels within the Overlay District to a single building pad, and that such a limitation derives from or is mandated by the Coastal Act. As discussed further below, certain critical assumptions and conclusions made by Staff appear to be inconsistent with the history and facts surrounding original tract map and CC&Rs, the evolution of local regulatory controls, the physical conditions of what was then Lot 85 (now 24507 Vantage Point Terrace), and the statutory framework governing ADUs. Based upon our evaluation of the property's history and relevant governing regulations, it appears that the subject parcel contains two approved and existing building pads that predate the Coastal Act and the LCP, that the proposed ADU is sited entirely on an existing, compliant pad, and that neither the Coastal Act nor the LIP provides a lawful basis to deny the proposed project.

One Building Pad per Parcel

The principal issue raised by staff is the assertion that the Malibu Country Estates (MCE) Overlay District limits all development to one building pad per parcel. Staff relies on LIP Section

One Building Pad per Parcel

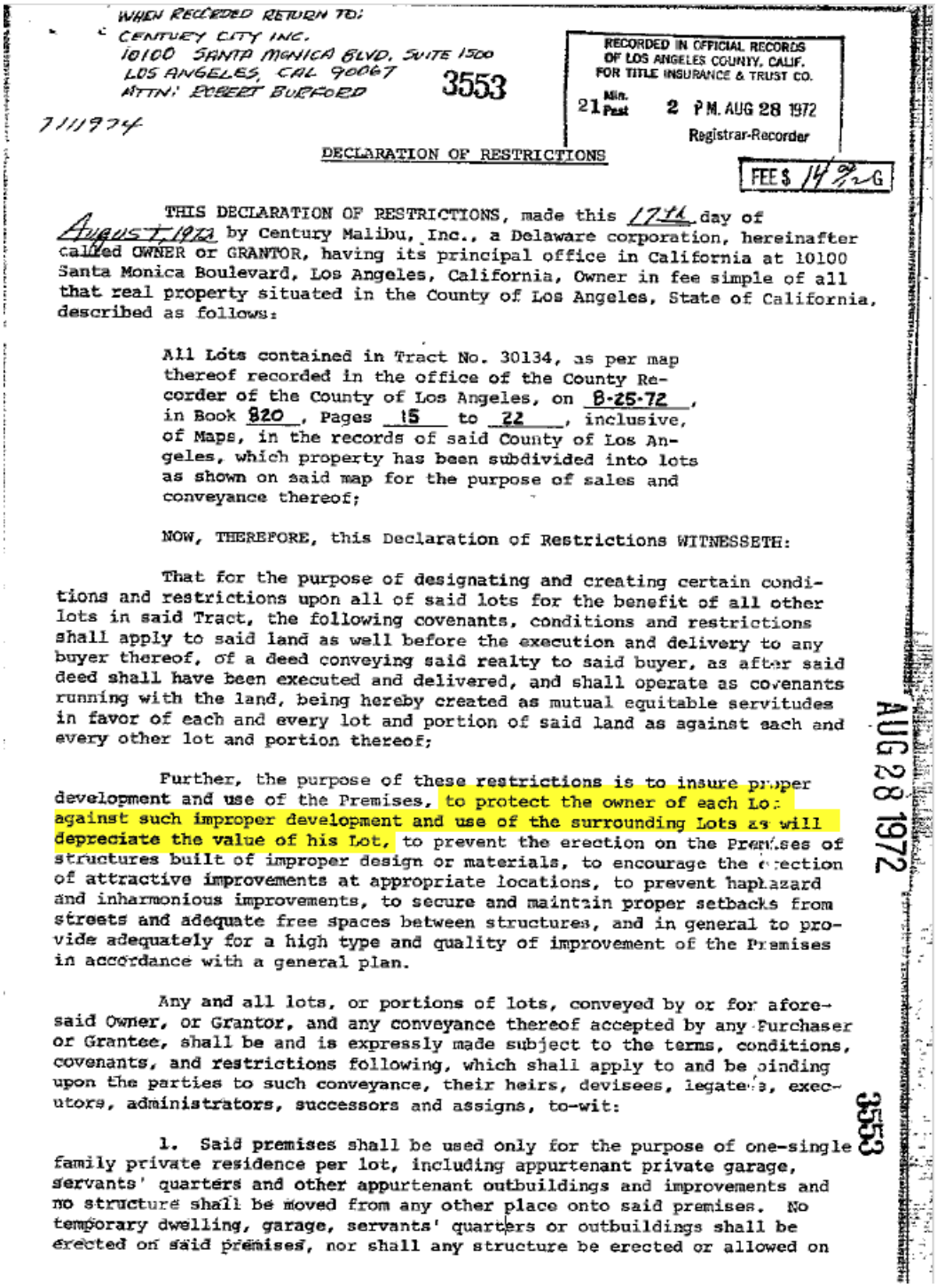
The principal issue raised by staff is the assertion that the Malibu Country Estates (MCE) Overlay District limits all development to one building pad per parcel. Staff relies on LIP Section 3.4.1(D), which provides the following standards for building pads within the MCE Overlay District:

a. All development, excluding walls and fences, shall be limited to the existing building pad.
b. There shall be no more than one building pad per lot.
c. No structure, excluding walls and fences, shall extend beyond, or be cantilevered over, any downhill slope extending from the existing building pad.
d. A building pad is defined as a single, continuous, graded area, not exceeding three percent slope, designed to accommodate development.

As demonstrated below, staff's interpretation is inconsistent with the historical record, the legal framework governing ADUs, and the physical conditions of the subject parcel.

Historical Background of Malibu Country Estates

Staff claims the "*MCE Overlay District was established approximately 50 years ago.*" While the Overlay District technically was not established until the mid-nineties, the Malibu Country Estates neighborhood was originally developed in the 1970s. The original CC&Rs, recorded in 1972, expressly state their purpose was *"to protect the owner of each Lot against such improper development and use of the surrounding Lots as will depreciate the value of his Lot."* [**Attachment A**]



WHEN RECORDED RETURN TO:
CENTURY CITY INC.
10100 SANTA MONICA BLVD, SUITE 1500
LOS ANGELES, CAL 90067
ATTN: ROBERT BURFORD

3553

7111974

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
21 Min. Past 2 P.M. AUG 28 1972
Registrar-Recorder

FEE $ 14.00 G

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS, made this 17th day of August, 1972 by Century Malibu, Inc., a Delaware corporation, hereinafter called OWNER or GRANTOR, having its principal office in California at 10100 Santa Monica Boulevard, Los Angeles, California, Owner in fee simple of all that real property situated in the County of Los Angeles, State of California, described as follows:

All Lots contained in Tract No. 30134, as per map thereof recorded in the office of the County Recorder of the County of Los Angeles, on 8-25-72, in Book 820, Pages 15 to 22, inclusive, of Maps, in the records of said County of Los Angeles, which property has been subdivided into lots as shown on said map for the purpose of sales and conveyance thereof;

NOW, THEREFORE, this Declaration of Restrictions WITNESSETH:

That for the purpose of designating and creating certain conditions and restrictions upon all of said lots for the benefit of all other lots in said Tract, the following covenants, conditions and restrictions shall apply to said land as well before the execution and delivery to any buyer thereof, of a deed conveying said realty to said buyer, as after said deed shall have been executed and delivered, and shall operate as covenants running with the land, being hereby created as mutual equitable servitudes in favor of each and every lot and portion of said land as against each and every other lot and portion thereof;

Further, the purpose of these restrictions is to insure proper development and use of the Premises, to protect the owner of each Lot against such improper development and use of the surrounding Lots as will depreciate the value of his Lot, to prevent the erection on the Premises of structures built of improper design or materials, to encourage the erection of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general to provide adequately for a high type and quality of improvement of the Premises in accordance with a general plan.

Any and all lots, or portions of lots, conveyed by or for aforesaid Owner, or Grantor, and any conveyance thereof accepted by any Purchaser or Grantee, shall be and is expressly made subject to the terms, conditions, covenants, and restrictions following, which shall apply to and be binding upon the parties to such conveyance, their heirs, devisees, legatees, executors, administrators, successors and assigns, to-wit:

1. Said premises shall be used only for the purpose of one-single family private residence per lot, including appurtenant private garage, servants' quarters and other appurtenant outbuildings and improvements and no structure shall be moved from any other place onto said premises. No temporary dwelling, garage, servants' quarters or outbuildings shall be erected on said premises, nor shall any structure be erected or allowed on

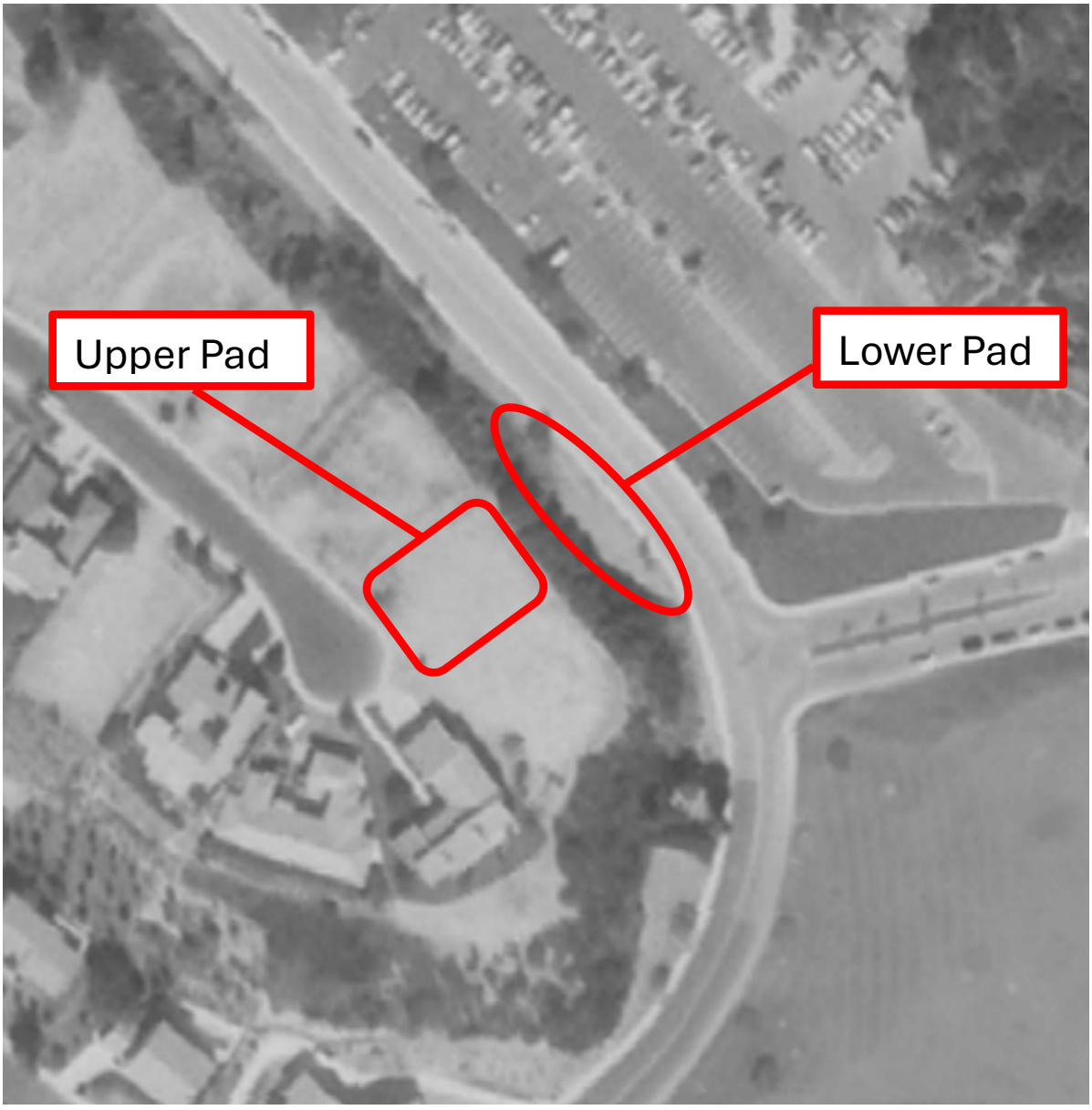
AUG 28 1972

3553

These original community standards restrictions were understandably intended to protect private property interests and value at the time. However, there is no intent to protect public coastal resources, as that is not the purpose of CC&Rs, and the MCE CC&Rs predate the California Coastal Act and the Malibu Local Coastal Program.

The CC&Rs specifically restricted development within areas designated as “Restricted Use Areas” on portions of lots 12, 13, 30, 31, 88, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106, and 107, as shown on Tract No. 30134 [**Attachment B**]. Lot 85 (now 24507 Vantage Point Terrace) was not among the parcels subject to Restricted Use Areas.

An aerial photograph from 1980 clearly shows that Lot 85 contained two distinct graded pads at that time—prior to the City’s incorporation and adoption of local zoning ordinances, the MCE Overlay District, and the Malibu LCP.





Evolution of Regulatory Controls

In the mid-1990s, the Malibu Country Estates HOA and the City collaborated to adopt Custom Subdivision Development Criteria, which effectively codified HOA-based development standards derived from the above-referenced 1972 CC&Rs. On September 10, 1993, then Planning Director Robert Bernard reached out to the Malibu Country Estates HOA to initiate the process of applying for Custom Development Criteria [**Attachment C**]. The Malibu City Council passed an ordinance (#122) in March 1995, thereby establishing the Malibu Country Estates Overlay District.

The Local Coastal Program (LCP/LIP) was later certified in 2002, incorporating many existing development standards and criteria derived from Malibu's existing local Zoning laws, including portions of the MCE Overlay District, which was derived from the HOA CC&Rs.

It appears that the originally limited, parcel-specific restrictions broadened to limit all development to a single building pad on every MCE parcel, regardless of the existing site conditions or the site-specific restricted use areas called out on the original tract map and CC&Rs. Given the history of the MCE Overlay District/CC&Rs, Staff's analysis appears to grant undue weight as it pertains to the primacy of this Overlay District through reference to the Coastal Act—despite originating as private view-protection measures, not public resource protections.

LCP vs. State ADU Law

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP establishes policies to implement the Coastal Act, while the LIP contains the regulatory provisions applicable to individual projects.

California Civil Code §4751 provides that "*Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the requirements of Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of the Government Code, is void and unenforceable.*"

Several conclusions in the Staff Report stem from the mistaken assumption that all elements included in the LCP automatically prevail over State ADU law. While Government Code § 66329 states that ADU law does not supersede the Coastal Act: "*Except as provided in subdivision (b), nothing in this article shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code)*", the 1972 CC&Rs and the MCE Overlay District standards are not referenced or alluded to in any way in the Coastal Act and do not acquire Coastal Act authority simply because certain private property restrictions for the benefit of private property owners were added to the LCP, amidst the public resource protection policies of the Coastal Act that the LCP is required to implement.

If local jurisdictions could insulate ADU-prohibitive policies merely by incorporating them into an LCP, State ADU law would be rendered toothless within the coastal zone—an outcome clearly inconsistent with the legislative intent of State ADU law to enhance housing affordability.

The MCE Overlay District is also part of the local zoning ordinance (MMC 17.42.020(D)), which predates the adoption of the LCP and contains the same requirements. State ADU law supersedes local zoning ordinances. Subdivisions (a) and (b) of § 66325 state:

"(a) *Except as provided in subdivision (b), this article shall supersede a conflicting local ordinance.*

(b) *This article does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit."*

The Coastal Act's central purpose is protection of public coastal resources, including public views—not the preservation of private views between neighboring parcels nor to maintain high property values, as stated in the CC&Rs.

Correction to Staff Project Description of Project Site

The Staff report describes the parcel as containing a single flat pad with the remainder of the site sloping downward to John Tyler Drive. Based upon the foregoing, this description appears to be inaccurate. The site clearly consists of a flat pad, a slope, and a second flat pad. The omission of the existing lower pad materially affects staff's analysis and conclusions regarding building pad limitations and slope development. Ultimately, it leads to the erroneous conclusion that findings cannot be made to recommend approval of the proposed ADU.

Building Pads and Development Area

The proposed ADU is not located on a "*proposed building pad*" as staff asserts, but on an existing building pad. As evidenced above, aerial photographs demonstrate that this pad has been in existence since at least 1980. The proposed structure is sited on a pad of less than 3 percent grade, not a slope, and does not extend beyond or cantilever over any downhill slope in accordance with the development standards of the MCE Overlay District.

The parcel contains two existing, legally established building pads. As documented in the attached geotechnical report, the manufactured slope and flat base are comprised of "*well graded*", compacted, artificial fill, which demonstrates that the existing lower pad was the result of intentional grading. The submitted Geology Report states as follows:

> *We offer the following general description of materials encountered during our subsurface explorations.*
>
> *Artificial fill (af): Approximately 20-feet of certified compacted fill blankets the site. The fill can be described as silty gravelly sand with clay binder. The fill is light grey brown to brown, slightly moist to moist at depth, well compacted, dense with abundant cobble and well graded. The lab work revealed that the upper 2 to 3 feet of material has been disturbed. All undisturbed fill materials are unsuitable for structural support. The fill materials below 3 feet are suitable for use as a base for the placement of compacted fill.* (Geotechnical Report Page 5, **Attachment D**)

And later:

> *In areas of proposed development, the upper 3 feet of compacted fill shall be removed and recompacted. Following grading, the building pad area shall be underlain by a minimum of 3 feet of compacted fill. The limits of fill shall extend a minimum of three feet beyond the building footprint. Grading within areas of proposed hardscape shall consist of removing previous fill to expose firm compacted fill and the placement of new fill to design grades. (Geotechnical Report Page 11*, **Attachment D***)*

LIP Section 3.4.1(D)(6)(d) states, "*For the purposes of this Overlay District, a building pad shall be defined as a single, continuous, graded area, not exceeding 3 percent in slope, designed to accommodate development*." The conditions present in the lower building pad meet all objective criteria for the definition of a building pad. It is a uniformly graded whole (per page 5 of the geotechnical report cited above) that does not exceed 3 percent in slope (shown on the slope map below). In summary, contrary to the assessment provided in the Staff Report, the proposed building site is an existing, legally established, graded pad. No new pad is proposed, no grading to extend a pad is proposed, and no grading to create a new pad is proposed.



Other parcels within Malibu Country Estates were subject to Restricted Use Areas under the original tract map; Lot 85 was not. Accordingly, Lot 85 cannot now be artificially limited to one pad when two pads have long existed.

Views – Public vs. Private

The MCE Overlay's building pad provisions were designed to preserve private views as demonstrated in the previously cited 1972 MCE CCRs, not public coastal views. No public views are impacted by the proposed ADU. Moreover, no private views are impacted, given an 11-foot 2-inch height for the proposed structure and an approximately 20-foot slope, which shields it from view from uphill neighbors.



(Attachment E)

Public Resources Code section 30251 states,

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The proposed ADU siting will not impact public views, in accordance with the Coastal Act. Additionally, the proposed ADU is sited on an existing graded and manufactured pad. Therefore, no alteration of natural landforms is proposed.

Similarly, chapter 6 of the LIP directs new development to minimize adverse visual impact.

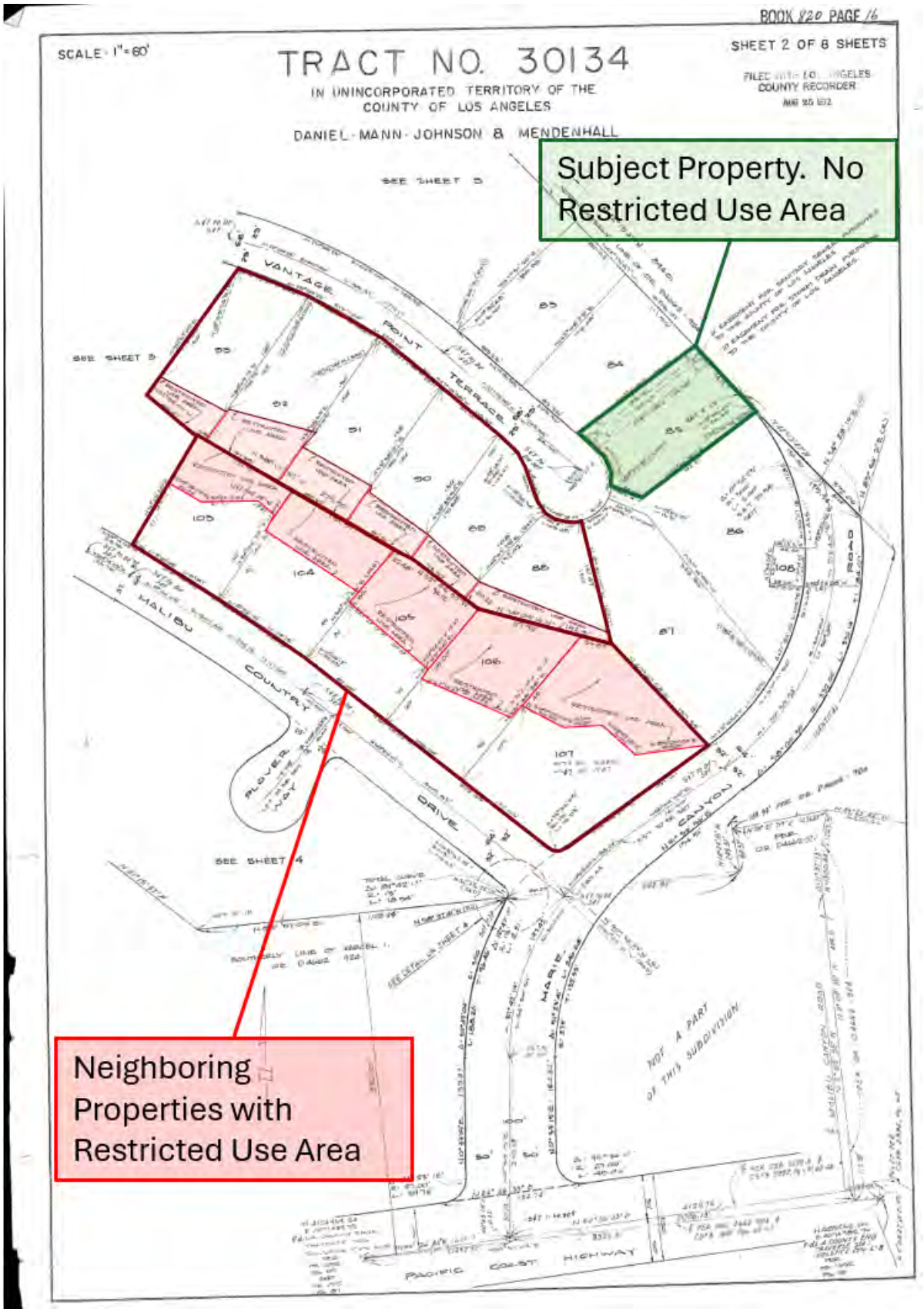
> *6.5. DEVELOPMENT STANDARDS A. Development Siting 1. New development shall be sited and designed to minimize adverse impacts on scenic areas from scenic roads or public viewing areas to the maximum feasible extent. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas from scenic highways or public*

viewing areas, through measures including, but not limited to, siting development in the least visible portion of the site"

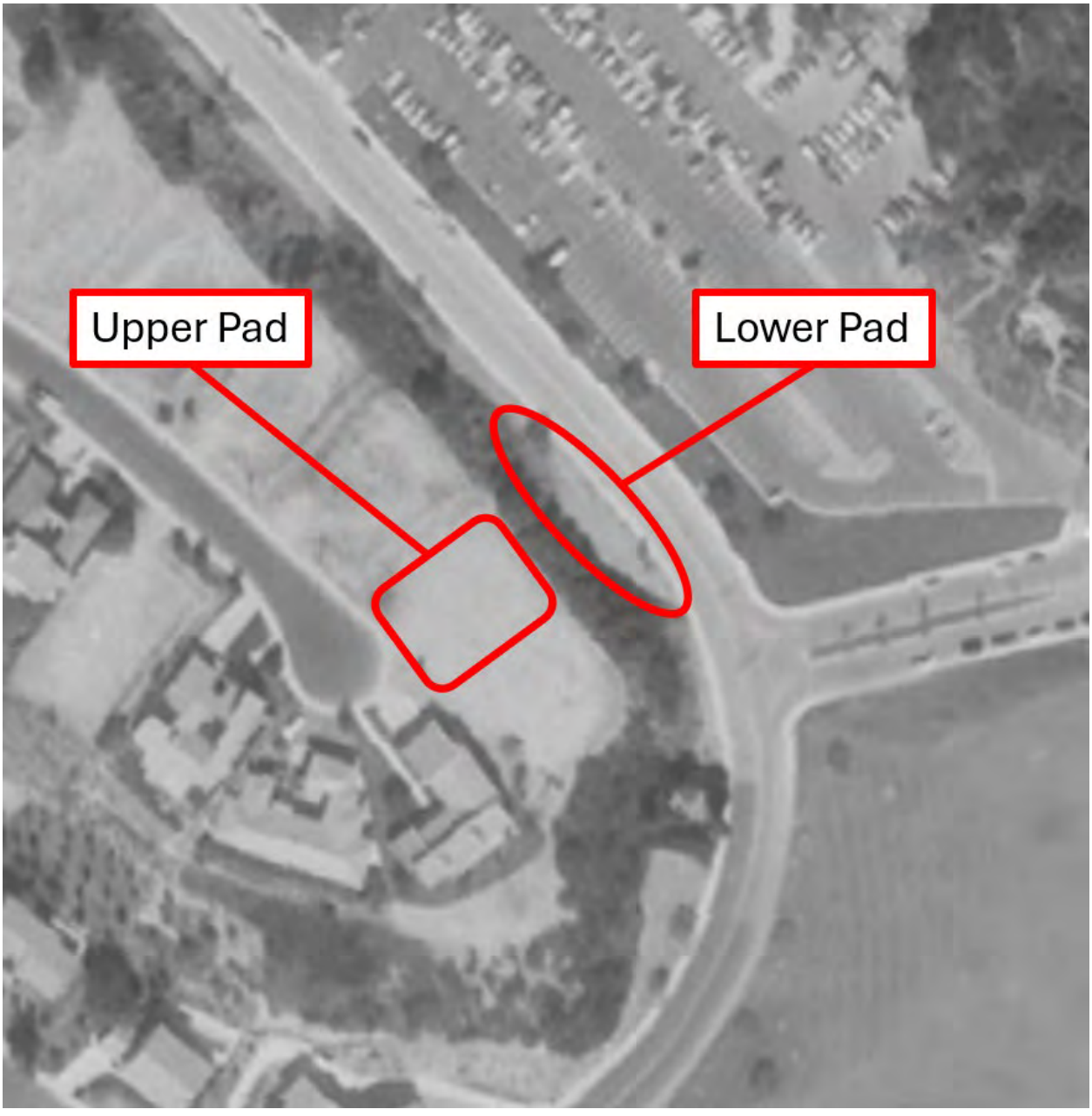
Siting the ADU on the existing lower building pad conforms with the LIP in that it is the least visible portion of the site.

Single Building Pad

In discussing LIP Chapter 6, staff asserts that each parcel was designated a single building pad at that time. This does not appear to be supported by the record. The tract map (**Attachment B**) recorded August 25, 1972, identifies Restricted Use Areas on specific parcels only, and Lot 85 was not among them.


BOOK 820 PAGE 16
SCALE 1"=60'
TRACT NO. 30134
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
DANIEL MANN JOHNSON & MENDENHALL
SHEET 2 OF 8 SHEETS
COUNTY RECORDER
SEE SHEET 5
SEE SHEET 3
SEE SHEET 4
VANTAGE POINT TERRACE
E. MALIBU COUNTRY
PLOVER WAY
DRIVE
CANYON ROAD
MARIE
NOT A PART OF THIS SUBDIVISION
PACIFIC COAST HIGHWAY
Subject Property. No Restricted Use Area
Neighboring Properties with Restricted Use Area

The 1980 aerial photograph further confirms the presence of a second lower pad on Lot 85.



(Attachment E)

MCE Overlay District Intent

Staff asserts that "*the standards of the MCE Overlay District are intended to maximize the protection of scenically impressive views from public viewing areas, including scenic roads.*" This is inconsistent with the express intent of the CC&Rs. Nowhere in the CC&Rs is there mention of protecting public views. Quite the opposite. They exist to protect the

owner of each lot. As stated in the CC&Rs, *"The purpose of these restrictions is to insure proper development and use of the Premises, to protect the owner of each Lot."*

Alternative Design Analysis

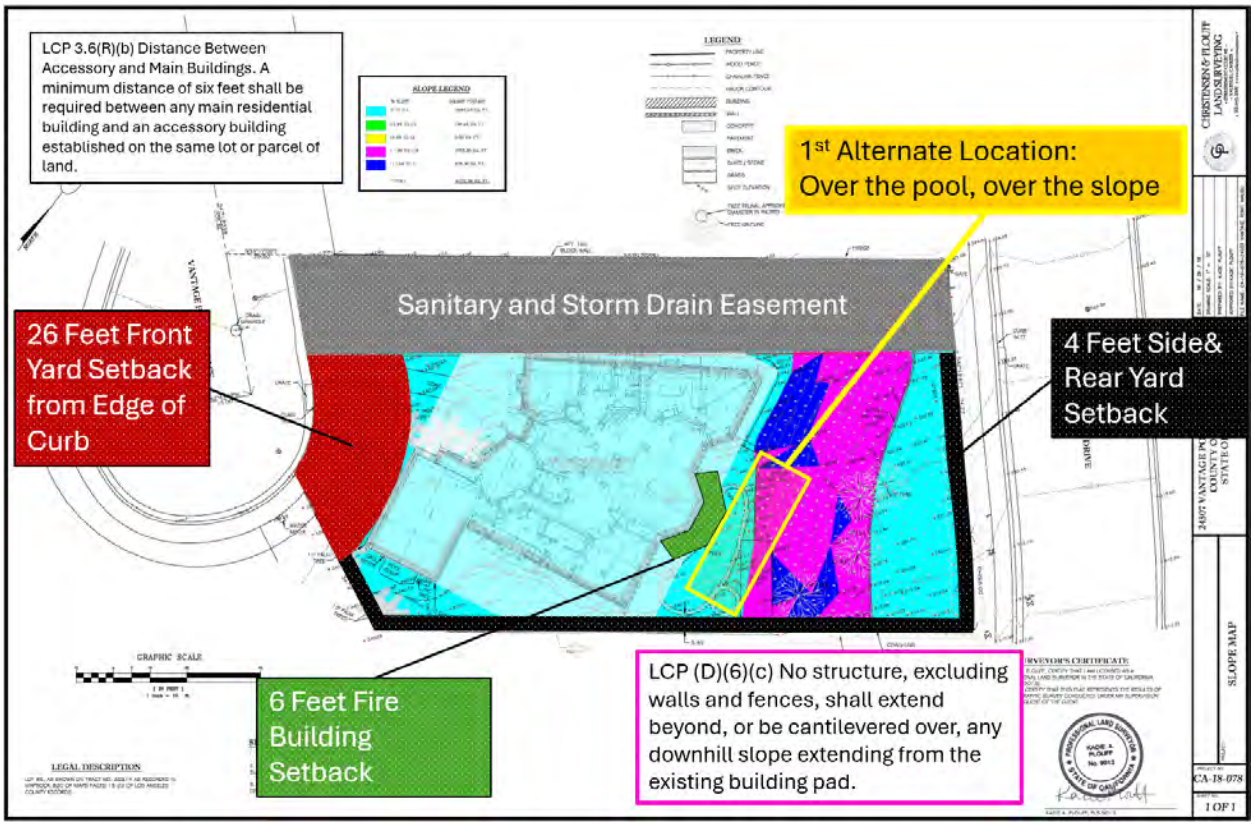
The Staff Report states that, *"the applicant has not provided an alternate design depicting existing constraints to development on the existing building pad or project feasibility/infeasibility at an alternate location."* To clarify, the applicant submitted a constraints map to City staff on September 7, 2022, which demonstrated significant constraints for development of an ADU on the upper portion of the lot. In order to further clarify the implications of these constraints, our office has included an expanded alternatives analysis, submitted with this response, that clearly depicts the impracticality and infeasibility of siting the ADU in alternative locations.

The Staff report suggests that conversion of the existing garage to an ADU might be a feasible alternative. However, this option would eliminate required on-site covered parking and require property owner vehicles to be parked on a cul-de-sac with limited street parking. This would be in opposition to one of the stated purposes of the LCP: "1.2. PURPOSE (H.) *To lessen congestion on the streets and provide for adequate off-street parking."*

It appears that converting the garage to an ADU and ignoring the on-site parking requirements would be less consistent with the requirements of the LCP than the provisions of the MCE Overlay District that are cited by Staff as a basis for denial. Unlike the siting of the proposed ADU on the lower pad, garage conversion and off-site parking would have meaningful adverse impacts to neighbors' use and enjoyment of their property, parking for guests, etc.

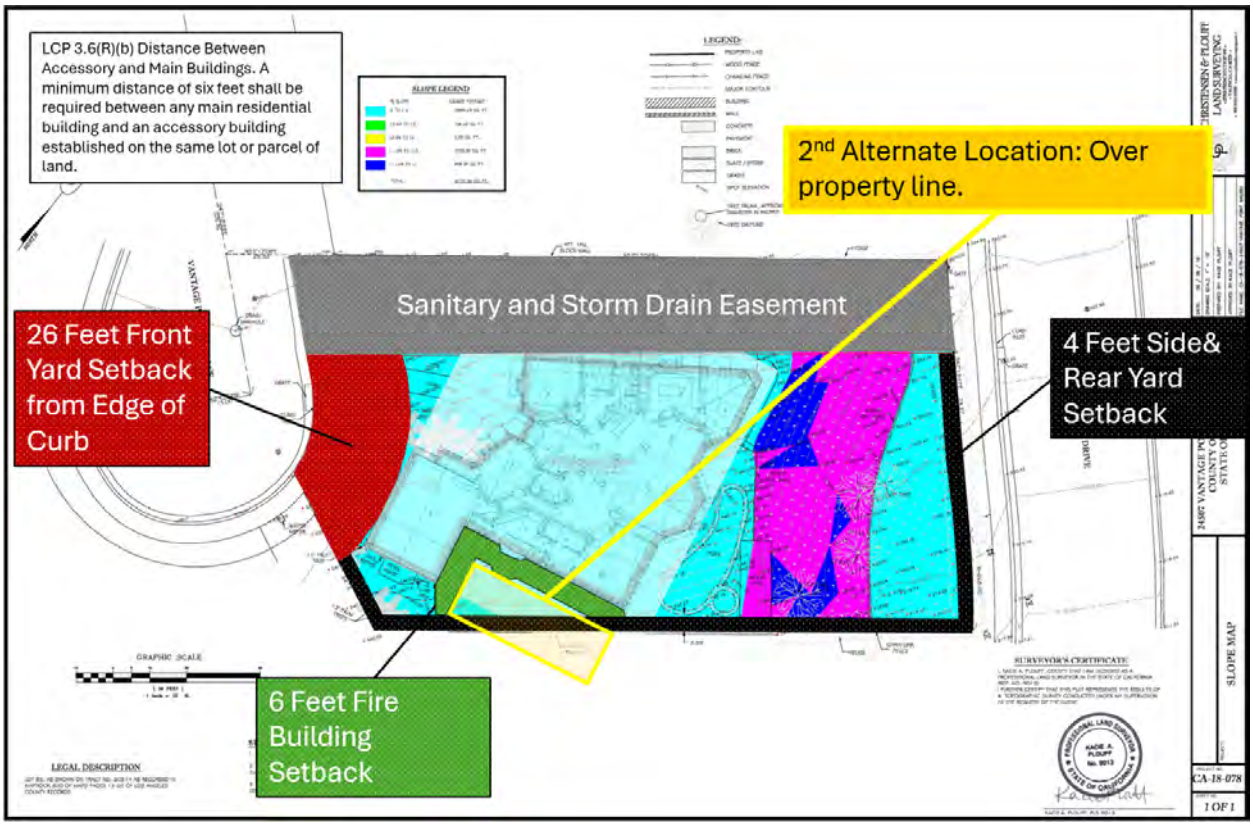
Staff asserts an *"alternate design also appears feasible given that the existing building pad is sufficient in size to support other existing uses including a pool, spa, and wooden deck."* However, the presence of recreational amenities does not demonstrate capacity for an ADU. The presence of a chimney or a bay window would not demonstrate the capacity for an ADU on a building pad any more than the presence of a pool. Capacity for one type of use is not inherently interchangeable with another. It is unclear whether Staff is proposing that the applicant remove the existing pool or deck in order to construct the ADU. However, that is not proposed, and it is not the applicant's desire to remove/trade existing development for the ADU, when the proposed development meets the requirements of State ADU law. Additionally, there are other considerations/constraints that make trading out the pool or deck for an ADU infeasible.

Even if the applicant were to remove the pool, the existing area would not support the proposed ADU. The alternatives analysis 1st Alternate Location clearly shows the infeasibility of this location for siting the ADU as it would extend over the slope beyond the building pad. Additionally, LCP Section 3.6(R)(b) requires *"A minimum distance of six feet…between any main residential building and an accessory building established on the same lot or parcel of land."* Finally, with or without the 6 ft. separation requirement, locating the ADU in the area of the pool/deck would block light/air to the living room, dining room, and primary (master) bedroom, significantly diminishing the use, enjoyment, and habitability of the existing residence.



Alternatives Analysis – 1st Alternate Location

The alternatives analysis' 2nd Alternate Location clearly shows the infeasibility of siting the ADU on the side yard, as there is not enough space between the main residence and the property line, even when utilizing the reduced setbacks afforded by State ADU Law. The proposed location is the only alternative that sufficiently meets the requirements/allowances for an ADU under State Law, the Coastal Act, and relevant local ordinances.



Alternatives Analysis – 2nd Alternate Location

Dimensional Standards: Setbacks

Staff asserts that, *"the proposed project is inconsistent with several requirements in the MCE Overlay District including an approximate 73% reduction in the required rear yard setback (from 15 feet to 4 feet)."* However, the proposed 4-foot rear yard setback and 6-foot 7-inch interior yard setback comply with State ADU law, which permits *"four-foot side and rear setbacks* [Gov. Code, § 66321, subd. (b)(3)]." Setbacks from property lines (i.e. yard setbacks) are a function of local zoning regulations, which State ADU law explicitly supersedes. The yard setbacks contained within the LCP are the same as those contained

within the City's local zoning ordinance and therefore do not fall under ADU law provisions to adhere to Coastal Resource protection policies of the Coastal Act.

Dimensional Standards: Walls

The staff report asserts: "The proposed project fails to meet various requirements outlined in LIP Chapter 3 including…LIP §3.4.1(D)(4)(a) which stipulates that, *"no walls…in excess of 6 feet shall be allowed within the required rear…yard setback areas," (wall heights associated with the proposed structure extend above 6 feet in the rear yard setback)."* Walls are defined in the LCP §2.1 as *"artificially constructed barriers…erected to enclose or screen an area of land."* This definition does not apply to the wall of a residential structure. Clearly, the exclusions listed in LIP Section 3.4.1(D)(6)(a) "*All development, excluding walls and fences, shall be limited to the existing building pad"* and (c) *"No structure, excluding walls and fences, shall extend beyond, or be cantilevered over, any downhill slope extending from the existing building pad."* would make no sense if it were referring to the walls of a structure. In this case, the term "wall" is being used in the technical sense defined in the LCP rather than the more commonly used vernacular.

Regardless, Government Code §66314 (d)(7) allows "*a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure"*, and the project complies.

Dimensional Standards: Structure Height

The Staff Report asserts that the proposed ADU does "*not comply with LIP"* as it pertains to height and cites §3.4.1(D)(5)(d)(i-ii) (highlighted below and shown in context).

> *§3.4.1(D)*
> *5. Structure Height:*
> *a. No building or structure shall exceed one story and 18 feet in height to the highest point on the roof, except for chimneys, for those parcels located in Area "A" of this Overlay District as designated on the Zoning Map.*
> *b. No building or structure shall exceed two stories and 28 feet in height to the highest point on the roof, except for chimneys, for those parcels located in Area "B" of this Overlay District as designated on the Zoning Map.*
> *c. No building or structure shall exceed 18 feet in height to the highest point on the roof, except for chimneys, for the portion of the structure within 34 feet of the front property line and shall not exceed two stories and 28 feet in height to the highest point on the roof for the remaining portions of the building for those parcels located in Area "C" of this Overlay District as designated on the Zoning Map.*

d. The reference point for structure height measurements described in subsections a, b and c above shall be as follows:

i. For an addition or remodel of an existing structure, the height shall be measured from the finished first floor except that the new structure height shall not exceed that of the existing structure at its highest point on the roof, excluding chimneys.

ii. For the case where no structure exists or when an existing structure is removed to rebuild or replace, the height shall be measured from the control point set forth in the chart below.

iii. The finished first floor level of any part of any building shall not be more than 3 feet above the control point shown in the ***chart below****.*

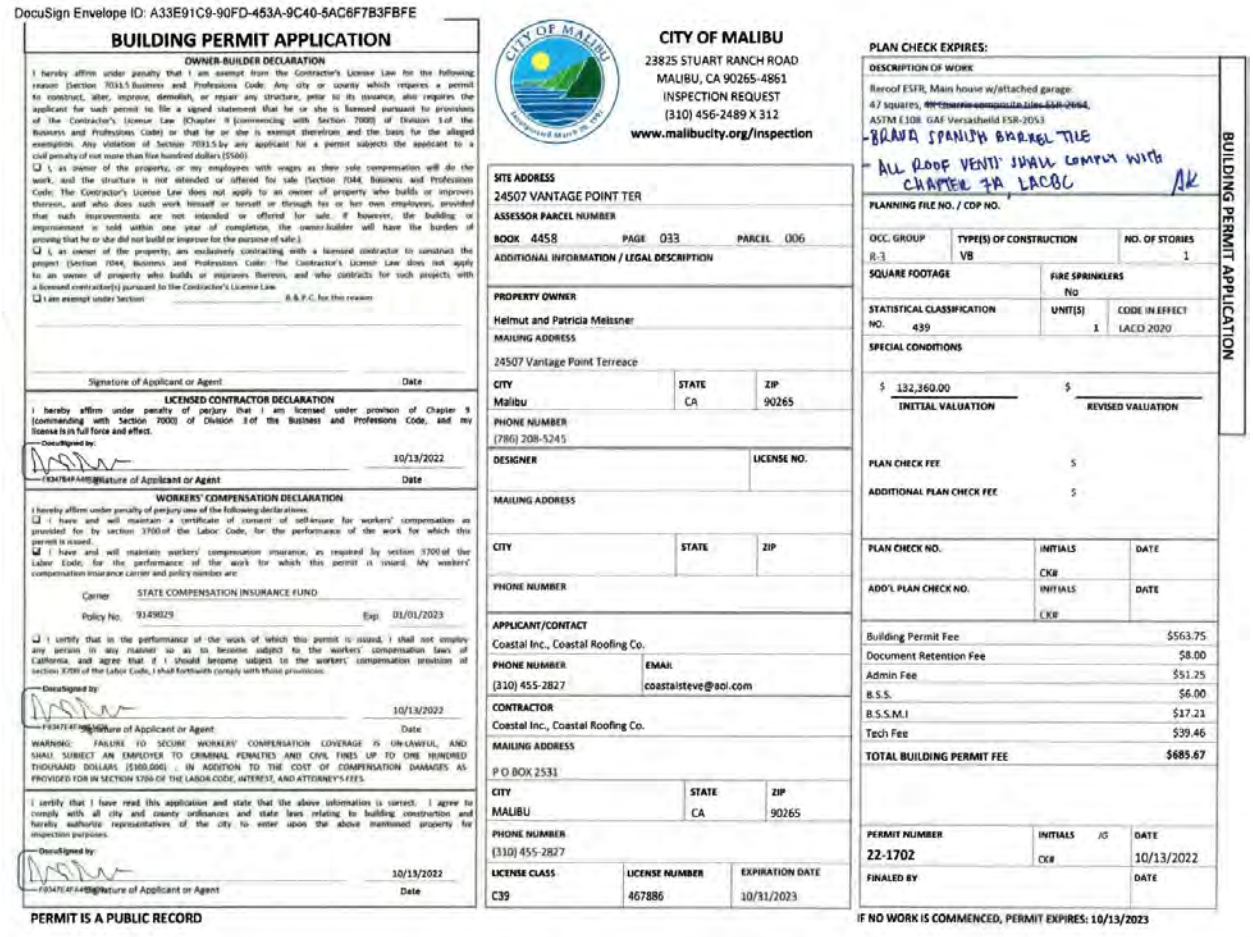
The Staff Report erroneously concludes that the above code "Limits structure height to additions/remodels of existing structure, vacant parcels or where an existing structure is replaced." This analysis does not appear to construe and apply the code correctly; the code appears instead to indicate the proper height and relative control point elevation for all construction cases. For addition or remodel of an existing structure "i" is in effect. For cases where no structure exists *or* when an existing structure is removed to rebuild or replace "ii" is in effect. The ADU is proposed to be constructed on the lower building pad where no structure exists, thus per the code "the height shall be measured from the control point set forth in the chart below."

Additionally, the "chart below" referenced in LIP Section 3.4.1(D)(5)(d)(ii and iii) does, in fact, not exist anywhere in the LIP. It appears in the local zoning ordinance (MMC 17.42.020(D)) from which the MCE Overlay standards were derived, but it was never adopted into the LCP. This omission, where the reference was copied but the referent was not, further demonstrates how MCE Overlay standards contained in the LCP derive from local zoning (in an incomplete manner), not the Coastal Act, and are superseded by State ADU law. The Staff Report conclusions and even the code itself are both incomplete and convoluted, when the proposed project's consistency with regards to height is abundantly clear and simple. The proposed ADU is consistent with the lowest maximum allowable height within the MCE Overlay District at less than 18 ft. in height, as the proposed ADU is only 11 ft. 2 inches in height.

Roofing Materials

Although enhanced requirements for certain roof aesthetics do not fall under the purview of the Coastal Act and could be construed as an undue cost imposed on an ADU under State ADU law, the applicant has agreed to revise the roofing materials from the previously proposed architectural shingles to Mediterranean Brava tile. This tile matches exactly the tiles approved for the primary residence in 2022 and is fully consistent with LIP Section 3.4.1(D) *"Roof materials shall be limited to clay tile, concrete tile or similar material."* This

modification addresses concerns with regards to LCP consistency as it pertains to roofing materials.



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BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

☐ I am exempt under Section _____ B & P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DocuSigned by: 10/13/2022

Signature of Applicant or Agent — Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMPENSATION INSURANCE FUND

Policy No. 9149829 Exp: 01/01/2023

☐ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DocuSigned by: 10/13/2022

Signature of Applicant or Agent — Date

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the city to enter upon the above mentioned property for inspection purposes.

DocuSigned by: 10/13/2022

Signature of Applicant or Agent — Date

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
24507 VANTAGE POINT TER

ASSESSOR PARCEL NUMBER
BOOK 4458 PAGE 033 PARCEL 006

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Helmut and Patricia Meissner

MAILING ADDRESS
24507 Vantage Point Terreace

CITY: Malibu | STATE: CA | ZIP: 90265

PHONE NUMBER
(786) 208-5245

DESIGNER | **LICENSE NO.**

MAILING ADDRESS

CITY | STATE | ZIP

PHONE NUMBER

APPLICANT/CONTACT
Coastal Inc., Coastal Roofing Co.

PHONE NUMBER: (310) 455-2827 | **EMAIL**: coastalsteve@aol.com

CONTRACTOR
Coastal Inc., Coastal Roofing Co.

MAILING ADDRESS
P O BOX 2531

CITY: MALIBU | STATE: CA | ZIP: 90265

PHONE NUMBER
(310) 455-2827

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
C39	467886	10/31/2023

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Reroof ESFR, Main house w/attached garage
47 squares, ~~BP Chemie composite tiles ESR-2654~~,
ASTM E108 GAF Versashield ESR-2053
-BRAVA SPANISH BARREL TILE
- ALL ROOF VENTS SHALL COMPLY WITH CHAPTER 7A, LACBC

PLANNING FILE NO. / CDP NO.

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
R-3	VB	1

SQUARE FOOTAGE | **FIRE SPRINKLERS**: No

STATISTICAL CLASSIFICATION NO.	UNIT(S)	CODE IN EFFECT
439	1	LACO 2020

SPECIAL CONDITIONS

$ 132,360.00 INITIAL VALUATION — $ _____ REVISED VALUATION

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

PLAN CHECK NO.	INITIALS CK#	DATE
ADD'L PLAN CHECK NO.	INITIALS CK#	DATE

Building Permit Fee	$563.75
Document Retention Fee	$8.00
Admin Fee	$51.25
B.S.S.	$6.00
B.S.S.M.I	$17.21
Tech Fee	$39.46
TOTAL BUILDING PERMIT FEE	**$685.67**

PERMIT NUMBER	INITIALS JG CK#	DATE
22-1702		10/13/2022
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 10/13/2023

BUILDING PERMIT APPLICATION

(Attachment F)

Archaeological Resources

The Staff Report discusses archaeological resources and seems to imply that there are potentially some questions in this regard. However, Staff did not request any information or documentation prior to issuance of the Staff Report, as confirmed by the submitted checklist pictured below wherein Staff checked the box that an Archaeology Survey would not be required. The original determination is understandable, given that the Staff Report notes the *"project site has been evaluated for potential impacts to archeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined that due to the previous grading activities to create the existing building pad and MCE community,* ***the project has very low probability of disturbing archaeological resources for construction proposed on the existing building pad****."* Based upon the foregoing, it appears that appropriate Staff level review has been completed under the requirements of LIP Chapter 11 and findings should be made that the project is consistent with the LCP as

it pertains to Archaeological Resources.

City of Malibu

Coastal Development Permit Submittal Checklist

NOTE To submit a new application with the City of Malibu Planning Department, all required items as specified by City Staff on the Submittal Checklist, including application fees and those materials required by City Departments, must be provided at the time of submittal. **Incomplete application submittals WILL NOT be accepted.** An appointment is required for submittals. For an appointment, call 310-456-2489, ext. 485, or email mplanning@malibucity.org. See the New Application Submittal Guide for more information. For more information, visit the Planning Department website.

Staff Only - General Project Information

Date_____
Address / Location: (N) ADU
Project Description:_____

Fees: □ CDP Level: 1 $ 873 □ SPR $_____ □ MM $_____
□ VAR $_____ □ Other $_____ □ Other $_____
*The City will charge a service fee for credit card transactions.

Woolsey Fire Fee Waiver: □ Project Eligible □ Project Ineligible (all fees apply)

Requires the following discretionary requests:_____

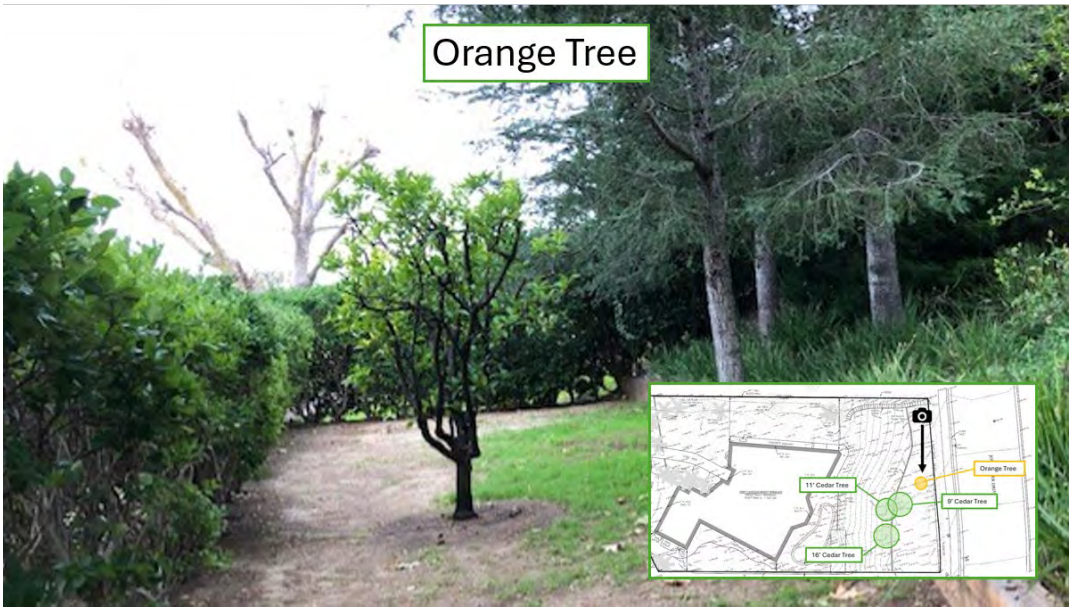
A **complete submittal** shall consist of the following City / County Department reviews, submittal documents, and fees:

Departments	Planning Review		Building Plan Check		Date	Submitted
	Req'd	Not Req'd	Req'd	Not Req'd		
Planning	✓	-	✓	-		☐
Archaeological Survey If needed, submit as separate application. Guide	☐	☒	☐	NA		☐

(Attachment G)

Trees

The Staff Report references four trees that were not explicitly identified on the site survey and allude to uncertainties about whether the project is in compliance with Native Tree protection policies of the LCP. To clarify, the identified trees consist of three cedar trees and one orange tree. These are non-native species and are not among the protected trees listed in LCP Chapter 5 (oak, walnut, sycamore, alder, and toyon).







(Attachment H)

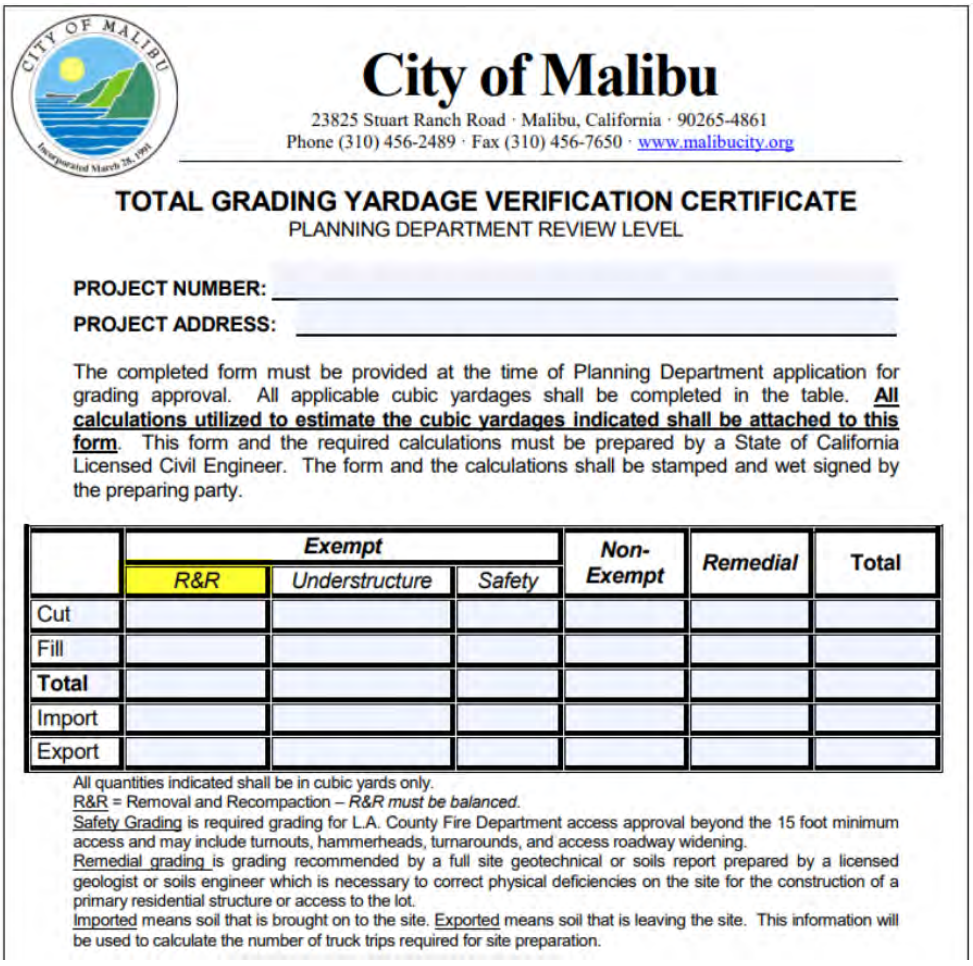
Impermeable Coverage

The Staff Report states that LIP §3.4.1(D)(7) *"strictly limits impermeable surfaces on the existing building pad (the proposed structure is located on a proposed second building pad)."* As discussed previously, the ADU is proposed to be sited on the existing lower building pad as defined in LCP Section 3.4.1(D)(6)(d). Thus, per LIP §3.4.1(D)(7) *"Impermeable Coverage: There shall be no maximum impermeable coverage limitation. However, including any structures, impermeable surfaces shall only be permitted on the existing building pad…"* Contrary to the Staff Report's assertion that there are strict limits on impermeable surfaces, the Code explicitly states that there is "no maximum impermeable coverage limitation" in the MCE Overlay, provided construction takes place on an existing building pad, which is what the applicant is proposing, as outlined above. Therefore, it is our understanding that the project complies with LCP impermeable coverage allowances/requirements.

Grading

Per the Staff Report, the *"building pad proposes remedial and re-compaction grading for the upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of 3 feet beyond the proposed footprint."* The City's Grading Verification Form

that Staff utilizes to verify compliance with the LCP has separate columns for "Remedial" and "R&R" (further defined as "Removal and Recompaction"). It is unclear which was intended in Staff's reference to "remedial and re-compaction grading".



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: _____

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						
Fill						
Total						
Import						
Export						

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.

To clarify, the only grading proposed is the removal/recompaction for the foundation per the recommendations of the Geotechnical Report, which states that:

In areas of proposed development, the upper 3 feet of compacted fill shall be removed and recompacted. Following grading, the building pad area shall be underlain by a minimum of 3 feet of compacted fill. The limits of fill shall extend a minimum of three feet beyond the building footprint. Grading within areas of proposed hardscape shall consist of removing previous fill to expose firm compacted fill and the placement of new fill to design grades. (Geotechnical Report Page 11, **Attachment D***)*

This type of grading is explicitly exempted per the LCP 8.3. DEVELOPMENT STANDARDS I. *"Exceptions. Excavation for foundations and other understructure excavation and*

incremental excavation for basements and safety purposes ***shall be excluded from grading limitations****."* This is further verified by the City's Total Grading Yardage Verification Certificate, which notes that R&R grading is exempt. Therefore, contrary to the Staff Report analysis, the proposed project complies with the LCP as it pertains to grading, as the proposed R&R grading for the foundation is excluded from LCP grading limitations.

Conclusion

In summary, the Staff Report's recommendation is premised on a misunderstanding and/or mischaracterization of the site, an overextension of the MCE Overlay District's intent and authority under ADU law, and a conflation of private, HOA-derived view protections with the Coastal Act's mandate to protect public coastal resources. The historical record confirms that Lot 85 was not originally subject to a single-pad restriction, that two graded pads have existed on the parcel for decades, and that the proposed ADU fully complies with the objective definition of a building pad under the LIP. The project is sited on the least visible portion of the site, does not impact public views, proposes no non-exempt grading/landform alteration or new pad, maintains existing required on-site covered parking to avoid adverse impacts to neighbors, conforms to applicable Coastal Act and LIP standards for Coastal resource protection, and is entitled to the protections afforded by State ADU law, which supersedes conflicting local zoning provisions. Additionally, the project has no impacts to public access or Environmentally Sensitive Habitat Areas and is compliant with all provisions/allowances/requirements of State ADU law. For these reasons, we believe that the proposed ADU should be found consistent with the LCP as applied under relevant State Law/requirements and approved accordingly.

Thank you for your time, attention, and consideration of this additional information. If there are any questions, please let us know.

Sincerely,

Keystone Strategic Planning



Matt Jewett

Principal

Attachment A

1972 Malibu Country Estates CC&Rs

WHEN RECORDED RETURN TO:
CENTURY CITY INC.
10100 SANTA MONICA BLVD. SUITE 1500
LOS ANGELES, CAL 90067
ATTN: ROBERT BURFORD

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RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
21 Min. Past 2 P.M. AUG 28 1972
Registrar-Recorder

7111974

DECLARATION OF RESTRICTIONS

FEE $ 14.00

THIS DECLARATION OF RESTRICTIONS, made this 17th day of August 1972 by Century Malibu, Inc., a Delaware corporation, hereinafter called OWNER or GRANTOR, having its principal office in California at 10100 Santa Monica Boulevard, Los Angeles, California, Owner in fee simple of all that real property situated in the County of Los Angeles, State of California, described as follows:

> All Lots contained in Tract No. 30134, as per map thereof recorded in the office of the County Recorder of the County of Los Angeles, on 8-25-72, in Book 820, Pages 15 to 22, inclusive, of Maps, in the records of said County of Los Angeles, which property has been subdivided into lots as shown on said map for the purpose of sales and conveyance thereof;

NOW, THEREFORE, this Declaration of Restrictions WITNESSETH:

That for the purpose of designating and creating certain conditions and restrictions upon all of said lots for the benefit of all other lots in said Tract, the following covenants, conditions and restrictions shall apply to said land as well before the execution and delivery to any buyer thereof, of a deed conveying said realty to said buyer, as after said deed shall have been executed and delivered, and shall operate as covenants running with the land, being hereby created as mutual equitable servitudes in favor of each and every lot and portion of said land as against each and every other lot and portion thereof;

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Further, the purpose of these restrictions is to insure proper development and use of the Premises, to protect the owner of each Lot against such improper development and use of the surrounding Lots as will depreciate the value of his Lot, to prevent the erection on the Premises of structures built of improper design or materials, to encourage the erection of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general to provide adequately for a high type and quality of improvement of the Premises in accordance with a general plan.

Any and all lots, or portions of lots, conveyed by or for aforesaid Owner, or Grantor, and any conveyance thereof accepted by any Purchaser or Grantee, shall be and is expressly made subject to the terms, conditions, covenants, and restrictions following, which shall apply to and be binding upon the parties to such conveyance, their heirs, devisees, legatees, executors, administrators, successors and assigns, to-wit:

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1. Said premises shall be used only for the purpose of one-single family private residence per lot, including appurtenant private garage, servants' quarters and other appurtenant outbuildings and improvements and no structure shall be moved from any other place onto said premises. No temporary dwelling, garage, servants' quarters or outbuildings shall be erected on said premises, nor shall any structure be erected or allowed on

said premises which is not designed, built, maintained and used exclusively for private residential purposes or for making said premises more convenient for residence thereon. When the construction of any residence or structure is once begun, work thereon shall be prosecuted diligently and must be completed within a reasonable time. No shack, tent or trailer shall at any time be used on said premises as a residence, either temporarily or permanently, except that during the construction of a residence and upon written approval of the trailer to be used, and its proposed location, a trailer may be used on said premises for the purpose of construction efficiency for a period not to exceed eight months, provided the trailer and its use conform to all requirements of the County of Los Angeles.

2. All oil and mineral rights have been reserved by a former owner but with no right of surface entry. No well for the production of, or from which there is produced oil, gas or water, shall be drilled, dug or operated on said premises; nor shall any excavation be made on said premises, unless such excavation is necessary in connection with the erection of an approved structure thereon. No rubbish or debris of any kind or character shall ever be placed or permitted to accumulate upon said premises so as to render said premises unsanitary, unsightly, offensive, or detrimental to any other lot or lots in said Tract, or to the occupants thereof.

3. No building or other structure of any nature whatsoever, nor any addition to any building or other structure, shall be erected, maintained or permitted on said premises or the erection or construction thereof begun thereon, until complete Plans and Specifications prepared under the supervision of a registered architect or registered building designer shall have first been approved in writing by the Committee hereinafter provided for. Preliminary Plans must be submitted for approval prior to completion of the Final Plans and it is suggested that in order to avoid unnecessary planning and revision costs, schematic plans may be submitted before Preliminary Plans. Three sets of Final Plans and Specifications for any and all buildings, structures, walls, fences, and any alterations thereof or additions thereto, together with proposed exterior colors to be approved, shall be submitted to said Committee for approval, and all such Final Plans and Specifications shall show in detail the nature, kind, shape, height, material, color scheme and elevation of any such structure, and shall likewise show in detail the lot or building site plan indicating the location of such building or structure, and all outbuildings on any building site, and, when specifically requested, the grading plan of the building site to be built upon; said Plans and Specifications shall in every case be complete and detailed, and no structure of any kind shall be erected, maintained or permitted on said premises if the plans, elevations and specifications of such structure have not received the written approval of said Committee or which does not fully comply with such approved Plans, Specifications and Elevations, or which is not located on the building site upon which the same is to be erected according to said Plans and Specifications. One set of any such Plans and Specifications shall be retained by said Committee.

Final Plans submitted for approval, in addition to showing setbacks and other details, shall show the relation of the finished first floor level or floor levels of the house, to the highest point of the front street curb of such lot and shall include a Plot Plan showing contour lines of the existing pad and any proposed changes therein. Such plans shall also show:

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a. The total number of square feet in such house as determined in accordance with Paragraph 8 hereof.

b. The relation in terms of feet of the maximum roof height of the house, to the highest point of the front street curb of such lot, in accordance with paragraph 10 hereof.

c. The relation in terms of feet of the garage floor to the finished floor level or levels of the house in accordance with paragraph 10 hereof.

In the event that said Committee fails to approve or disapprove such plans within thirty (30) days after submission of the plans to it, then such approval will be deemed to have been given; PROVIDED, HOWEVER, that all other restrictions and conditions contained in this Declaration of Restrictions, including any Amendments thereto made with the concurrence of all the lot owners, shall remain applicable to such plans and all structures to be erected on the lot or building site to which the plans refer.

If the plans as submitted are approved by the Committee, such approval shall be limited solely to approval of the exterior architectural design of the buildings, walls, fences and other structures to be erected on the premises to which the plans refer. Approval for use on any lot of any plans or specifications shall not be deemed a waiver of the Committee's right, in its discretion, to disapprove such plans, features or elements, which are subsequently submitted for approval for use on any other lot or lots.

The owner of each respective lot in said Tract No. 30134 has the sole responsibility at all times of determining that all plans and specifications for the structures to be erected on such lot and the erection of all buildings, walls, fences and other structures on such lot conform and comply in all respects with this Declaration of Restrictions and all amendments hereto, with the covenants and recitals in the deed to such lot and with all building codes, rules, orders and regulations of the proper governmental authority, and that the exterior architectural design and color of all structures, when completed, conform with the exterior architectural design and color as approved by the Committee.

The Committee shall have the authority and right to inspect premises under construction for the purpose of determining that all construction complies with the plans, elevations and specifications as approved by it, but shall have no responsibility to take such action. Grantor may from time to time at any reasonable hour, enter and inspect any lot, structure or other property subject to these restrictions for the purpose of determining compliance herewith.

4. The Committee hereinabove referred to shall consist of not less than three (3) members. Any action by said Committee may be taken by a majority thereof, and the members of said Committee may act without a meeting. CENTURY MALIBU, INC., Grantor, shall have the right, and it shall be the duty of said Company to appoint the initial three members of such Committee; one of which may be replaced by a member to be appointed by a majority of the lot purchasers within the Tract after the first 50 lots have been sold. CENTURY MALIBU, INC., Grantor, shall have the right at any time to remove any of the three (3) members of said Committee so appointed by it, and to fill any vacancies caused by such removal or by the death,

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resignation, or other inability to act, of said Committee members. In the event and whenever said CENTURY MALIBU, INC., Grantor, desires to be relieved of the responsibility of maintaining such Committee, it may do so by filing, in the office of the County Recorder of the County of Los Angeles, a notice to that effect, and thereafter the right of appointing and removing members of said Committee shall be vested in the persons owning lots in said Tract, who may act by a majority of such lot owners, either at a meeting of such lot owners or in writing without a meeting. In no event, however, shall CENTURY MALIBU, INC. be liable for the consequences of action or inaction by said Committee or any member or members thereof whether appointed by CENTURY MALIBU, INC., Grantor, or otherwise.

5. Roofs shall be covered with wood shingle, wood shake, clay tile, concrete tile, or such other material and color as may be approved by the Committee, provided, however, that no flat roof shall exceed 20% of the total roof area, and provided further that no composition shingle, asphalt shingle, composition sheet, rock or gravel roof shall be used on any of the roof area except the above-mentioned flat area which shall not exceed 20% of the total roof area. No simulated mansard roof shall be used and any true mansard design shall be covered with metal sheeting or wood shingles, the design, material and treatment of which shall be approved by the Committee. For the purpose of these restrictions, any roof or portion thereof having a pitch flatter than 8 feet horizontally to 1 foot vertically shall be construed to be a flat roof.

No air conditioning unit nor air conditioning vents shall be exposed above the roof of any structure, and air conditioning units and vents, pump equipment and motors for swimming pools, etc., if any, shall be enclosed in a manner in keeping with the architecture of the home structure and shall be soundproofed so as not to be a nuisance to adjacent or nearby homeowners.

Patio walls and roofs shall be of the same design and material as the main part of the house, and the roof thereof shall be subject to the same provisions as above. Roll-back or sliding canvas covers or awnings may be used over patios provided the design and colors are approved by the Committee.

6. All exterior stucco shall be painted.

7. No lot may be subdivided for any reason whatsoever, except that three or more adjacent lots may be combined and the resulting total area divided into a smaller number of lots, with the approval of the County of Los Angeles, provided each resulting lot is larger than any one of the original lots so combined.

8. No residence building shall ever be erected, maintained or permitted on said premises which building contains less than 2,000 square feet of floor area.

In determining the number of square feet contained within any residence building erected or to be erected on said premises, the space contained within covered or uncovered porches, covered or uncovered entries, balconies, garage (whether or not it is an integral part of the residence), covered or uncovered patios, basement or cellar, shall not be considered in computing the square footage contained in any such building. For the purpose of computing the "minimum required floor area", it shall be deemed to include the total floor area of the residence building, measurements to be taken for this purpose from the outer faces of exterior walls.

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9. All buildings on lots 1, 2, 5 to 14, inclusive, 16 to 30 inclusive, 35 to 38 inclusive, 41, 45 to 49 inclusive, 57 to 75 inclusive, 79 to 98 inclusive, and 107 shall not exceed one story in height above the finished first floor level.

Buildings on lots 3, 4, 15, 31 to 34 inclusive, 39, 40, 50 to 56 inclusive and 76 to 78 inclusive, shall not exceed two stories in height above the finished first floor level.

Buildings on lots 42 to 44 inclusive, and 99 to 106 inclusive, may have the rear portion of the building two stories in height, provided no portion of the building within the first 34 feet back from the front property line exceeds one story in height above the finished first floor level.

10. The highest point of the roof (chimneys excepted) of buildings on lots 1, 2, 5 to 14 inclusive, 16 to 30 inclusive, 35 to 38 inclusive, 41, 45 to 49 inclusive, 57 to 75 inclusive, 79 to 98 inclusive, and 107 shall not exceed eighteen (18) feet above the control point designated for each respective lot on the schedule hereinafter shown as Schedule 10A.

The highest point of the roof (chimneys excepted) for all buildings on lots 3, 4, 15, 31 to 34 inclusive, 39, 40, 50 to 56 inclusive and 76 to 78 inclusive, shall not exceed twenty eight (28) feet above the control point designated for each respective lot on Schedule 10A.

The highest point of the roof (chimneys excepted) of all portions of buildings limited to one story in height as per Paragraph 9 above on lots 42 to 44 inclusive and 99 to 106 inclusive, shall not exceed eighteen (18) feet above the control point designated for each respective lot on Schedule 10A. That portion of buildings limited to two stories in height on the above lots shall not exceed twenty eight (28) feet above the control point designated for each respective lot on Schedule 10A.

The finished first floor level of any part of any building shall not be more than 3 feet above the control point shown in Schedule 10A.

The finished floor level of any garage shall not be more than eight (8) feet below the height control point for each respective lot as shown in Schedule 10A, and no retaining wall adjacent to and parallel with either side of a driveway shall exceed three (3) feet in height within the front setback area of any lot.

11. No residence or any part of any residence, garage or any other building or structure, exclusive of walls and fences, shall be placed on any lot nearer than 26 feet from the front of the front curb of said lot; and front, side and rear building setback lines on each lot shall conform in all respects to requirements of the County of Los Angeles, provided that no structure, including a porch, balcony, patio or terrace, but excluding walls and fences, shall extend down or be cantilevered or otherwise constructed over or on any downhill slope beyond the front, side or rear lines of the manufactured pad; and provided further that in the case of corner lots, any driveway entering said lot from the secondary street shall have at least 26 feet of driveway between the curb on said secondary street and the entrance doors to the garage.

The right has been dedicated to the County of Los Angeles to restrict the erection of buildings or other structures within areas designated as "Restricted Use Areas" on portions of lots 12, 13, 30, 31, 88, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106 and 107 on the map of Tract No. 30134.

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SCHEDULE 10A

The following schedule has been establi hed to set a control point for each lot (which control point represents the height of the approximate center of each lot pad) from which the maximum roof height and the maximum finished first floor level shall be measured. The control point for each lot pad is above or below the highest point of the curb of each respective lot, as follows:

	Number feet above or below high point of curb		Number feet above or below high point of curb		Number feet above or below high point of curb
Lot No. 1	- 1.6	22	- 2.1	43	+ 0.8
2	+14.2	23	- 0.3	44	+ 0.7
3	+26.7	24	+ 0.2	45	-14.9
4	+20.1	25	- 1.3	46	- 5.2
5	-12.9	26	- 1.5	47	- 2.4
6	- 3.2	27	- 9.7	48	- 0.6
7	- 5.0	28	- 5.7	49	+ 0.4
8	- 5.1	29	+ 1.5	50	+ 4.3
9	- 6.6	30	+ 1.4	51	+ 4.4
10	- 6.0	31	+ 3.4	52	+ 8.3
11	- 0.6	32	+ 3.1	53	+ 3.1
12	- 1.9	33	+ 1.1	54	- 6.4
13	- 3.9	34	- 0.2	55	+ 7.0
14	- 1.2	35	+ 0.5	56	+ 6.1
15	+15.2	36	+ 1.8	57	+ 0.5
16	+11.2	37	- 3.3	58	+ 3.4
17	+12.4	38	+ 3.1	59	+ 2.2
18	+ 4.7	39	+24.8	60	+ 0.3
19	-14.4	40	+22.9	61	+ 1.0
20	+15.7	41	- 0.4	62	+ 1.2
21	+ 1.5	42	+ 2.6	63	+ 0.8

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SCHEDULE 10A (CONT.)

Lot No.	Number feet above or below high point of curb		Number feet above or below high point of curb		Number feet above or below high point of curb
64	+ 0.4	79	- 2.1	94	- 0.8
65	+ 0.9	80	-13.1	95	+ 2.4
66	+ 1.8	81	- 3.3	96	- 0.7
67	+ 2.2	82	- 4.4	97	- 0.5
68	+ 1.7	83	- 3.3	98	-14.5
69	+ 1.3	84	- 0.7	99	- 3.2
70	+ 1.4	85	+ 0.4	100	- 4.4
71	-11.6	86	+ 1.5	101	- 2.5
72	- 4.5	87	+ 1.3	102	- 6.4
73	+ 0.6	88	+ 1.0	103	- 7.6
74	+ 0.8	89	+ 0.7	104	- 2.9
75	+10.8	90	- 0.1	105	+ 0.9
76	+15.1	91	- 3.9	106	+ 4.1
77	+13.8	92	- 1.6	107	- 2.6
78	+ 1.0	93	- 0.6		

Note:

In the case of a corner lot, the highest point of the curb (from which the above measurement has been made) may be located on the primary or secondary street. In the case of Lot 56, the measurement has been made from the highest point of the curb on Malibu Country Drive.

The above control points for each lot are intended to represent the height of the approximate center of each lot pad as originally graded. If a subsequent certified survey indicates that the approximate center of any of the above lots as originally graded is different from the control point so designated, said control point to be used for the respective lot shall be adjusted to the correct control point.

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In addition to the above, no structure, wall or fence in excess of six feet in height shall be constructed on any area of the following lots which area is located more than the number of feet designated below, as measured from the front of the curb of such lot:

Lots 62 - 64 inclusive - 137 feet
Lots 90 - 93 inclusive - 137 feet
Lots 94 - 96 inclusive - 117 feet

IT IS EXPRESSLY UNDERSTOOD, however, that any eave or roof overhang extending beyond the wall of such structure or structures a distance of 48 inches or less shall not be considered a violation of these restrictions. Any garage structure not connected with the residence as an integral part thereof shall be located not nearer than the required setback for the main structure from the FRONT property line of said building site.

12. If driveway curb cut and apron are in place on a given lot, the driveway shall remain at such location, unless a different location is approved by the Committee and the existing curb cut is replaced with curb and sidewalk of design typical of Tract 30134 and using the typical concrete mixture specified below. On other lots, the driveway curb cut and apron may be at such location as may be approved by the Committee and shall be of design typical of Tract 30134 and paved with concrete having a typical formula mixture of two pounds lamp black to each cubic yard of concrete mixture. Driveways between street and garage may be of black top, concrete having typical lamp black mixture as above, or such other material as may be approved by the Committee.

The following lots shall have reciprocal easements for driveway purposes: lots 2 and 3, lots 4 and 5, lots 15 and 16, lots 39 and 40, and lots 76 and 77. These double driveways shall be improved with paving 20 feet wide. Such driveways may be of blacktop or concrete provided that, if concrete, mixture shall be two pounds lamp black to each cubic yard of concrete mixture, or such other material as may be approved by the Committee.

Single access strip-type driveways serving Lots 17 and 29 shall be improved with paving 15 feet wide and may be of blacktop or of the typical concrete mixture specified above, or such other material as may be approved by the Committee.

The 15 foot driveway adjacent to Lot 52 is not a part of Tract 30134 and is not intended to serve Lot 52. This driveway will be the access driveway for a future lot to be created to the north of Lot 52.

The fire access roadway between Marie Canyon Road and Forest Gate Circle (as shown on the Final Map for Tract 30134) is not available for parking and must be kept free of parked cars at all times.

13. All walls and fences shall be maintained in good condition and be painted or stained if of wood or iron. If standard plain cememt or slumpstone cememt blocks are used, said walls shall be constructed of block not over four inches in height and painted. If standard cement blocks are used which are more than four inches in height, the wall shall be covered with stucco and shall be painted. Pattern or custom cement blocks shall not be used unless such blocks are of unusual custom design and unless the size of the blocks, design and wall are specifically approved by the Committee. In front of the front setback line, no wall or fence shall exceed five (5) feet in height above the surface of the ground upon which it is located, nor shall a wall or fence exceed six (6) feet in height to the

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rear of said front setback line unless said wall or fence is not within the side or rear setback areas. No hedge shall be planted or maintained in front of the front setback line at a greater height than five (5) feet from the ground, nor shall any hedge exceed six (6) feet in height to the rear of said front setback line unless said hedge is not within the side or rear setback lines.

In cases where the side or rear property line of a lot is at the top of the slope adjacent to the pad level of an upper lot, the owner of the lower lot shall not build a wall or fence on the said side or rear property line or on the slope adjacent thereto which wall or fence extends more than three feet above the pad level of the adjacent upper lot unless a written agreement and approval to do so is obtained from the owner of the upper lot and duly recorded.

No tennis court shall be constructed on any lot or combination of lots without the owner thereof having first obtained and recorded the written approval of the owner of every lot in Tract 30134 which is adjacent to such lot or combination of lots.

14. Each owner of a lot in said tract shall not in any way interfere with the established drainage in or over any lot in said Tract. In the event it is necessary to change the established drainage over any lot, adequate provisions for proper drainage shall be made therefor. For the purpose hereof "Established Drainage" is defined as the drainage as the same existed at the time of the overall grading of said Tract, including the landscaping of each lot in said Tract as completed by the undersigned.

Each lot owner shall provide continuous maintenance for all planted slopes within his lot and for all drainage benches, drainage channels and/or slopes to prevent drainage from overflowing onto other property. The owner of each lot shall keep said lot free and clear of weeds, debris and rubbish and keep the premises neat and in good order. Excepting homes not yet sold by Grantor, upon completion of a residence building, the lot owner shall within ninety (90) days plant and maintain lawns or otherwise landscape the front yard, and in the case of corner lots also the side street yard. The Grantor, its successors or assigns, hereby reserves the right, in the event of default in the performance of this covenant, after notice in writing to said lot owner to cure said default and lot owner's failure to do so within thirty days thereafter, to enter upon said lot and remove all weeds, debris and rubbish in accordance with this covenant and the expense thereof shall become due and payable from said lot owner to the Grantor within thirty (30) days after written demand therefor.

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15. No aerial or antenna for T.V., radio, ham radio, or any other purpose shall be installed on any lot except as may be installed under the roof and within the attic area of the home erected thereon. Spot or flood lights, if any, used for illumination or for accent lighting of landscaping, etc., shall be directed and/or controlled in such a manner as not to be an annoyance or nuisance to adjacent or nearby homeowners.

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16. No sign shall be placed or maintained on any lot prior to, during or after the erection of a residence thereon without the prior written consent of the Grantor, its successors or assigns, or duly authorized agent other than one ordinary 18" x 24" "Open for Inspection" "For Rent", "For Sale" or "Sold" sign of design approved by the Committee; and in the event any sign or signs shall be placed or maintained upon said premises in violation of these restrictions, said Grantor, or its successors or assigns, or duly authorized agent, may and is hereby authorized to enter upon said premises and to remove any and all such unauthorized signs.

Nothing contained in these restrictions and conditions shall operate to prohibit the Grantor, its successors, assigns, or its duly authorized agent from maintaining upon any lot or lots in said Tract a real estate Tract Office, together with suitable advertising signs for the purpose of conducting the proper development, sale and management of property in said Tract.

17. No trade, business or commercial activity of any sort shall be carried on upon said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to adjacent homeowners or a detriment to the neighborhood. No auction or public sale of real or personal property shall be conducted upon said premises, nor shall said premises or any part thereof be sold or offered for sale through an auction or public sale.

18. Any trailer, travel trailer, motor home, truck, boat, or other recreational or commercial vehicle shall not be used as additional living quarters, and shall be parked at all times within the garage of the respective home, except during reasonable loading, waiting, and/or unloading periods.

19. No livestock, dog, cat or other animal breeding, raising or care of a commercial nature shall be permitted. No hogs, sheep, bee hives, goats, cows or horses shall be permitted on said premises. No poultry shall be permitted or maintained on said property.

20. Violation or breach of any restriction herein contained shall give to Grantor and every owner of property subject to these restrictions the right to enter upon the property upon or as to which said violation or breach exists and to summarily abate and remove, at the expense of the owner or lessee thereof, any structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, or to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these restrictions to enjoin or prevent them from doing so, to cause said violation to be remedied or to recover damages.

The result of every action or omission whereby any restrictions herein contained is violated in whole or in part is hereby declared to be and to constitute a nuisance, and every remedy allowed by law or equity against an owner, either public or private, shall be applicable against every such result and may be exercised by Grantor or by any owner of property subject to these restrictions.

In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision hereof, the losing party or parties shall pay the attorney's fees and court costs of the prevailing party or parties, in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

The failure of Grantor or any property owner to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction.

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21. If at any time any of said Paragraphs 1 to 19, inclusive, or any part thereof, shall be adjudged or held to be illegal, or invalid, such illegality or invalidity shall in no way affect or render illegal or invalid any of the other terms, conditions, covenants, and restrictions of said paragraph, or of any other paragraph or part thereof, but each and all of said other terms, conditions, covenants, and restrictions, notwithstanding said illegality or invalidity, shall be and remain in full force and effect.

Each and all of the conditions herein contained shall in all respects terminate and end and be of no further effect, either legal or equitable, either on said property or any part thereof, or on the parties thereto, their heirs, successors, devisees, executors, administrators or assigns, on or after January 1, of the year 2010 unless prior to said date and effective thereon, a written instrument shall be executed by the record owners of the majority of the lots in said property and duly recorded providing for an extension of these restrictions to a later date.

This Declaration, or any provision hereof, may also be modified or amended with the written consent of 100% of the Lots by recordation of the same in the Official Records of Los Angeles County.

Notwithstanding anything herein contained to the contrary, no breach of any of the foregoing conditions or any re-entry by reason of such breach shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof; but said conditions shall be binding upon and effective against any owner of said property whose title thereto was acquired by foreclosure, trustee's sale, or otherwise.

The foregoing conditions and restrictions constitute the minimum conditions and restrictions applying to any lot or lots in said Tract 30134. The right is reserved by the Grantor, in the case of any unsold lot or lots, to add other conditions and restrictions, to increase the requirements thereof as to setback lines, square footage content of buildings and otherwise to increase and supplement but not to diminish, the restrictions on said property.

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IN WITNESS WHEREOF, said Century Malibu, Inc. has hereunto caused its corporate name and seal to be affixed by its Officers thereunto duly authorized, on the day and year first hereinbefore written.

(S) By R. C. Hatfield
President

(CORPORATE SEAL)

(S) By L. W. Kempf
Secretary

STATE OF CALIFORNIA)
: SS.
COUNTY OF LOS ANGELES)

ON THIS 17th day of August, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. C. Hatfield, known to me to be the President and L. W. Kempf, known to me to be the Secretary of Century Malibu, Inc., the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the same

WITNESS my hand and official seal the day and year in this Certificate first above written.

OFFICIAL SEAL
JUNE L. WALKUP
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Dec. 2, 1974
1900 Ave. of the Stars, Ste. 1500, Los Angeles, Ca. 90067

June L. Walkup (SEAL)
Notary Public and and for said
County and State

My Commission Expires 12-2-74

Recorded _____
as instrument No. _____
in Book _____, at Page _____,
Official Records of Los Angeles County,
California

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Attachment B

Malibu Country Estates Tract Map

SCALE: 1"=60'

TRACT NO. 30134

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

BEING A SUBDIVISION OF A PORTION OF RANCHO TOPANGA MALIBU SEQUIT PER PATENT RECORDED IN BOOK 1, PAGE 407 ET. SEQ. OF PATENTS OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

DANIEL · MANN · JOHNSON · & MENDENHALL

FILED
AT REQUEST OF OWNER
AUG. 25, 1972
MIN. 27 PAST 4 PM
IN BOOK 820
AT PAGE 15
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
COUNTY RECORDER
BY
$19.00
Deputy

We hereby certify that we are the owners of, or are interested in the land included within the subdivision shown on the annexed map and we consent to the preparation and filing of said subdivision as shown within the colored border lines, and we hereby dedicate to the public use all highways, streets and other public ways shown on said map. We further certify that except as shown on a copy of this map on file in the office of the County Road Commissioner we know of no easement or structure existing within the easements hereby offered for dedication to the public, other than publicly owned water lines, sewers or storm drains. That we will grant no right or interest within the boundaries of said easements offered to the public except where such right or interest is expressly made subject to the said easements. And we hereby dedicate to the County of Los Angeles the easements for storm drain, (access) and sanitary sewer purposes and for emergency vehicular access over the strips of land so designated on said map, and all uses incident thereto including the right to make connections therewith from adjoining properties. As a dedication to public use while all of Marie Canyon Road adjacent to this subdivision remains a public highway and for such time only we hereby abandon all rights of direct ingress and egress to said highway so that the owners of lots 85 to 87 inclusive, and 107 abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part adjacent to this subdivision, such vacation terminates the above dedication as to the part vacated. We hereby dedicate to the County of Los Angeles the right to prohibit construction of more than one residence and related accessory buildings on lots 1, 3 to 5 inclusive, 9, 11 to 15 inclusive, 29 to 34 inclusive, 39, 40, 50, 51, 75, 76, 79, 84, 86, 87, and 107. We hereby dedicate to the County of Los Angeles the right to restrict the erection of residential buildings or other structures within those areas designated on the map as restricted use areas. We hereby grant Lot 108 in fee simple to the County of Los Angeles.

CENTURY MALIBU, INC., A DELAWARE CORPORATION
(OWNERS)
AND
(EASEMENT HOLDER)

Granted by deeds recorded in Book D-4663, Page 624 Official Records and in Book D-4663, Page 634 Official Records, said easements are blanket in nature.

By Robert C. Hatfield
President

By J.W. Kempf
Secretary

By Merritt H. Adamson
Merritt H. Adamson, Owner

By Rhoda-May Adamson Dallas
Rhoda-May Adamson Dallas, Owner

By Sylvia R.A. Neville
Sylvia R.A. Neville, Owner

IN RE TRACT NO. 30134
IT IS ORDERED THAT THE MAP OF TRACT NO. 30134 IS HEREBY APPROVED; THAT THE BOND IN THE AMOUNT OF $44,875.00 FILED WITH THIS BOARD TO INSURE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES BE APPROVED; THAT ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS AND EASEMENTS SHOWN ON SAID MAP AND OFFERED FOR DEDICATION BE AND THE SAME ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. *THAT THE OFFER OF THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THAT THE OFFER OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THAT THE OFFER OF DEDICATION FOR ABANDOINMENT OF THE RIGHTS OF INGRESS AND EGRESS BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THAT THE GRANT OF LOT 108 IN FEE SIMPLE BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.*

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD Aug. 24 1972

JAMES S. MIKE, EXECUTIVE OFFICER -
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Frances M. Brenby DEPUTY

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable State law and local subdivision ordinances have been complied with; and that I am satisfied that this map is technically correct.

Dated: August 25, 1972

Harvey T. Brandt
COUNTY ENGINEER
By
Deputy

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of 8 sheets correctly represents a true and complete survey made under my supervision September '71 that the monuments of the character and location shown hereon are in place or will be in place within twenty four months from filing date of this map; that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to all centerline monuments shown hereon as to be set by me will be on file in the office of the County Engineer within twenty four months from filing date of this map.

Licensed Land Surveyor No. 2836

Basis of Bearings:

All bearings shown on this map are based on the California State Coordinate System, Zone 7, Lambert Grid. The bearing of N84°57'05"E between Los Angeles County Engineer Traverse Stations Solstice Canyon K-9 and L-8 was used as the basis of bearings for this map.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On JANUARY 27, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT C. HATFIELD known to me to be the ——— President, and L.W. KEMPF ———, known to me to be ——— Secretary of CENTURY MALIBU, INC., the Corporation that executed the within Instrument, and known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature June L. Walkup
JUNE L. WALKUP
Name (Typed or Printed)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On FEBRUARY 3, 1972 before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERRITH. ADAMSON, RHODA-MAY ADAMSON DALLAS, & SYLVIA R.A. NEVILLE known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same

Roseann Buddy Smith
Signature of Notary

ROSEANN BUDDY SMITH
Name (Typed or Printed) of Notary

The signature of the State of California, owner of easement as disclosed in Book 20743, Page 271, Official Records of Los Angeles County, has been omitted under the provisions of Section 11587 (a) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The present owners of all mineral, oil, petroleum, asphaltum, gas, coal and other mineral and hydrocarbon substances reserved in the deeds recorded May 19, 1965 in Book D-2910 Page 176 Official Records, December 31, 1968 in Book D-4239 Page 596, Official Records; March 20, 1970 in Book D-4662 Page 924, Official Records and August 14, 1970 in Book D-4803 Page 161 of Official Records, and May 3, 1971, in Book D-5045 Page 769, Official Records (of Los Angeles County), have been omitted as necessary parties to sign the map under the provisions of Section 11587 C-(1) of the Subdivision Map Act inasmuch as such ownership does not include a right of entry on the surface of the land. Certain of said rights of entry on the surface were relinquished by deed recorded March 20, 1970 in Book D4662 Page 881, Official Records, Records of Los Angeles County.

MONUMENT NOTE:
2"I.P. DENOTES A 2" IRON PIPE 30" LONG WITH CEMENT PLUG AND SEAL STAMPED L.S. 2836 AND SET FLUSH
S.&T. DENOTES A 6" BOAT SPIKE, WASHER AND TIN STAMPED L.S. 2836

BOOK 820 PAGE 16

SCALE: 1" = 60'

TRACT NO. 30134

IN UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES

DANIEL · MANN · JOHNSON & MENDENHALL

SHEET 2 OF 8 SHEETS

FILED WITH LOS ANGELES
COUNTY RECORDER
AUG 25 1972

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

VANTAGE POINT TERRACE

MALIBU COUNTRY PLOVER WAY

MALIBU COUNTRY DRIVE

MALIBU CANYON ROAD

PACIFIC COAST HIGHWAY

NORTHEASTERLY LINE OF OR. D46662 - 924

N 42° 13' 47" W - 894.01'

6' EASEMENT FOR SANITARY SEWER PURPOSES TO THE COUNTY OF LOS ANGELES

10' EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF LOS ANGELES.

RESTRICTED USE AREA

92 91 90 89 88 87 86 85 84 83 93 103 104 105 106 107 108

107
0.79 AC. GROSS
0.49 AC. NET

SET 2" I.P.

N 84° 57' 05" E 1108.44'

SOUTHERLY LINE OF PARCEL 1, O.R. D46662 - 924

SEE DETAIL ON SHEET 4

TOTAL CURVE
Δ = 81° 42' 17"
R = 13'
L = 18.54'

N 51° 15' 37" W

N 51° 56' 56" E 154.51'

582.95'

188.94' PER O.R. D46662 - 924

N 83° 25' 42" W RADIAL

PER O.R. D46662-924

NOT A PART OF THIS SUBDIVISION

IDENTICAL

N 0° 33' 15" E - 139.97'

N 0° 33' 15" E - 124.84'

390.00'

209.73'

50'

50'

N 84° 56' 33" E 154.74'

N 84° 56' 33" E 1432.72'

1432.70'

N 84° 51' 05" E

3556.81'

4125.75'

2006.13'

℄ PER CSB 5022-3 & CSFB 2992, Pg's 57, 65-68

℄ PER ORD. 4662-924 & CSFB 1652 Pgs. 65-67

℄ MALIBU CANYON ROAD N 5° 02' 55" W 402.11'

PER O.R. D46662 - 924

N 5° 03' 27" W 0.55'

N 4124939.24
E 4071439.75
Fd. LA. COUNTY ENGR. TRAVERSE STA. SOLSTICE CYN. K-8 PER FB 1652 PG. 65 AND FB 1312 PG. 87

N 4125252.25
E 4074982.70
Fd L.A. COUNTY ENG. TRAVERSE STA.: SOLSTICE CYN. L-8 PER FB. 1652 PG. 67

F/L ℄ PER CSFB. 2992, PG. 65

S & T to be set

SET 2" I.P.

#2 820/17

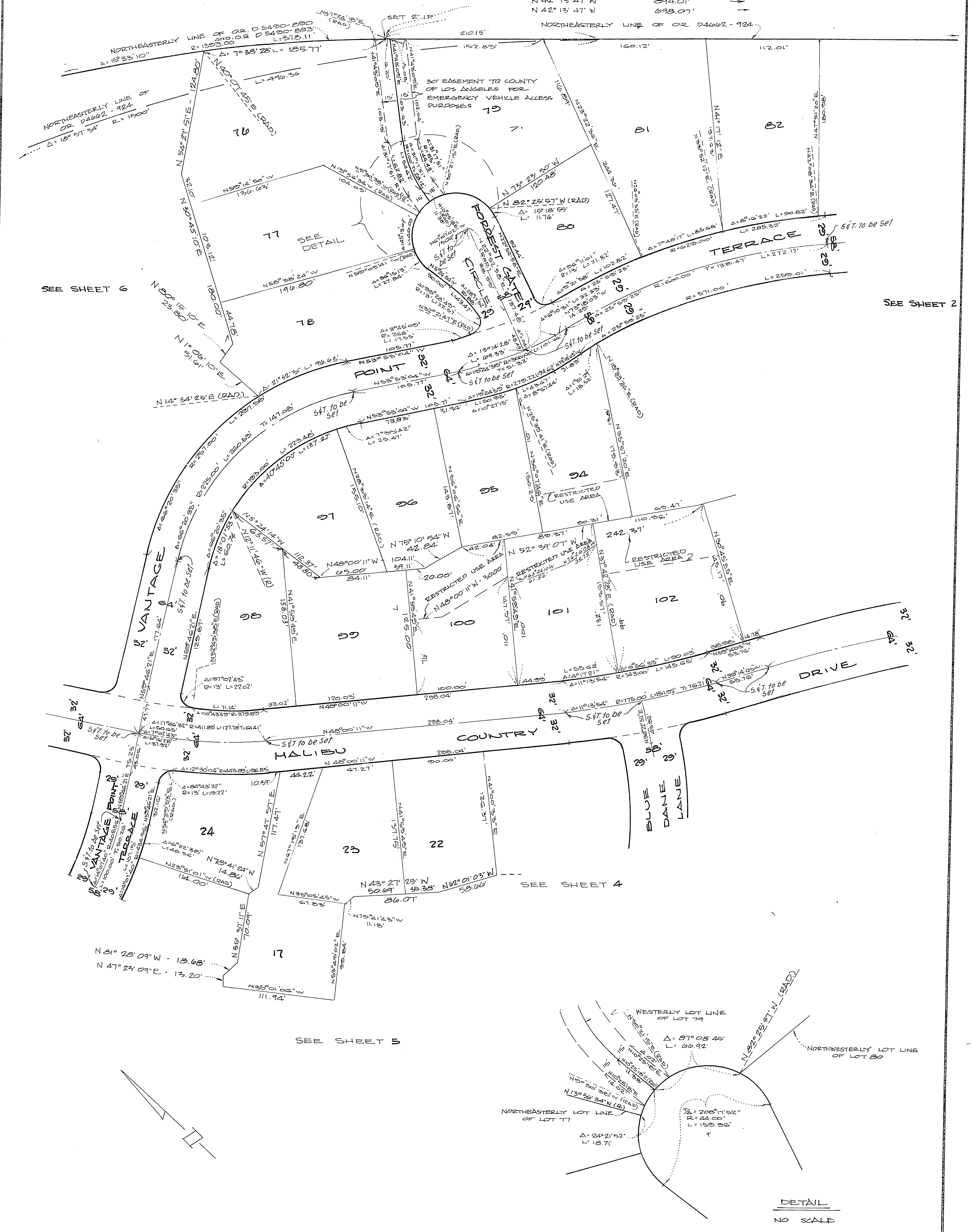
SCALE 1" = 60'

TRACT NO. 30134

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BOOK 820 PAGE 18

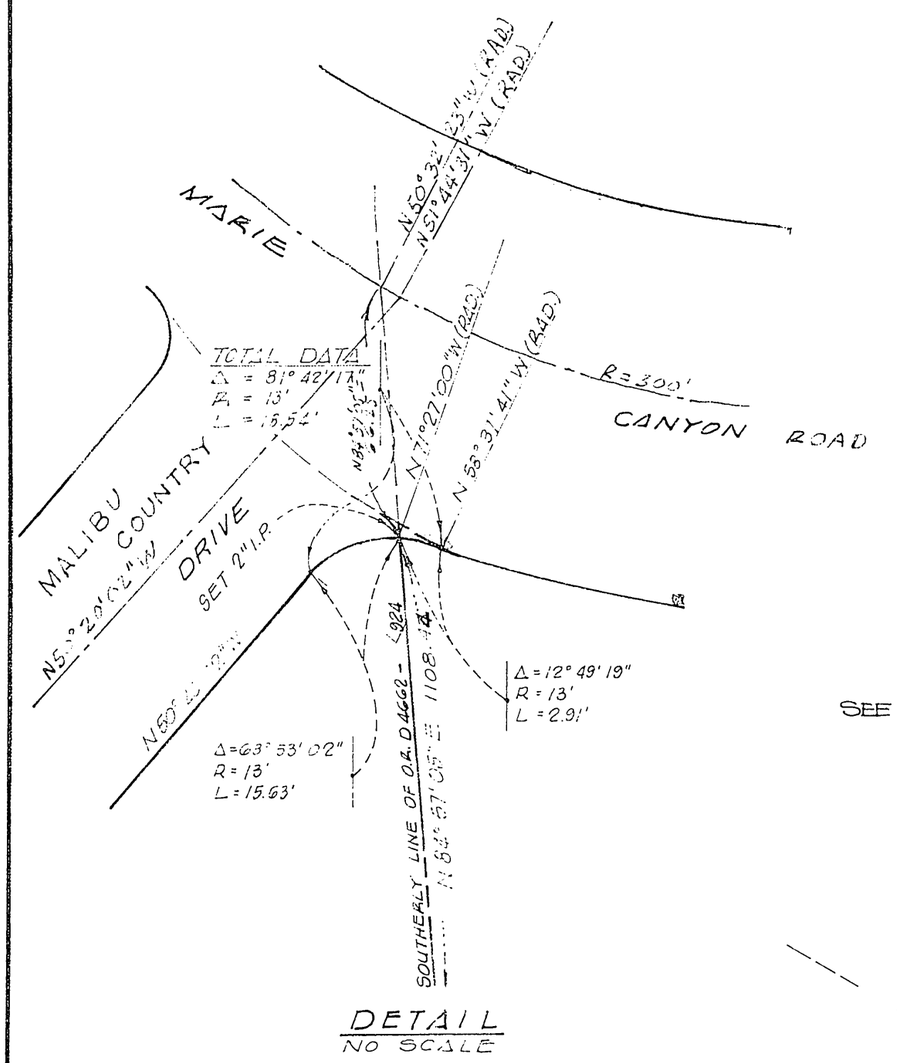
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TRACT NO. 30134

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SHEET 4 OF 8 SHEETS



$2.00 820/19

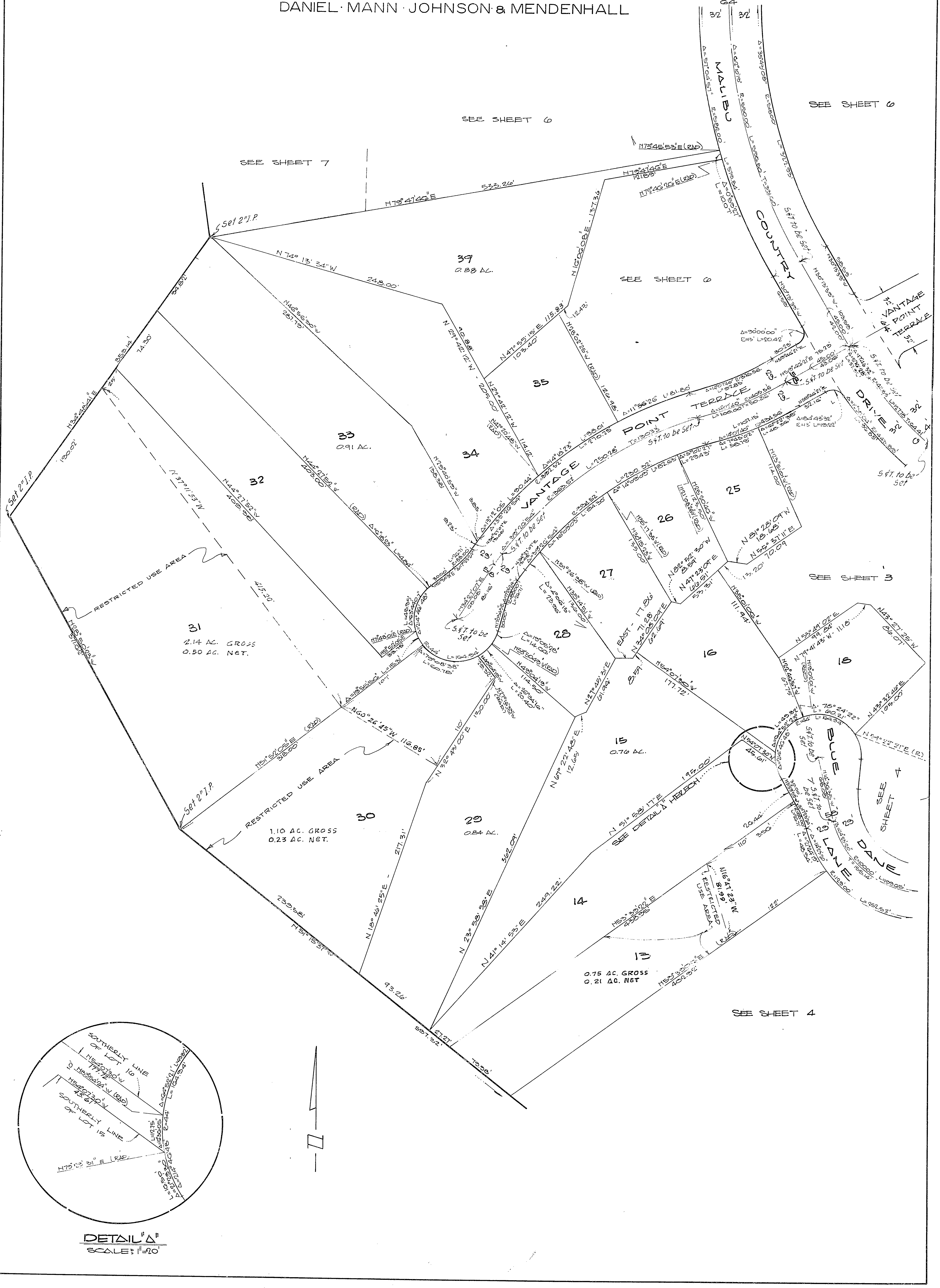
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DETAIL "A"
SCALE: 1"=20'

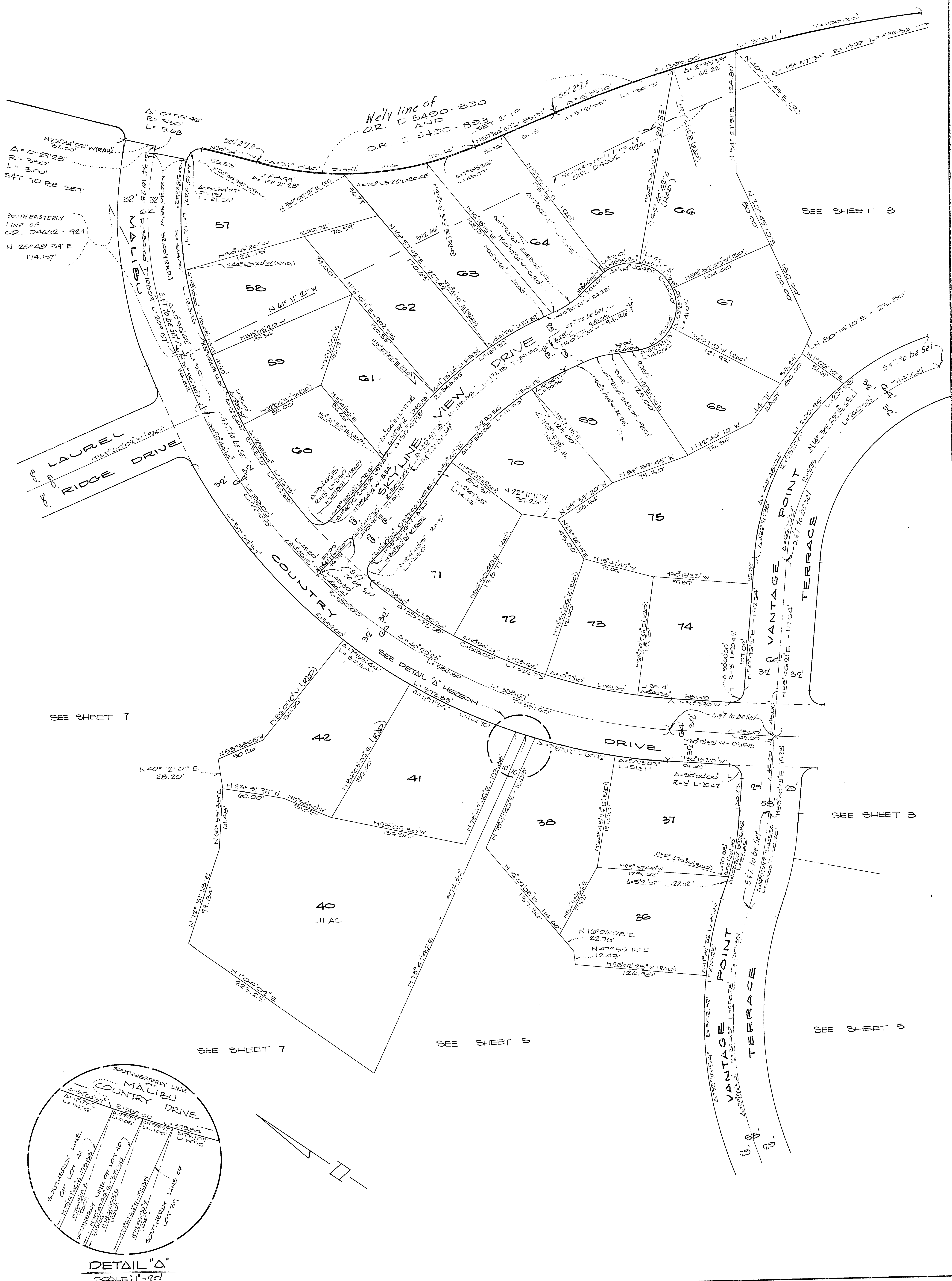
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COUNTY RECORDER
AUG 25 1972



BOOK 820 PAGE 21

SCALE: 1"= 60'

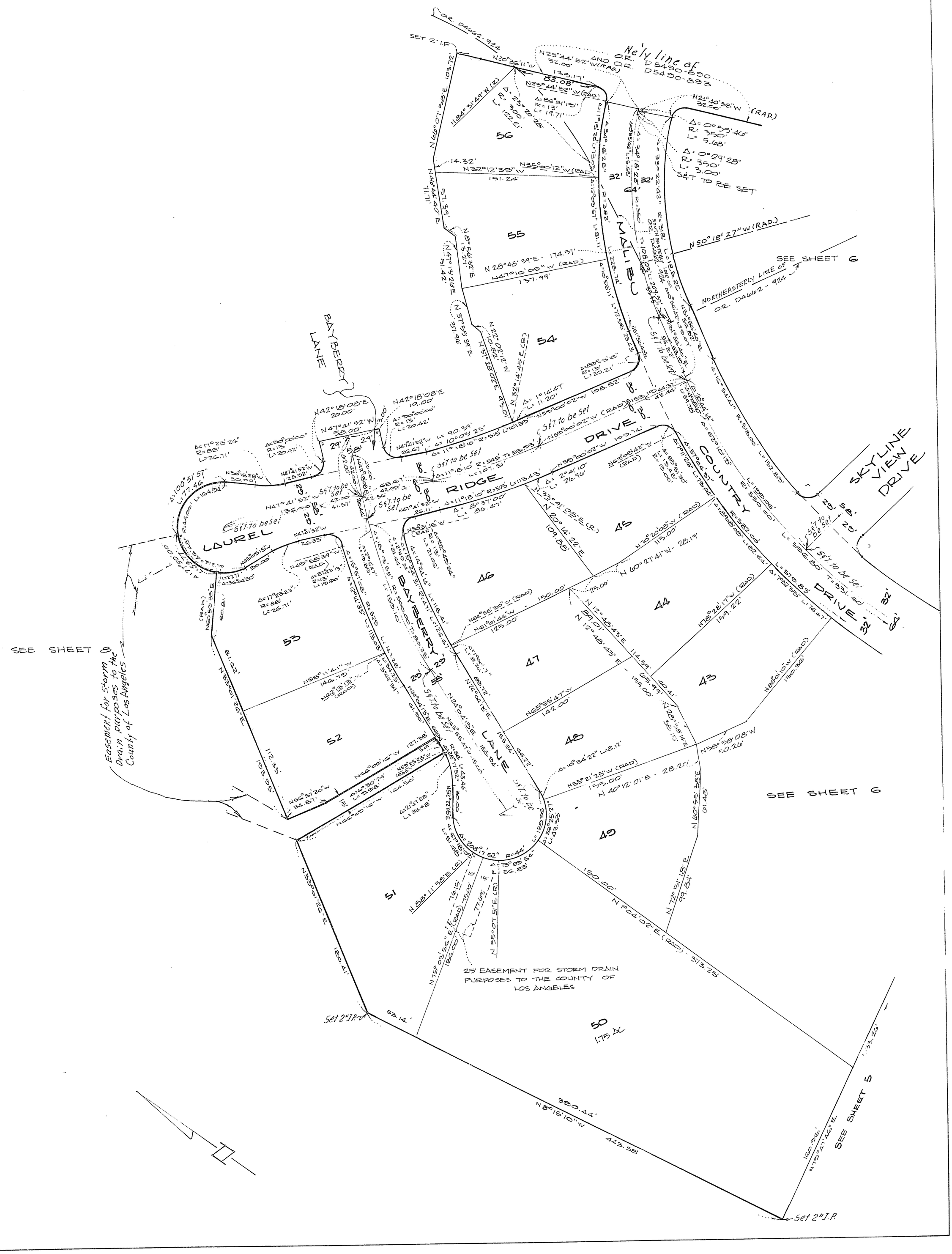
TRACT NO. 30134

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COUNTY OF LOS ANGELES

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SHEET 7 OF 8 SHEETS

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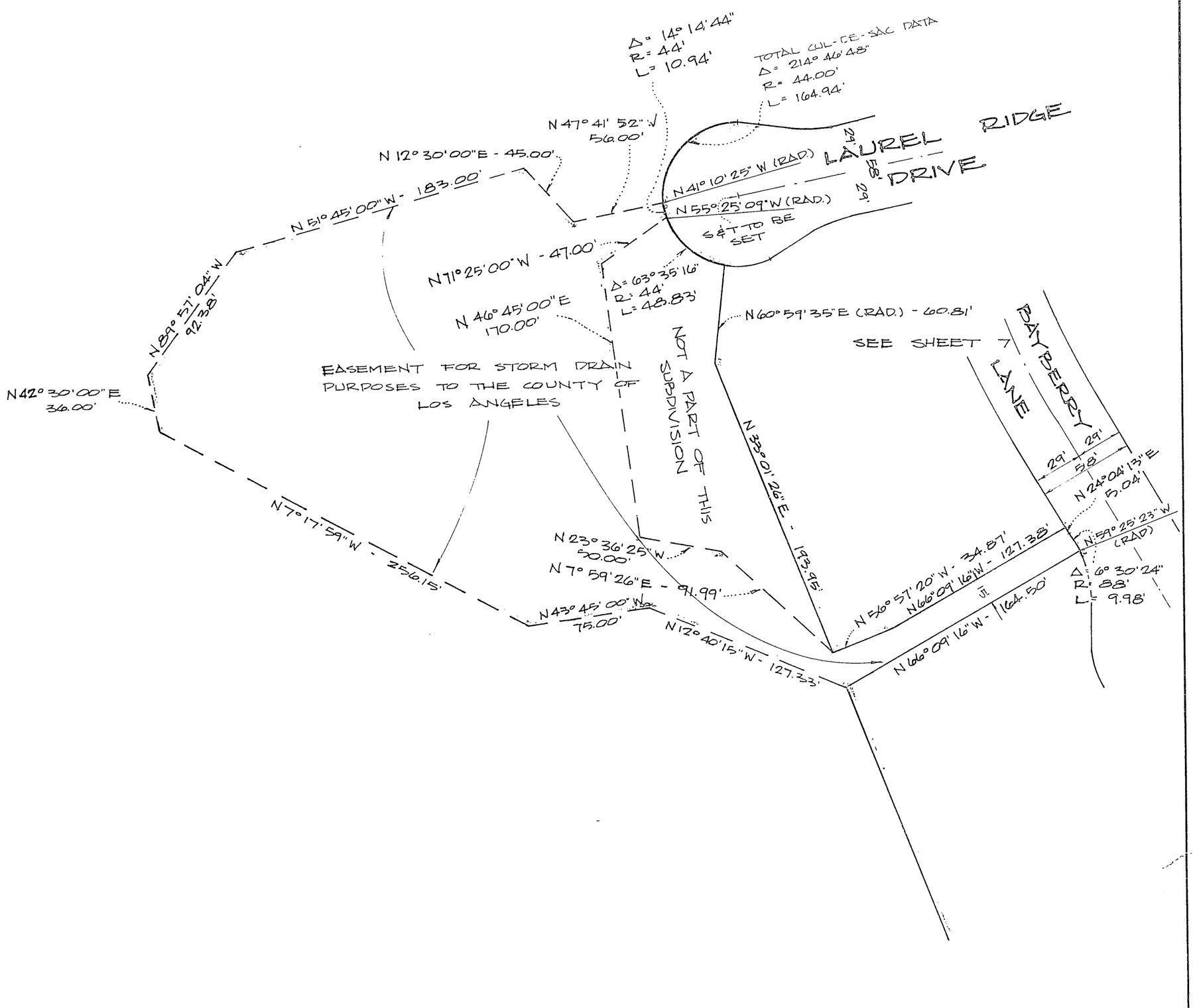
SCALE: 1"=60'

TRACT NO. 30134

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Attachment C

Custom Development Criteria

City of Malibu

23805 Stuart Ranch Road, Suite 245 Malibu, California 90265 (310) 456-2489 Fax (310) 456-3356

Planning Department

September 10, 1993

Malibu Country Estates HOA
c/o Marilyn Santman
24633 Vantage Point Terrace
Malibu, CA 90265

Re: Custom Development Criteria

Dear Homeowner Association:

The Interim Zoning Ordinance of the City of Malibu provides for existing Homeowner's Associations and neighborhoods to apply to the City Council for consideration of custom development criteria. Such custom development criteria would allow for development in established neighborhoods to be consistent with existing Conditions, Covenants and Restrictions (C, C & R's) or neighborhood standards in-lieu of the Property Design and Development Criteria specified in the Interim Zoning Ordinance.

Attached is Chapter 9215 of the Interim Zoning Ordinance which authorizes the creation of Custom Subdivision Development Criteria. Additionally, an information and application submittal requirements sheet is included which provides directions as to how to apply for this review. Finally, a sample form is provided which can be used to verify that the required percentage of homeowners have accepted the proposed custom development criteria.

Please call if you have any questions regarding this matter.

Sincerely,

Robert Benard
Planning Director

Attachment D

Geotechnical Report

GEOLOGIC AND GEOTECHNICAL ENGINEERING INVESTIGATION,
PROPOSED MANUFACTURED ACCESSORY DWELLING UNIT (ADU),
24507 Vantage Point Terrace,
Malibu, California 90265

for

HELMUT MEISSNER

October 12, 2020 W.O. 7508

MDN 21724

GeoSoils Consultants Inc.

GeoSoils Consultants Inc.
GEOTECHNICAL GEOLOGIC ENVIRONMENTAL

October 12, 2020
W.O. 7508

MR. HELMUT MEISSNER
24507 Vantage Point Terrace
Malibu, California 90265

Subject: **Geologic and Geotechnical Engineering Investigation, Proposed Manufactured Accessory Dwelling Unit (ADU), 24507 Vantage Point Terrace, Malibu, California 90265**

INTRODUCTION

As requested, GeoSoils Consultants, Inc. (GSC) has performed a geologic and geotechnical engineering investigation for the subject site. The purpose of this investigation was to evaluate the geologic and geotechnical engineering conditions on the site and their impact on the proposed development. Proposed development will consist of a new manufactured accessory dwelling unit located at the toe of the slope.

This report has been prepared in accordance with generally accepted geotechnical engineering practices in the City of Malibu at the time it was prepared. The report presents a brief description of the site, the geotechnical engineering characteristics of the area, the seismicity of the area, an engineering analysis of the site characteristics, conclusions, and preliminary recommendations to development the site.

Opinions presented in this report are based on an inspection of the site, geologic mapping at the site, logging of test pit excavations, a review of the regional geologic maps and seismic hazard reports, review of available geotechnical reports for the surrounding area, and our general knowledge of the geologic and soils engineering conditions in the site area. The opinions presented have been arrived at through the exercise of the generally understood standard of care for our profession and standard of engineering practice, as we understand it.

6634 Valjean Avenue, Van Nuys, California 91406 Phone: (818) 785-2158 Fax: (818) 785-1548

SCOPE OF SERVICES

This geotechnical engineering study included:

a. Research of available data from the City of Malibu online public records system. Copies of available data are presented in Appendix D.

b. Research of published geologic and seismic hazard reports.

c. Excavating, sampling, and logging of two hand dug test pits. The test pit locations are shown on the enclosed Plate 1, Geologic Map. The test pit logs (Plates TP-1 and TP-2) are provided in Appendix A along with a general description of the field operations.

d. Laboratory testing of selected samples to determine the engineering properties of the on-site soils. The results of laboratory testing are presented in Appendix B

e. Engineering analyses of the data and information obtained from our field study and laboratory testing.

f. Preparation of this report summarizing our findings, conclusions, and recommendations.

SITE DESCRIPTION

The subject site is located at the south end of the Vantage Point Terrace cul de sac (Figure 1). The existing site conditions are shown on the Geologic Map, Plate 1. The property consists of a generally level artificial fill building pad that descends down to John Tyler Drive. A descending fill slope is located to the east of the existing residence and descends down to the lower street grade. The descending slope is approximately 20 feet high at angles of approximately 2H:1V.

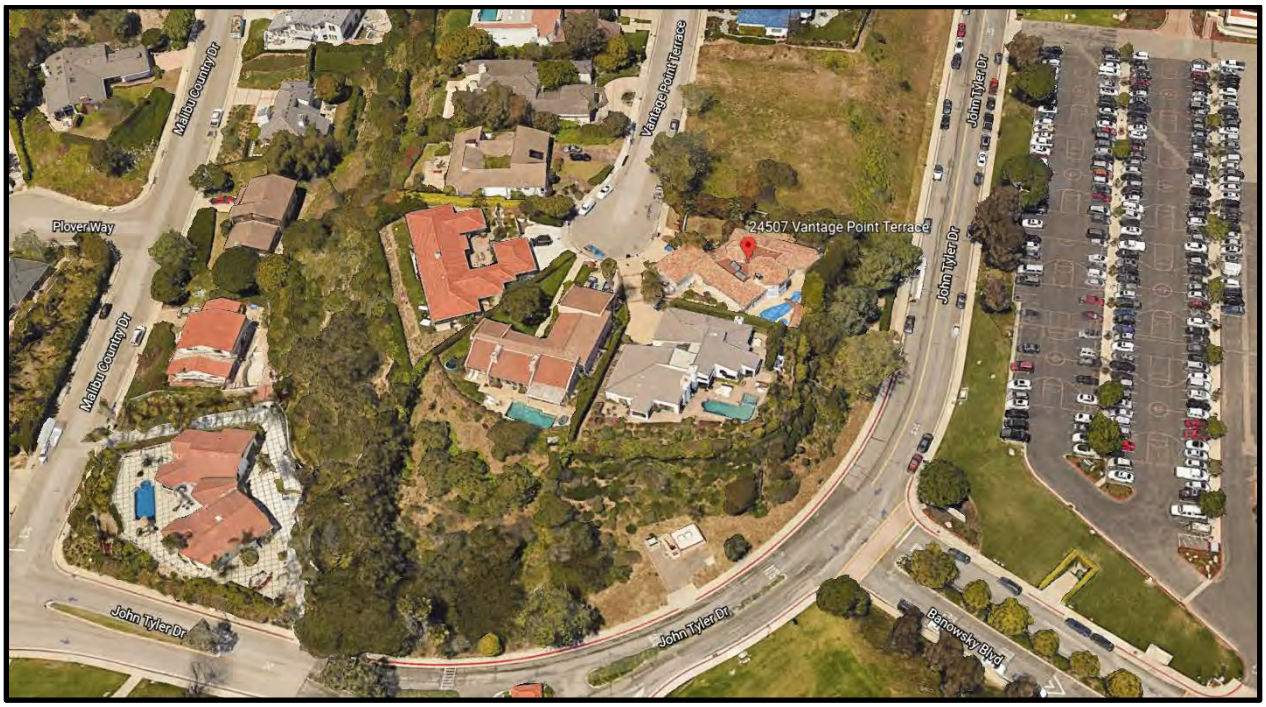


Figure 1: Site Location Map

PROPOSED DEVELOPMENT

The proposed development consists of a manufactured ADU that is located in the flat area along the toe of the slope and John Tyler Drive. Foundation plans are included as SPA-24-3F, Drawings 1 to 3. A perimeter footing will be provided around the structure and pier footings will be supported on concrete pads.

CITY RESEARCH

The City of Malibu files were researched via the OnBase Portal online public records system. For the subject site, soil reports were on file for the recently constructed pool and spa. The report and subsequent addendum were prepared circa late 2016. Per the report prepared by Schick Geotechnical, Inc. dated September 21, 2016, the lot was graded as part of Tract 30134 in the early 1970s and the home was constructed circa 1987. The original reports prepared by James E. Slosson & Associates for the graded tract were not available from the City of Malibu online public records system. However, portions of the reports were referenced in the addendum report by Schick Geotechnical, Inc. dated November 5, 2016.

GEOLOGIC CONDITIONS

Geologic conditions of the site were determined through research, field mapping, and subsurface exploration, and the results were superimposed on the Geologic Map, Plate 1. During construction, a representative from GSC should be present to confirm the geologic conditions encountered on the site are consistent with those presented herein. The following sections present our findings concerning subsurface soil conditions, groundwater conditions, and expansion potential.

Regional Geologic Setting

The subject property is located within the southwestern portion of the Transverse Ranges Geomorphic province of California. The Transverse Ranges consist of generally east-west trending mountains and valleys, which contrast with the north-northwest regional trend elsewhere in the state. The structure of the Transverse Ranges is controlled by the effects of north-south compressive deformation (crustal shortening), which is attributed to convergence between the big bend of the San Andreas fault north of the San Gabriel Mountains and the motion of the Pacific Plate. The valleys and mountains of the Transverse Ranges are typically bounded by a series of east-west trending, generally north dipping reverse faults with left-lateral oblique movement.

Local Regional Setting

The subject site is located within the Malibu Beach USGS 7.5-minute quadrangle. The site is underlain by approximately 20-feet of certified compacted fill and bedrock of the Sespe Formation. A Local Regional Setting Map is presented in Figure 2.

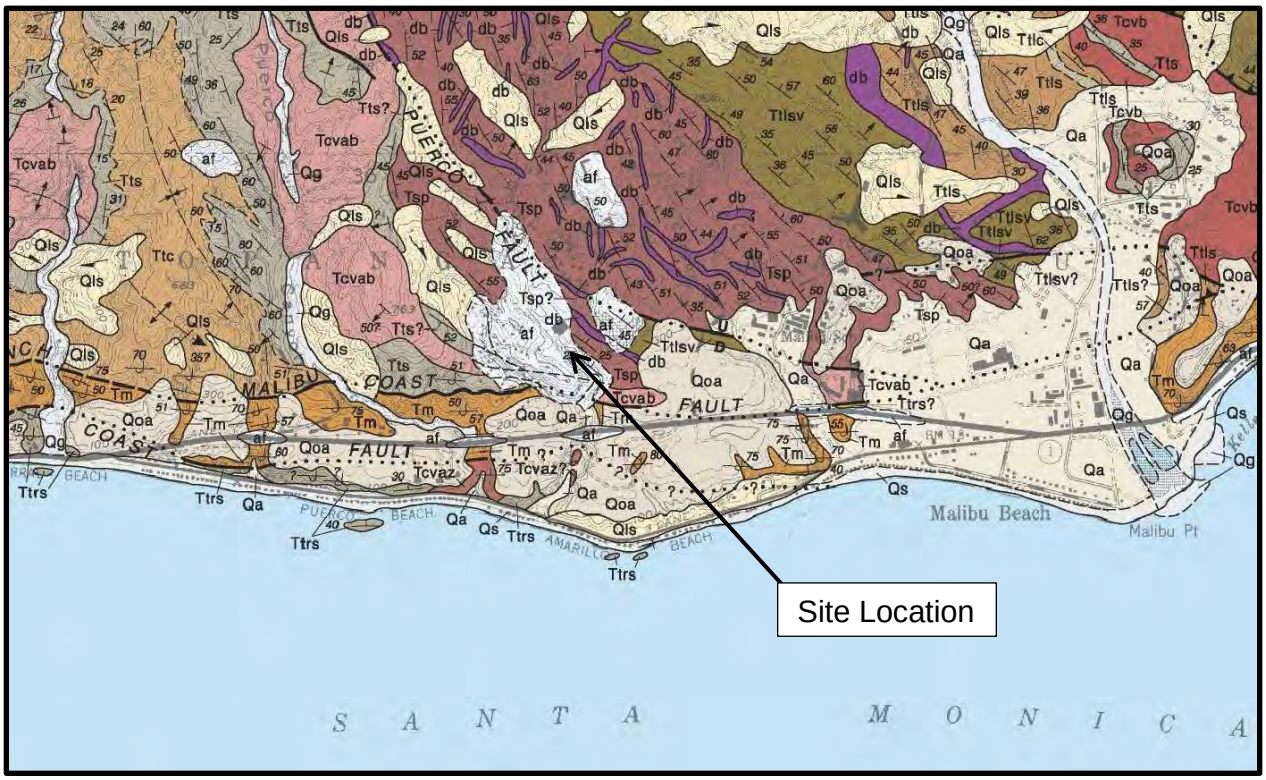


Figure 2: Local Geologic Setting

SUBSURFACE CONDITIONS

The following sections present our findings concerning subsurface soil conditions and expansion potential of surficial site soils.

We offer the following general description of materials encountered during our subsurface explorations.

Artificial fill (af): Approximately 20-feet of certified compacted fill blankets the site. The fill can be described as silty gravelly sand with clay binder. The fill is light grey brown to brown, slightly moist to moist at depth, well compacted, dense with abundant cobble and well graded. The lab work revealed that the upper 2 to 3 feet of material has been disturbed. All undisturbed fill materials are unsuitable for structural support. The fill materials below 3 feet are suitable for use as a base for the placement of compacted fill.

Bedrock, Sespe Formation (Tsp): Bedrock was observed in TP-2. The bedrock consists of claystone and sandstone. The bedrock was observed via the hand auger and sampler at 20-feet and was grey, moist, moderately hard, and dense. The bedrock is suitable for structural support.

The enclosed test pits, which are included in Appendix A, provide a detailed description of the soil strata encountered in our subsurface exploration.

Expansion Potential and Chemical Content of Surficial Site Soils

For preliminary foundation design purposes, the certified fill should be considered to have a low expansion potential with an expansion index of 34.

Chemical series was performed for the onsite soils. The results are presented in Appendix B. The material has a moderate sulfate content and is severely corrosive to ferrous metals.

WATER

Surface Water

Surface water consists of sheet flow from precipitation falling directly on the site and landscape watering.

Groundwater

No groundwater was encountered in our test pits excavated on the site to a maximum depth of 20 feet. However, perched groundwater levels typically fluctuate and may vary in response to season, precipitation patterns, on or off-site construction activities, site utilization, and other factors. Groundwater is not anticipated to pose a problem during development of this site.

FAULTING AND SEISMICITY

The project site is not within an Alquist-Priolo Earthquake Fault Zone or FER-229. A portion of the Malibu Coast Fault is mapped across the southern portion of the property. As stated in the response letter by Schick Geotechnical, Inc. dated November 5, 2016, the fault was

determined to be inactive by Leighton and Associates. As a result, fault trench is not required on the site. However, this site has experienced earthquake-induced ground shaking in the past and can be expected to experience further shaking in the future. Therefore, earthquake resistant design is recommended.

The site is not located within a zone of potential liquefaction; however, the fill slope on-site is located within a zone of potential seismic instability (Figure 3).

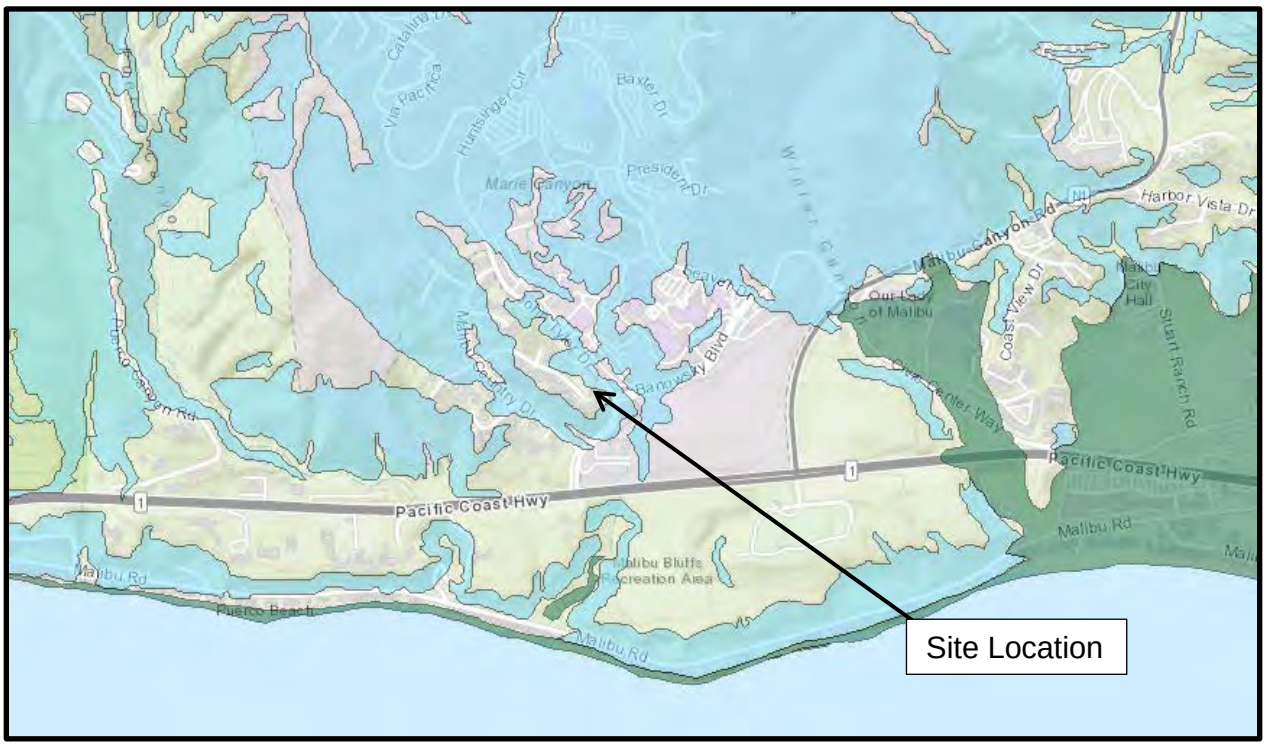


Figure 3: Seismic Hazard Zones of Required Investigation

Seismic Design Criteria

The 2019 CBC (California Building Code) seismic coefficient criteria are provided here for structural design consideration (Table 1).

Under the Earthquake Design Regulations of Chapter 16, Section 1613 of the CBC 2019, and based on the mapped values, the following coefficients and factors apply to the lateral-force design for the proposed structure at the site. The site is underlain by compacted fill and Class D is recommended.

TABLE 1 2019 CBC SECTION 1613, EARTHQUAKE LOADS	
Site Class Definition	D
Mapped Spectral Response Acceleration Parameter, S_s (Table 1613.3.1 for 0.2 second)	1.684
Mapped Spectral Response Acceleration Parameter, S_1 (Table 1613.3.1 for 1.0 second)	0.593
Site Coefficient, F_a (Table 1613.3.3(1) short period)	1.2
Site Coefficient, F_v (Table 1613.3.3(2) 1-second period)	null
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter S_{MS} (Eq. 16-37)	2.021
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter S_{M1} (Eq. 16-38)	null
Design Spectral Response Acceleration Parameter, S_{DS} (Eq. 16-39)	1.347
Design Spectral Response Acceleration Parameter, S_{D1} (Eq. 16-40)	null
Notes: Location: Longitude: -118.7093, Latitude: 34.0367 1. Site Class Designation: Class D is recommended based on subsurface condition. 2. Ss, SMs, and SDs are spectral response accelerations for the period of 0.2 second. 3. S1, SM1, and SD1 are spectral response accelerations for the period of 1.0 second.	

Conformance to the above criteria for seismic excitation does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a maximum level earthquake occurs. The primary goal of seismic design is to protect life and not to avoid all damage, since such design may be economically prohibitive. Following a major earthquake, a building may be damaged beyond repair, yet not collapse.

Secondary Earthquake Effects

Ground shaking produced during an earthquake can result in a number of potentially damaging phenomena classified as secondary earthquake effects. These secondary effects include ground rupture, landslides, lurching, seiches and tsunamis, seismically-induced settlement, and liquefaction. Descriptions of each of these phenomenons and how it could potentially affect the site are described below:

Ground Rupture

Ground surface rupture results when the movement along a fault is sufficient to cause a surface gap or rupture along the upper edge of the fault zone. Since there are no known active faults on the site, the potential for ground rupture is considered remote.

Landsliding

Landslides are slope failures that occur where the horizontal seismic forces act to induce soil and/or bedrock failures. The most common failure occurs by the reactivation or movement of a pre-existing landslide. Typically, existing slides that

are stable under static conditions (i.e., factor-of-safety at or greater than one) become unstable and move during strong ground shaking. The subject site is located in an earthquake induced landslide area as per the seismic hazard map of the Malibu Beach Quadrangle. However, the slope consists of a graded fill slope and slope stability analysis was not deemed necessary and has not been performed.

Seiches and Tsunamis

Seiches are generally caused by seismic excitation of a body of water, which causes surface oscillations that vary in period from a few minutes to several hours. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. Due to the proximity of the site relative to the ocean, seiches and tsunamis are not considered a hazard to the site.

Liquefaction – General

Liquefaction describes a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motion creates excess pore pressures in cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral sliding, consolidation and settlement of loose sediments, sand boils, and other damaging deformation. This phenomenon occurs only below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soils as excess pore water escapes.

Liquefaction susceptibility is related to numerous factors and the following conditions must exist for liquefaction to occur: 1) sediments must be relatively young in age and must not have developed large amounts of cementation, 2) sediments must consist mainly of cohesionless sands and silts, 3) the sediments must not have a high relative density, 4) free groundwater must exist in the sediment, and 5) the site must be exposed to seismic events of a magnitude large enough to induce straining of soil particles.

This site is outside of the designated area of liquefaction potential presented on the State of California Seismic Hazard Zone map. In addition, the site is underlain by compacted fill and bedrock. Therefore, it is our opinion that liquefaction is not considered a potential hazard on this site.

Seismic Settlement Analysis

Seismically-induced settlement in unsaturated (dry) and saturated soils generally occur due to the dissipation of pore pressure.

The potential for seismically-induced settlement is greatest in loose granular soils (i.e., sands, silty sands, sandy silts), whereas cohesive soils (i.e., clays and silts) are generally not prone to settlement. It should be realized that granular soils are susceptible to settlement during a seismic event whether the soils liquefy or not.

As discussed above, compacted fill and bedrock underlies the site and will be used to support the planned improvements. Therefore, seismic settlement is not considered to be a hazard to the site provided the recommendations contained in this report are followed during design and construction.

CONCLUSIONS AND RECOMMENDATIONS

The proposed development is feasible from a geologic and geotechnical engineering perspective, provided the recommendations contained herein are incorporated into the final design and construction phase of the proposed site improvements. All structures should satisfy current slope setback requirements.

GSC anticipates that the proposed site improvements consisting of the residence will be founded into compacted fill.

The recommendations provided in this report are applicable for improvements on the lot provided yard areas have positive drainage that is maintained away from the structures. Therefore, it is important that information regarding drainage and site maintenance be passed on to future homeowners.

As in most of Southern California, the site lies within a seismically-active area, therefore earthquake resistant structural design is recommended.

Site Preparation Recommendations

In areas of proposed development, the upper 3 feet of compacted fill shall be removed and recompacted. Following grading, the building pad area shall be underlain by a minimum of 3 feet of compacted fill. The limits of fill shall extend a minimum of three feet beyond the building footprint. Grading within areas of proposed hardscape shall consist of removing previous fill to expose firm compacted fill and the placement of new fill to design grades. At this time, a grading plan is not available and should be forwarded to this office when complete. Grading guidelines are presented in Appendix C.

The following geologic and geotechnical recommendations for utility trench backfill, foundation design, and drainage should be incorporated into final design and construction. All such work and design shall be in conformance with local governmental regulations or the recommendations contained herein, whichever is more restrictive.

FOUNDATION DESIGN RECOMMENDATIONS

We offer the following site-specific recommendations and comments for purposes of footing design and construction. All structures must satisfy current slope setback requirements per the 2019 CBC Section 1808.7. The proposed improvements should be founded into compacted fill.

All footing subgrades should consist of compacted fill. Under no circumstances should footings be cast atop loose, soft, or slough, debris, existing artificial fill, topsoil, or surfaces covered by standing water. We recommend that a representative of GSC verify the condition of all subgrades before any concrete is placed. The following recommendations are suitable for the proposed manufactured ADU.

Foundation Criteria

1. An allowable soil bearing of 1,500 pounds per square foot may be used in the design of the perimeter footings founded into competent material. Perimeter footings should be continuous and should have a minimum width of 18 inches and a minimum embedment depth of 12 inches below lowest adjacent grade.

2. A coefficient of friction for concrete on competent soil of 0.3 and a lateral bearing value of 200 pounds per square foot per foot of depth may be employed to resist lateral loads. When combining passive pressure and frictional resistance, the passive pressure should be reduced by one third.

3. Seismic piers that support the raised floor should consist of adjustable jacks and be supported on a minimum 12 by 12 inch concrete pad, founded 6 inches into competent material and placed per manufacturer's guidelines.

Utility Trenching and Backfill

Utility Trenching

Open excavations and excavations that are shored shall conform to all applicable Federal, State and local regulations.

Backfill Placement

Approved on-site or imported fill material shall be evenly placed, watered, processed, and compacted in controlled horizontal layers not exceeding eight inches in loose thickness, and each layer should be thoroughly compacted with approved equipment. All fill material should be moisture conditioned, as required to obtain at least optimum moisture, but not greater than 120 percent of optimum moisture content. The fill should be placed and compacted on a horizontal plane, unless otherwise recommended by the Geotechnical Engineer.

Backfill Compaction Criteria

Each layer of utility trench backfill shall be compacted to at least 90 percent of the maximum laboratory density determined by ASTM D-1557-12. The field density shall be determined by the ASTM D-1556-07 method or equivalent. Where moisture content of the fill or density testing yields compaction results less than 90 percent, additional compaction effort and/or moisture conditioning, as necessary, shall be performed until the compaction criteria is reached.

Exterior Trenches Adjacent to Footings

Exterior trenches, paralleling a footing and extending below a 1H: 1V plane projected from the outside bottom edge of the footing should be compacted to 90 percent of the laboratory standard. Sand backfill, unless it is similar to the in-place fill, should not be allowed in these trench backfill areas. Density testing, along with probing, should be accomplished to verify the desired results.

Pipe Bedding

We recommend that a minimum of six inches of bedding material should be placed in the bottom of the utility trench. All bedding materials shall extend at least four inches above the top of utilities which require protection during subsequent trench backfilling. All trenches shall be wide enough to allow for compaction around the haunches of the pipe or materials, such as pea gravel, or controlled density fill (CDF) shall be used below the spring line of the pipes to eliminate the need for mechanical compaction in this portion of the trenches.

Construction Considerations

Erosion Control

Erosion control measures, when necessary, should be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

Compaction Equipment

It is also the Contractor's responsibility to have suitable and sufficient compaction equipment on the project site to handle the amount of fill being placed and the type of fill material to be compacted. If necessary, excavation equipment should be shut down to permit completion of compaction in accordance with the recommendations contained herein. Sufficient watering devices/equipment should also be provided by the Contractor to achieve optimum moisture content in the fill material.

Final Grading Considerations

Care should be taken by the Contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.

On-Site Drainage

Seasonal precipitation and/or landscape water should not be allowed to pond within the site, especially next to foundations of any structures. Surface runoff should be collected and disposed of in such a manner as to prevent concentrated erosion. Roof gutters, downspouts, and yard drains should be provided in accordance with the City of Malibu requirements. We recommend that all planters proposed adjacent to structures be self-contained, provided with a subdrain system, and/or allowed to have positive drainage away from structure to drain excess landscape water.

LIMITATIONS

The findings and recommendations of this report were prepared in accordance with generally accepted professional geotechnical engineering principles and practice for the City of Malibu at this time. We make no other warranty, either express or implied.

The conclusions and recommendations contained in this report are based on site conditions disclosed in our subsurface investigation. However, soil conditions can vary significantly between test pits; therefore, further refinements of our recommendations contained herein may be necessary due to changes in the building plans or what is encountered during site grading.

The recommendations provided in this report are applicable for preliminary development planning for the referenced lot provided that surface water will be kept from infiltrating into the subgrade adjacent to the house foundation system. This may include, but not be limited to rainwater, roof water, landscape water and/or leaky plumbing. We caution against constructing open draining planters adjacent to the houses or obstructing the yard drainage in any way.

Since our investigation was based on the site conditions observed, selective laboratory testing, and engineering analysis, the conclusions and recommendations contained herein are professional opinions. Further, these opinions have been derived in accordance with standard engineering practices, and no warranty is expressed or implied.
If the conditions encountered during grading are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated and appropriate action taken.

“111” STATEMENT

Provided that the recommendations in this report are implemented, it is GSC’s opinion that the proposed development will be safe from the hazards of landslide, settlement or slippage. Furthermore, the development will not adversely affect the stability of the adjacent properties nor be adversely affected by adjacent properties.

We appreciate this opportunity to be of continued service to you. If you have any questions regarding the content of this report or any other aspects of the project, please do not hesitate to contact us.

Very truly yours,

GEOSOILS CONSULTANTS, INC.

KAREN L. MILLER
GE 2257

RUDY F. RUBERTI
CEG 1708

Encl: References
Plate 1, Geologic Map
Drawings 1 to 3, Manufactured Home Foundation System Plans SPA 24-3F
Appendix A, Field Exploration Procedures
Plates TP-1 and TP-2, Test Pit Logs
Appendix B, Laboratory Testing Procedures and Results
Plates C-1 and C-2, Consolidation Diagrams
Plate L-1, Chemical Test Results
Appendix C, Grading Guidelines
Appendix D, Outside Research

cc: (3) Addressee

MDN 21724

REFERENCES

1. Campbell, B.A., et al, undated, “Preliminary Geologic Map of the Point Dume Quadrangle, Los Angeles County, California, 70-53”

2. California Division of Mines and Geology, October 3, 1994, “Fault Evaluation Report FER 229, Malibu Coast Fault, Los Angeles County, California”

3. Department of Conservation, Division of Mines and Geology, 2001, “Seismic Hazard Report for the 7.5 Minute Malibu Beach Quadrangle, Los Angeles and Ventura Counties, California”

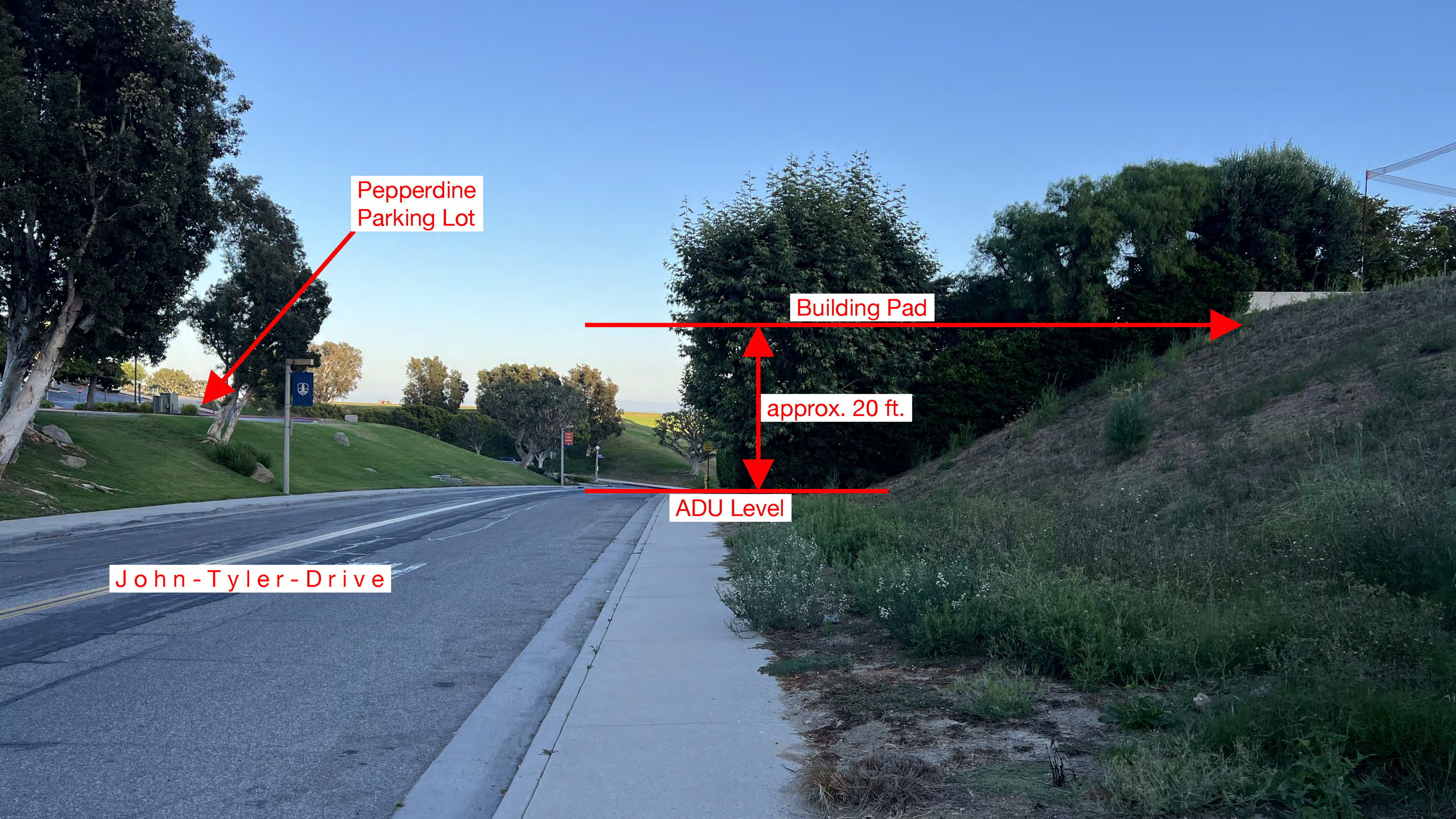
4. Dibblee, T.W., 1993, “Geologic Map of the Malibu Beach Quadrangle, Los Angeles and Ventura Counties, California”

Attachment E

Two Pads


UCSB Aerial Imagery


Upper Pad
Lower Pad


Pepperdine
Parking Lot
Building Pad
approx. 20 ft.
ADU Level
John-Tyler-Drive

Attachment F

Building Permit Application

DocuSign Envelope ID: A33E91C9-90FD-453A-9C40-5AC6F7B3FBFE

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

☐ I am exempt under Section _____ B.&.P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commending with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DocuSigned by: F9347E4FA4[illegible] — 10/13/2022

Signature of Applicant or Agent — Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMPENSATION INSURANCE FUND

Policy No.: 9149029 Exp.: 01/01/2023

☐ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DocuSigned by: F9347E4FA4[illegible] — 10/13/2022

Signature of Applicant or Agent — Date

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UN-LAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000) , IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the city to enter upon the above mentioned property for inspection purposes.

DocuSigned by: F9347E4FA4[illegible] — 10/13/2022

Signature of Applicant or Agent — Date

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
24507 VANTAGE POINT TER

ASSESSOR PARCEL NUMBER
BOOK 4458 PAGE 033 PARCEL 006

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Helmut and Patricia Meissner

MAILING ADDRESS
24507 Vantage Point Terreace

CITY	STATE	ZIP
Malibu	CA	90265

PHONE NUMBER
(786) 208-5245

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Coastal Inc., Coastal Roofing Co.

PHONE NUMBER	EMAIL
(310) 455-2827	coastalsteve@aol.com

CONTRACTOR
Coastal Inc., Coastal Roofing Co.

MAILING ADDRESS
P O BOX 2531

CITY	STATE	ZIP
MALIBU	CA	90265

PHONE NUMBER
(310) 455-2827

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
C39	467886	10/31/2023

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Reroof ESFR, Main house w/attached garage.
47 squares, ~~4K Quarrin composite tiles ESR-2664~~,
ASTM E108. GAF Versasheild ESR-2053
- BRAVA SPANISH BARREL TILE
- ALL ROOF VENTS SHALL COMPLY WITH CHAPTER 7A, LACBC AK

PLANNING FILE NO. / CDP NO.

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
R-3	VB	1

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 439	1	LACO 2020

SPECIAL CONDITIONS

$ 132,360.00 — INITIAL VALUATION
$ _____ — REVISED VALUATION

PLAN CHECK FEE	$
ADDITIONAL PLAN CHECK FEE	$

PLAN CHECK NO.	INITIALS	DATE
	CK#	
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

Building Permit Fee	$563.75
Document Retention Fee	$8.00
Admin Fee	$51.25
B.S.S.	$6.00
B.S.S.M.I	$17.21
Tech Fee	$39.46
TOTAL BUILDING PERMIT FEE	**$685.67**

PERMIT NUMBER	INITIALS	DATE
22-1702	JG CK#	10/13/2022
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 10/13/2023

BUILDING PERMIT APPLICATION

Attachment G

Development Checklist

City of Malibu

Coastal Development Permit Submittal Checklist

NOTE To submit a new application with the City of Malibu Planning Department, all required items as specified by City Staff on the Submittal Checklist, including application fees and those materials required by City Departments, must be provided at the time of submittal. **Incomplete application submittals WILL NOT be accepted.** An appointment is required for submittals. For an appointment, call 310-456-2489, ext. 485, or email mplanning@malibucity.org. See the New Application Submittal Guide for more information. For more information, visit the Planning Department website.

Staff Only - General Project Information

Date_____
Address / Location: (N) ADU
Project Description:_____

Fees: □ CDP Level: 1 $ 872 □ SPR $_____ □ MM $_____
□ VAR $_____ □ Other $_____ □ Other $_____
*The City will charge a service fee for credit card transactions.

Woolsey Fire Fee Waiver: □ Project Eligible □ Project Ineligible (all fees apply)

Requires the following discretionary requests:_____

A **complete submittal** shall consist of the following City / County Department reviews, submittal documents, and fees:

Departments	Planning Review		Building Plan Check		Date	Submitted
	Req'd	Not Req'd	Req'd	Not Req'd		
Planning	✓	-	✓	-		☐
Archaeological Survey If needed, submit as separate application. Guide	☐	☑	☐	NA		☐
City Biologist	☑	☐	☐	☐		☐
City Environmental Health	☐	☑	☐	☐		☐
City Public Works Department	☑	☐	☐	☐		☐
City Geotechnical Staff Review	☑	☐	☐	☐		☐
City Coastal Engineer Review	☐	☑	☐	☐		☐
Code Enforcement Review	☐	☑	☐	☐		☐
* Los Angeles County Fire Department	☑	☐	☐	☐		☐
* Los Angeles County Water District	☑	☐	☐	☐		☐

Standard Requirements

Item #	Description	Required	Submitted
1	Submittal Checklist	✓	☐
2	Uniform Application	✓	☐
3	Proof of Ownership	✓	☐
4	Letter of Authorization	✓	☐
5	Declaration Regarding Previously Issued Coastal Development Permits & Deed Restrictions	✓	☐
6	Grading Yardage Verification Certificate OR Letter stating none proposed	✓	☐
7	Application Fees	✓	☐
8	CD or Thumbdrive of All Documents	✓	☐
9	Hardcopy Sets of Plans See Project Plan Requirements	✓	☐

Digital Submittal

8. **A CD or thumbdrive, <u>which will not be returned</u>, of all submittal materials is required <u>with the exception of the Uniform Application and Submittal Checklist.</u>** All documents should be saved as an Adobe PDF.
-Each document shall be saved as a separate PDF. All documents should be numbered in the corresponding order of the submittal checklist, preferably titled with the same subject matter. For example:
    3. Proof of Ownership
    4. Letter of Authorization
    5. Declaration Regarding previously issued CDPS & Deed Restrictions
    5a. Coastal Commission Permit_1992
    5b. Coastal Commission Permit_1996
    6. Grading Yardage Verification
-Plans shall be grouped and named by discipline (e.g. architectural, grading, civil, etc.).

Discretionary Requests Requirements

Item #	Description	Required	Submitted
10	Written Statement(s) Justifying EACH Discretionary Request	☐	☐
		☐	☐

Biological / Landscape Requirements

Item #	Description	Required	Submitted
11	Landscape Plan, Hardscape, Fence Plan OR letter stating none proposed	✓	☐
12	Landscape Water Conservation Ordinance Documentation Package	☐	☐
	a. Cover Sheet	-	☐
	b. Water Budget Calculation Worksheet	-	☐
	c. Landscape Design Plan	-	☐
	d. Soil Report	-	☐
	e. Irrigation Design Plan	-	☐

Outdoor Lighting Submittal Requirements

Item #	Description	Required	Submitted
13	Outdoor Lighting Plan OR letter stating none proposed	✓	☐
14	Outdoor Lighting Plan shall include:	☐	☐
	a. Site Plan depicting the location of existing (e) and proposed (n) outdoor light fixtures	-	☐
	b. Manufacturer Specifications/Fixture Exhibit including details regarding the lumen counts and Kelvin for each fixture	-	☐
	d. A photometric plan	-	☐

Beachfront Lots Submittal Requirements

Item #	Description	Required	Submitted
15	Public Beach Access Locations/Information	☐	☐
16	CA State Lands Commission Determination Letter	☐	☐

Project Plan Requirements

Item #	Description	Required	Submitted
17	Project Plans	☐	☐
	a. Cover Sheet	☐	☐
	b. Site Survey	☐	☐
	c. Site Plan	☐	☐
	d. Architectural Plans	☐	☐
	e. Demolition Plan	☐	☐
	f. Preliminary Foundation Plan	☐	☐
18	Grading, Drainage, Erosion and Storm Water Management Plan **OR** Letter Stating None Propose	☐	☐
19	Color-coded Slope Analysis	☐	☐
20	Landscape Plan (see Item #11)	NA	NA
21	Irrigation Plans (see Item #12)	NA	NA

Plan Size and Quantities - In addition to a digital version, the following shall be submitted:

- Two (2) 24" x 36" size hardcopy sets dimensioned to ¼" = 1' or ⅛" = 1' scale and collated stapled and folded
- One additional set of plans per review from each department
- Coded Slope Analysis – One (1) original 24" x 36" color copy
- Landscape plan – Three (3) 24" x 36" size hardcopy sets dimensioned to ¼" = 1' or ⅛" = 1' scale and collated stapled and folded. (2 for City Biologist / 1 for Planning Staff)
- Irrigation Design Plan – Three (3) 24" x 36" size hardcopy sets dimensioned to ¼" = 1' or ⅛" = 1' scale and collated stapled and folded. (2 for City Biologist / 1 for Planning Staff)
- Requirements for each type of plan is provided for in the Submittal Document Guide.

Other Requirements

Item #	Description	Required Upon Submittal	Required Prior to Deeming Complete	Submitted
22	Will Serve Letter	☐	☐	☐
23	Visual Analysis	☐	☐	☐
24	Major Remodel Agreement	☐	☐	☐
25	Structural Plans	☐	☐	☐
26	Story Pole Plans & Certification	☐	☐	☐
27	Title Report	☐	☐	☐
28	Feasible Alternatives Report	☐	☐	☐
29	Notice of Coastal Development Permit Posting Affidavit	-	✓	-
30	Property Owner / Occupant Mailing Data & Radius Map	-	✓	☐
31	Plan Sets for Hearing	-	✓	-

Land Division

Item #	Description	Required	Submitted
32	Land Division - Set of Plans	☐	
	a. Site Survey	☐	
	b. Site Plan	☐	
	c. Tentative Parcel / Tract Map	☐	
	d. Color-Coded Slope Analysis		
33	Documents Relating to Legality of the Lots	☐	☐
	a. Assessor's Map	☐	☐
	b. Deed History	☐	☐
	c. Legal Description	☐	☐
	d. Plat Map	☐	☐
	e. Title Report (see Item #25)	☐	☐

Additional Documents

Item #	Description	Required	Submitted
34	Rebuild Option Acknowledgement Form (in lieu of a Planning Verification)	☐	☐
		☐	☐
		☐	☐
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		☐	☐

City Department Requirements

If a Department is marked as "Required" on page 1 of this form, please obtain fees and comments from each Department in the designated boxes below.

City Biologist Review

□ **Review required / No fee** □ **Review required / Fee required**

□ Level:____ = $ 430

Comments:

Required Documents:

Biological Report Submittal Guide & Other Landscaping Requirements

City Public Works Department Review

□ **Review required / No fee** □ **Review required / Fee required**

□ Public Works Review = $ 892

□ Traffic Review = $_____

□ Land Division = $_____

Comments:

Required Documents:

Public Works Project Plans and Report Requirement

+City Department Requirements

If a Department is marked as "Required" on page 1 of this form, please obtain fees and comments from each Department in the designated boxes below.

City Environmental Health Administrator Review (for staff use only) Initials:_____Date:_____

□ **Review required / No fee** □ **Review required / Fee required** □ **No Review Required**

□ **No Review required: Defer to Building Plan Check** **TOTAL:**_____

□ Non-OWTS* Review Simple $833 □ OWTS* Review-Complex $2,187
□ OWTS* Complex Commercial $7,080
□ OWTS* Complex 3rd Party Review $4000 (710 Account) □ Operating Permit Fee:_____

□ Hourly fee = $_____ Document Retention Fees □ $26 and/or □ $6
*Onsite Wastewater Treatment System (OWTS)

Comments:

Environmental Health Submittal Requirements

Item #	Description	Required Upon Submittal	Required Upon Deeming Complete	Submitted
EH.1	**Project Plans** (see Project Plans under Project Plan Requirements)	☐	☐	☐
EH.2	**Grading Plans** (see Grading, Drainage, Erosion and Storm Water Management Plan under Project Plan Requirements)	☐	☐	☐
EH.3	**Landscape/Hardscape/Irrigation Plans** (see Landscape Plan and Landscape Water Conservation Ordinance Document Package under Biological / Landscape Requirements)	☐	☐	☐
EH.4	Certified/Original Fixture Unit Worksheet	☐	☐	☐
EH.5	OWTS Plot Plan	☐	☐	☐
EH.6	Prohibition Policy Acknowledgment Form	☐	☐	☐
EH.7	OWTS Inspection Report	☐	☐	☐
EH.8	Operating Permit Required	☐	☐	☐
EH.9	Compliance Agreement	☐	☐	☐
EH.10	OWTS Design Report	☐	☐	☐
EH.11	Soils Analysis / Percolation / Infiltration Report	☐	☐	☐
EH.12	OWTS Supporting Geology / Soils Report	☐	☐	☐
EH.13	Architect/Engineer Certification for Reduction In Setbacks to Buildings or Structures	☐	☐	☐
EH.14	Geotechnical Report	☐	☐	☐
EH.15	Hydrogeological Report (Water Wells)	☐	☐	☐
EH.16	Coastal Engineer Report (Beachfront Property Only)	☐	☐	☐

City Geotechnical Staff Review (for staff use only) Initials:_____Date:_____

□ **Review required / No fee** □**Review required / Fee required** **TOTAL:** $3194

Fees
□ Level:____ $_____ □ Document Retention $26 Time & Materials + 30% = $_____

Comments:

Required Documents:

Geology Report Submittal Requirements

Item #	Description	Required Upon Submittal	Required Upon Deeming Complete	Submitted
GEO.1	**Project Plans** (see item #16 under Project Plan Requirement)	☑	☑	☐
GEO.2	**Grading Plans** (see items #17,#18 under Project Plan Requirements)	☐	☐	☐
GEO.3	**Landscape/Hardscape/Irrigation Plans** (items #19,#20 under Project Plan Requirement)	☐	☐	☐
GEO.4	OWTS Plot Plan	☐	☐	☐
GEO.5	OWTS Design Report	☐	☐	☐
GEO.6	Soils Analysis / Percolation / Infiltration Report	☐	☐	☐
GEO.7	OWTS Supporting Geology / Soils Report	☐	☐	☐
GEO.8	Architect/Engineer Certification for Reduction In Setbacks to Buildings or Structures	☐	☐	☐
GEO.9	Geotechnical Report	☑	☐	☐
GEO.10	Hydrogeological Report (Water Wells)	☐	☐	☐
GEO.11	Other items:	☐	☐	☐

City Coastal Engineer Review (Beachfront Properties) Initials:_____Date:_____

□ **Review required / No fee** □ **Review required / Fee required** **TOTAL:**_____

□ Reports required (2 copies, wet-stamped with wet-signature by a registered coastal / civil engineer, and CD and Electronic Signature Page)

□ Complex $3,236 □ Standard $1,618 □ Minor $750 □ Hourly fee =$_____
□ Document Retention $26

Comments:

Required Documents:

Coastal Engineering Report Submittal Requirements

Item #	Description	Required Upon Submittal	Required Upon Deeming Complete	Submitted
CO.1	**Project Plans** (see item #16 under Project Plan Requirement)	☐	☐	☐
CO.2	**Grading Plans** (see items #17,#18 under Project Plan Requirements)	☐	☐	☐
CO.3	**Landscape/Hardscape/Irrigation Plans** (items #19,#20 under Project Plan Requirement)	☐	☐	☐
CO.4	Coastal Engineer Report (Beachfront Property Only)	☐	☐	☐
CO.5	Geotechnical Report	☐	☐	☐
CO.6	OWTS Plot Plan	☐	☐	☐
CO.7	OWTS Design Report	☐	☐	☐
CO.8	Soils Analysis / Percolation / Infiltration Report	☐	☐	☐
CO.9	OWTS Supporting Geology / Soils Report	☐	☐	☐
CO.10	Architect/Engineer Certification for Reduction In Setbacks to Buildings or Structures	☐	☐	☐
CO.11	Other items:	☐	☐	☐

Code Enforcement Review

□ **Review required / No fee** □ **Review required / Fee required**

□ Hourly fee =$_____

Code Enforcement Officer Signature:_____ Date _____

Comments:

STAFF USE ONLY

Complete Submittal Date: _____

By: _____
(Print Name, Title)

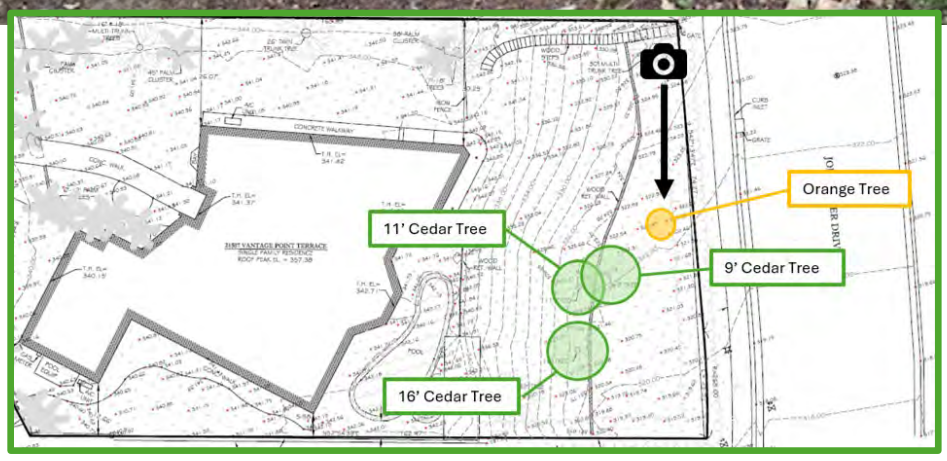
Note: A conformance review will begin after the time of submittal, and additional documentation may be requested.

Attachment H

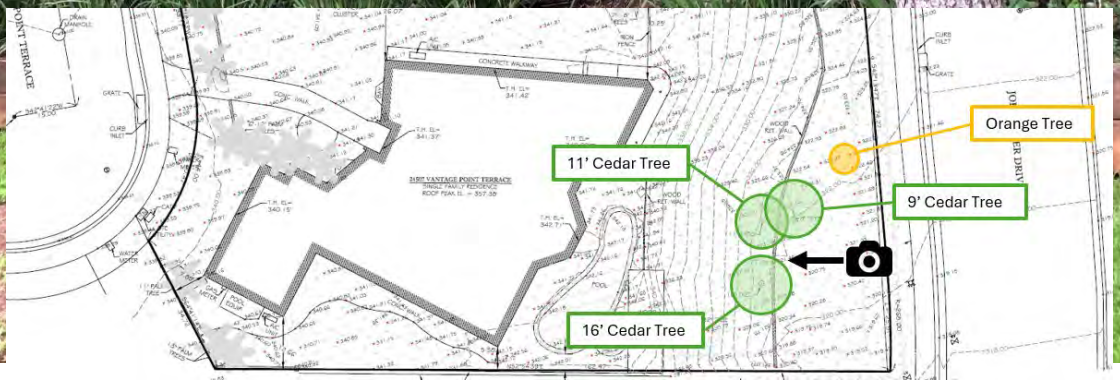
Trees

Orange Tree



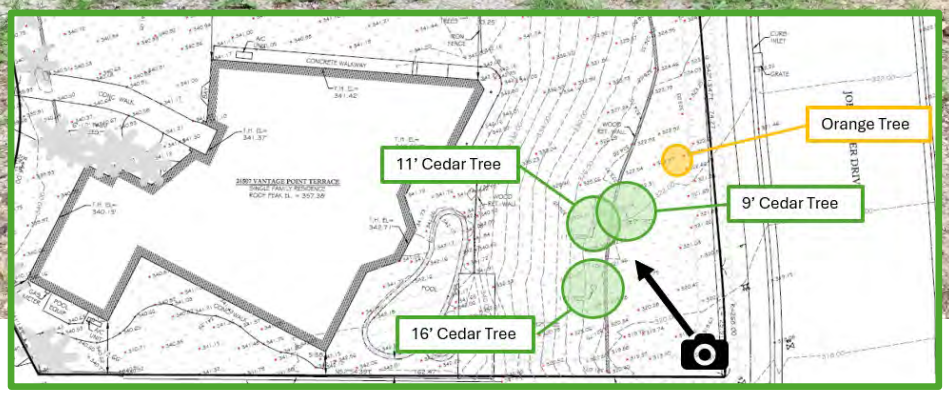


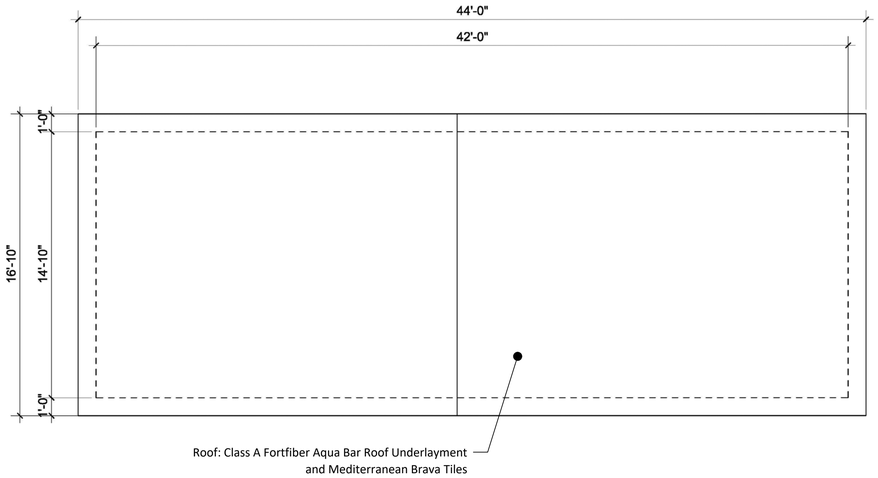
Cedar Trees



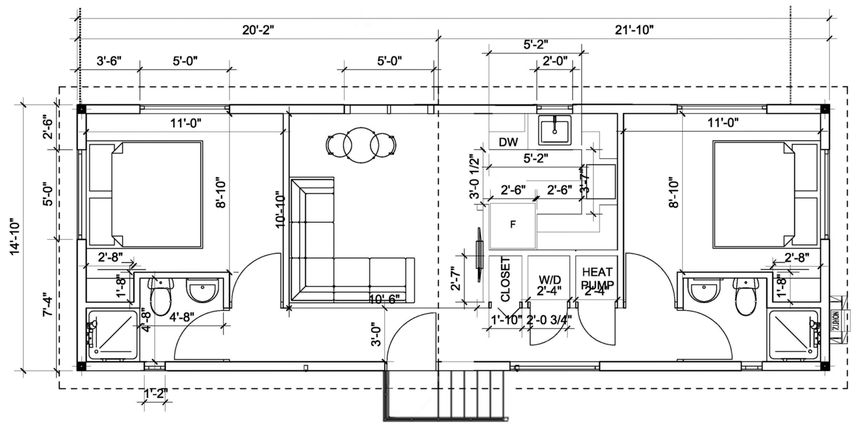
Cedar Trees

Alternate View

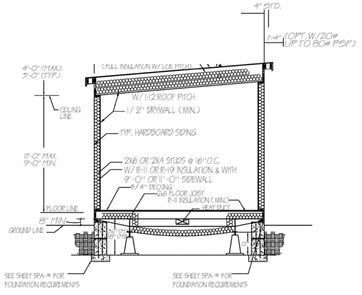




4 MARS - ROOF PLAN
SCALE: 1/4



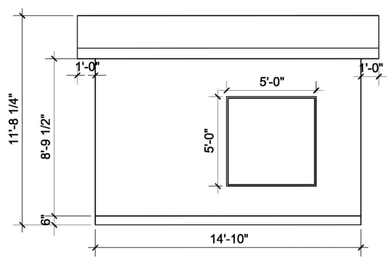
1 MARS - FLOOR PLAN
SCALE: 1/4



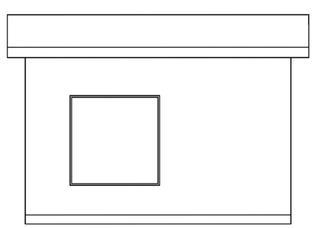
GENERAL CROSS SECTION

1. DETAILS & SPECIFICATIONS CALLED OUT ARE MINIMUM ONLY. OTHER EQUIVALENTS OR STRONGER MATERIALS MAY BE USED.
2. EXTERIOR SHALL BE VERTICAL OR HORZ. LAP PLYWOOD, COMPLANK, HARDBOARD, OR OTHER EQUIVALENT MATERIALS. (ALTERNATE EXTERIOR STUCCO USE MULIT-TEX STUCCO SYSTEM MANUFACTURED BY MULTICOAT CORP.)
3. ROOFING SHALL BE EPDM OR METAL OR OTHER APPROVED MATERIAL APPLIED PER MANUFACTURES INST.
4. NO CARPET OR PAD UNDER EXTERIOR SHEAR, OR BEARING WALLS.
5. ALL RAFTERS ARE APPROVED BY TEST OR CALCULATIONS. ALL TRUSSES ARE AN APPROVED I. STEEP ASSEMBLY.
6. ALL CEILING MATERIAL SHALL BE CLASS C RATED OR BETTER
7. APPLY VAPOR BARRIER ON WARM SIDE.
8. INTERIOR WALL & CEILING SHALL HAVE A FLAME SPEAD RATING NOT TO EXCEED 75.
9. INTERIOR WALLS & CEILING ARE SHEATHED W/ 1/ 2" GIPSUM WAL. BOARD.
10. FOR WATT-LINE LOAD REQUIREMENTS SEE SHEET SP-1/CO AND THE INSTALLATION MANUAL PAGE 17
11. ALL ROOFING, VENTS, AND EXTERIOR COVERING SHALL COMPLY WITH 2019 CBC CHAPTER 7A WHEN REQUIRED

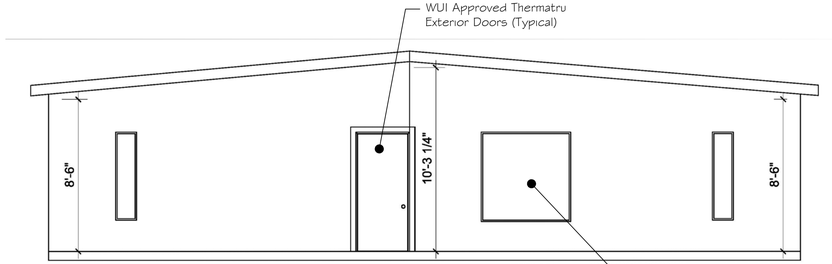
General Cross Section Detail
Scale: Not to Scale



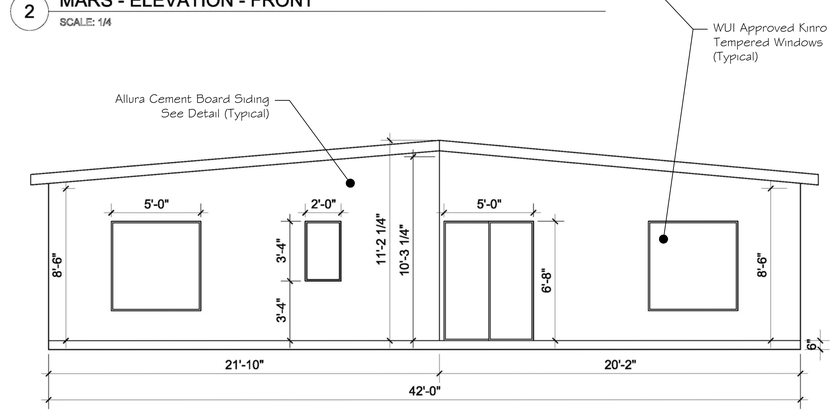
5 MARS - ELEVATION - RIGHT
SCALE: 1/4



6 MARS - ELEVATION - LEFT
SCALE: 1/4



2 MARS - ELEVATION - FRONT
SCALE: 1/4



3 MARS - ELEVATION - BACK
SCALE: 1/4

FIRE DEPARTMENT NOTES:

ROOF COVERINGS
FBU - VHFHSZ
All roof coverings shall be Class ""A"" as specified in Building Code 1505.1.1 (Residential Code R327.5.2 & R902)

ROOF VALLEYS
FBU - VHFHSZ
Roof valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Residential Code R327.5.3 and Building Code 705A.3)

ROOF GUTTERS
FBU - VHFHSZ
Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.534 and building Code 705A.4)

BRUSH CLEARANCE
FBU - VHFHSZ
Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION

24507 Vantage Point
Floor and Elevations Plan

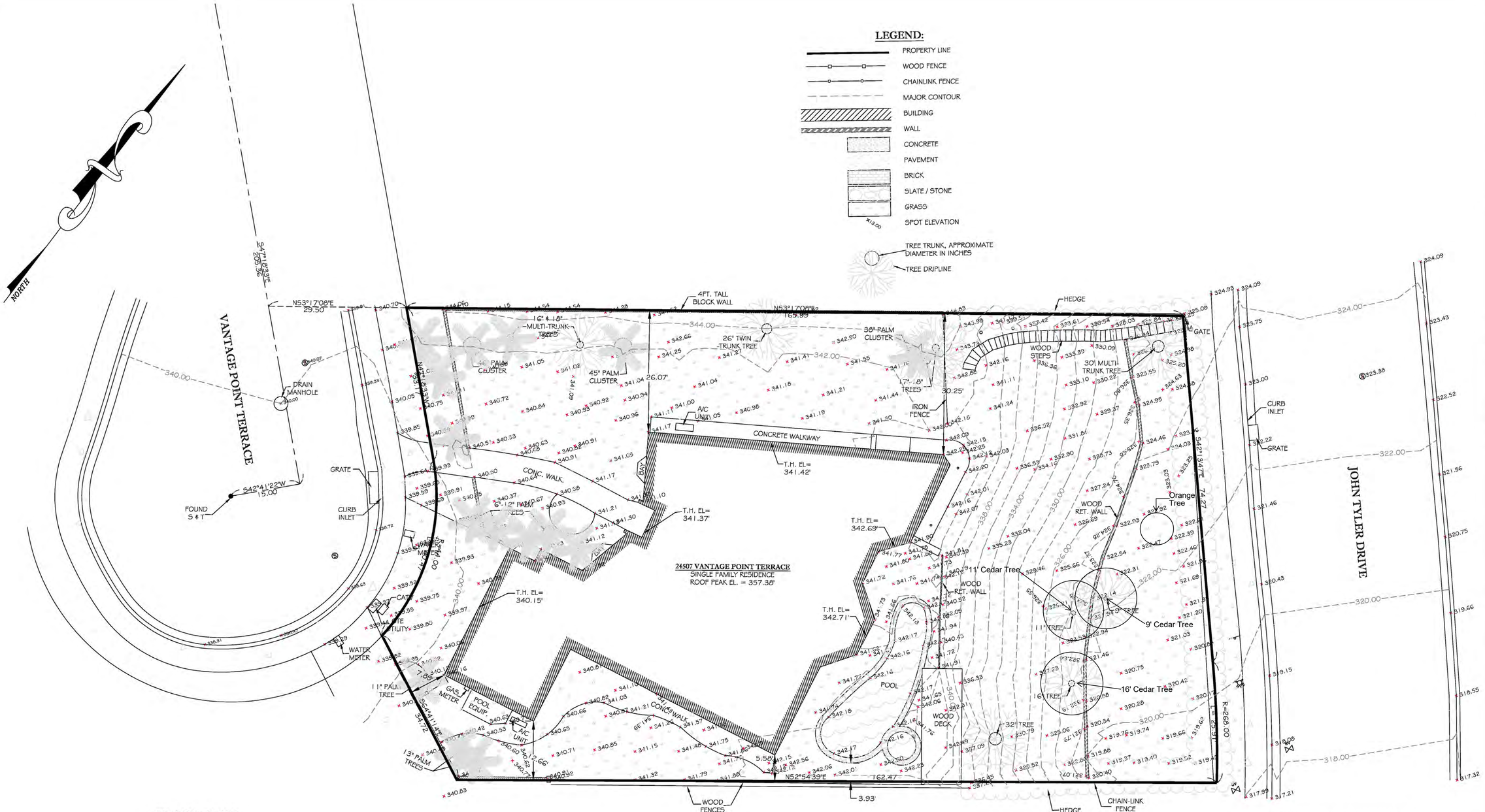
APN: 4468-033-006
Malibu, CA 90265

2025-12-29

Date:	Description:	By:

SCALE: AS SHOWN

SHEET NUMBER
2 of 2



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGAL DESCRIPTION

LOT 85, AS SHOWN ON TRACT NO. 30314 AS RECORDED IN MAPBOOK 820 OF MAPS PAGES 15-22 OF LOS ANGELES COUNTY RECORDS.

SURVEYOR'S NOTES

1. ELEVATIONS ARE ON ASSUMED DATUM.

2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.

3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.

PROFESSIONAL LAND SURVEYOR
KACIE A. PLOUFF
No. 9013
STATE OF CALIFORNIA

KACIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF
LAND SURVEYING
• 27801 FREMONT COURT #6 •
• VALENCIA, CA 91355 •
• 661-645-0300 • www.cplandsurveying.com •

DATE: 06 / 06 / 18
DRAWING SCALE: 1" = 10'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: CA-18-078-24507 VANTAGE POINT MALIBU

24507 VANTAGE POINT TERRACE, MALIBU
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

TOPOGRAPHIC SITE PLAN

PROJECT:

PROJECT NO.
CA-18-078

SHEET NO.
1 OF 1

KEYSTONE
Strategic Planning

City of Malibu
Planning Department
ATTN: Tyler Eaton, Assistant Community Development Director
23825 Stuart Ranch Rd
Malibu, CA 90265

January 19, 2026

Re: RPPL2023003558 – CDP Application 21-045 – 24507 Vantage Point Terrace Alternatives Analysis

Dear Malibu Planning Staff,

In response to questions, comments, and concerns raised in the Staff Report for the above-referenced project application, please see below/attached an updated and expanded Alternatives Analysis demonstrating the impracticality/infeasibility of constructing an ADU on the upper building pad.

Proposed Location: Existing Lower Building Pad

Here we have the applicant's proposed location on the lower building pad at the toe of the slope, in the northeast corner of the property adjacent to John Tyler Drive. Each exhibit delineates the 26-foot front yard setback (shown in red), 4-foot rear and side reduced setbacks allowed pursuant to State ADU Law (shown in black), and the sanitary and storm drain easement that dominate the North side of the property (shown in gray). A slope separates the existing upper and lower building pads. This lower building pad that has been present since at least 1980 and therefore does not involve the creation of a new pad or alteration of natural landforms. Siting the ADU here places development in the least visible portion of the property, avoiding impacts to public coastal views and private views alike, and is more consistent with Coastal Act and LIP policies favoring reduced visual impacts than any alternative location. This location represents the only feasible and compliant site, and satisfies State ADU law, Coastal Act policies, and applicable local standards while avoiding environmental, visual, and neighborhood impacts.

1st Alternate Location: Over the pool, over the slope

As implied in the staff report, the pool could theoretically be removed and the ADU sited there, *"given that the existing building pad is sufficient in size to support other existing uses including a pool, spa, and wooden deck."* However, there is insufficient area to support the proposed ADU. LCP (D)(6)(c) states, "*No structure, excluding walls and fences, shall extend beyond, or be*

cantilevered over, any downhill slope extending from the existing building pad." Given that there must be a 6-foot building setback per the LCP 3.6(R)(b) *"Distance Between Accessory and Main Buildings. A minimum distance of six feet shall be required between any main residential building and an accessory building established on the same lot or parcel of land."*
The East-facing living room features a prominent bay window that provides primary light, air, and view to the residence. Light, air, and views would all be blocked by the presence of the ADU, even if it were to fit. This placement, however, results in roughly half of the area of proposed ADU extending beyond and cantilevered over the downhill slope, which would result in a height greater than 18 ft. and/or new site grading/landform alteration on the existing slope. Therefore, this alternative is not feasible practically, would result in greater visual impacts, and does not achieve any greater consistency with relevant policies/regulations than the proposed location.

2nd Alternate Location: Over the property line

Along the southeastern side, behind the garage and adjacent to the Primary (Master) Bathroom, there is a right triangle of area where it might be assumed that an ADU could be sited. This second alternate shows clearly how after accounting for the master bath's bay window and the required 6-foot building setback, there is not nearly enough space to squeeze the ADU between the house and the property line, even with the benefit of State ADU law side yard setback reductions. The other half would spill into the setback and over the property line. Therefore, this location is not feasible.

Conclusion

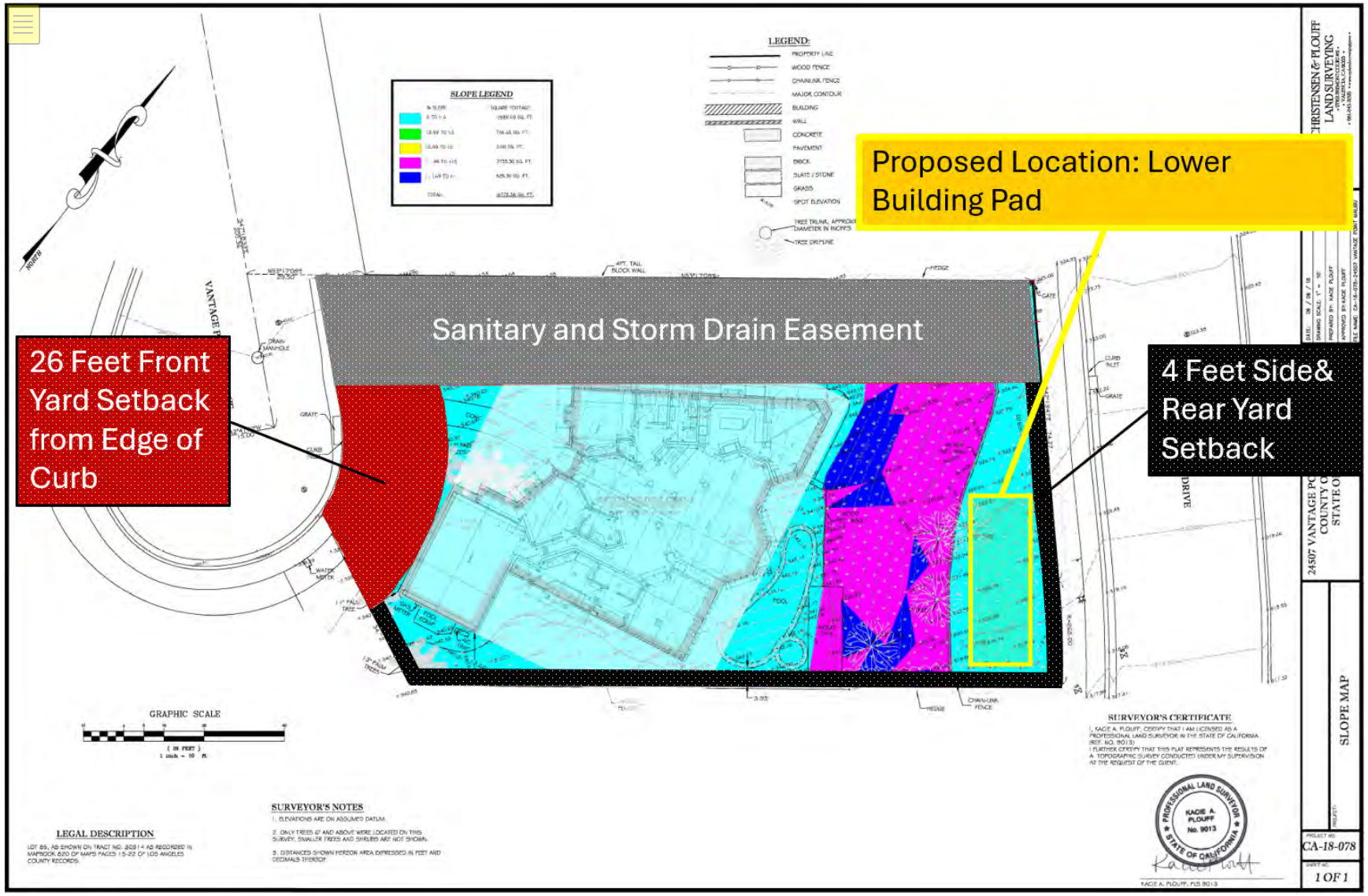
Based on the above analysis, the proposed location appears to be the only feasible location for the proposed ADU, consistent with State ADU law and relevant local ordinances. The proposed location is situated within the allowable front, rear, and side yard setbacks and easements, as required by State ADU law. It does not intrude into neighboring properties. It is not cantilevered over the slope and does not require any non-exempt landform alteration/grading. This location involves the least visible portion of the property, and satisfies State ADU law, Coastal Act policies, and applicable local standards while minimizing environmental, visual, and neighborhood impacts. Thank you for your time and attention to this application.

Sincerely,
Keystone Strategic Planning

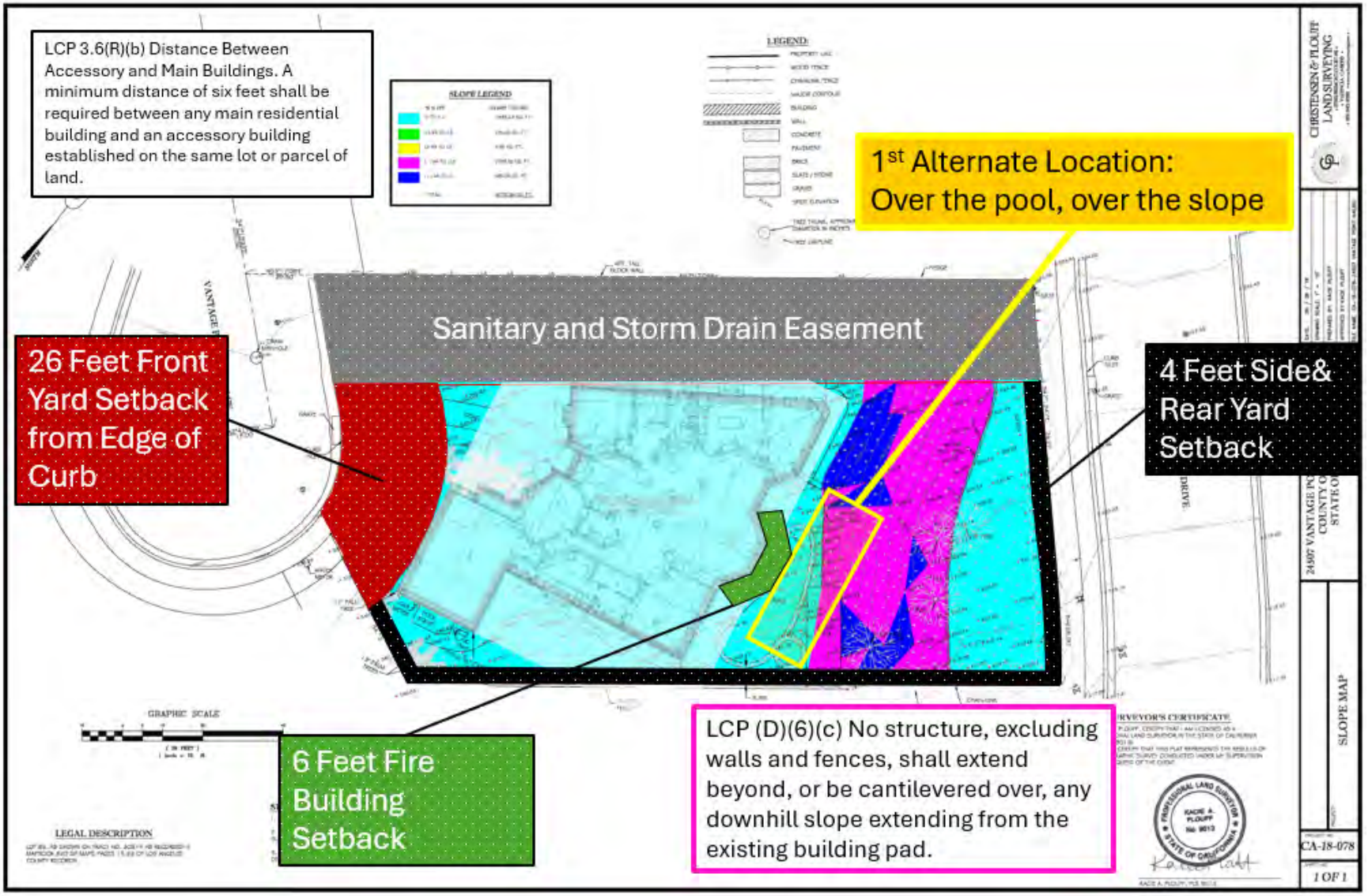


Matt Jewett
Principal

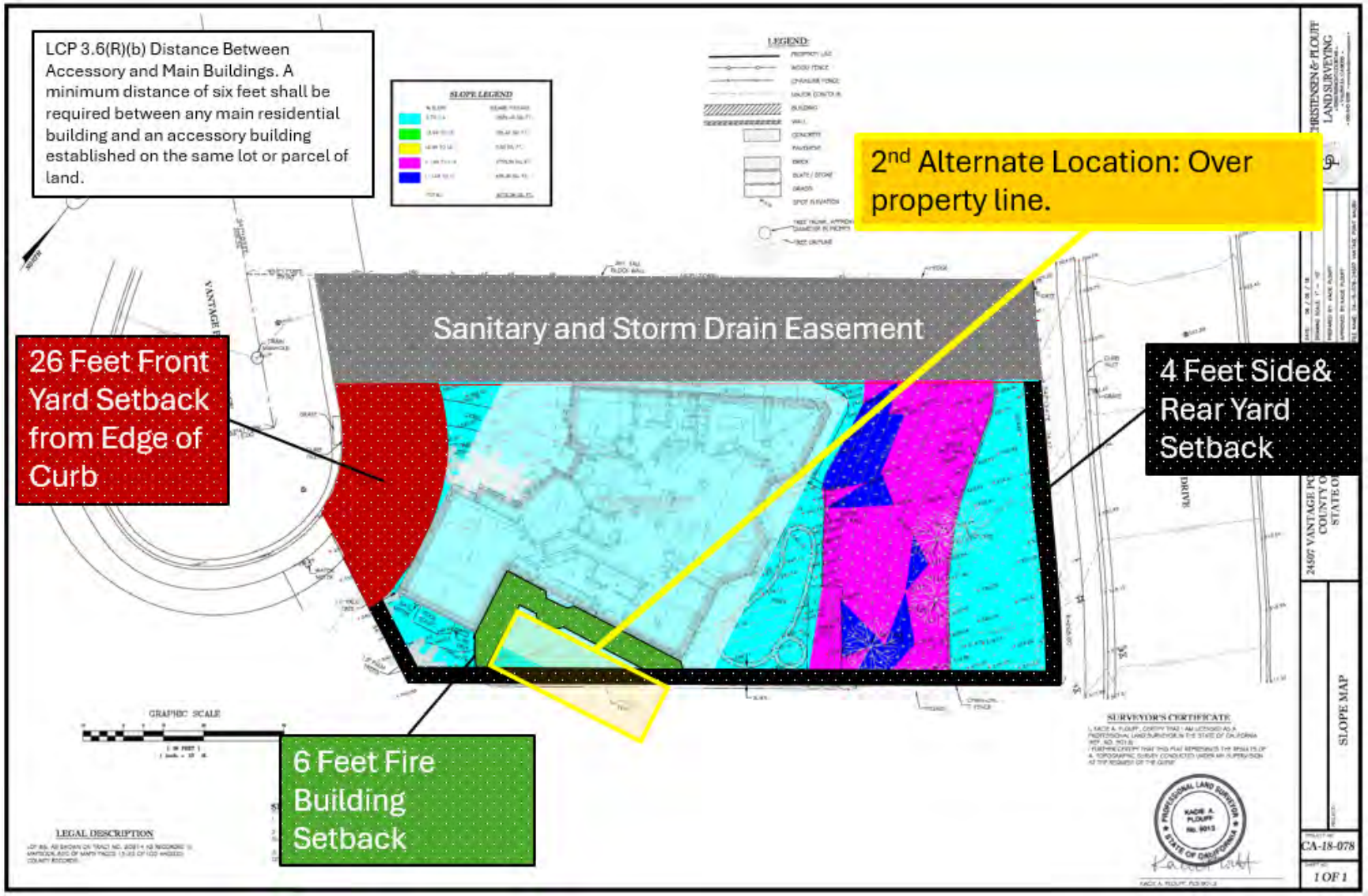
Proposed Location: Lower Building Pad



1st Alternate Location: Over the pool, over the slope



2nd Alternate Location: Over the property line



February 6, 2026

City of Malibu
Planning Department
ATTN: Magda Gonzalez, Contract Senior Planner
23825 Stuart Ranch Rd
Malibu, CA 90265

RE: CDP Application 21-045 – 24507 Vantage Point Terrace – Variance Application and Findings

Dear City Planning Staff,

As outlined in the Staff Report, the subject property is a rectangular-shaped lot located on the inland side of Pacific Coast Highway (PCH) adjacent to John Tyler Drive. The subject property is situated within the Malibu Country Estates (MCE) Overlay District. The parcel is currently developed with a 3,572 square-foot single-family residence that was constructed in 1988 on one building pad located on a flatter portion of the site. The existing building pad is also occupied by a swimming pool, spa, and wooden deck located immediately to the rear of the existing residence.

The subject application proposes a 594 square-foot, 11-foot 2-inch high ADU/Second Unit on the existing second building pad located on the southeasterly portion of the property abutting John Tyler Drive. While it remains the applicant's understanding that State ADU law would not require a Variance application to approve the proposed ADU, we believe that the necessary Variance findings can be made to approve the proposed development under the provisions of the LCP.

The MCE Overlay standards confine development to **one building pad per parcel** and require a **15-foot rear yard setback**. This Variance application requests relief from the following two (2) MCE Overlay standards and includes written findings justifying these requests:

A. There shall be no more than one building pad per lot LIP 3.4.1 (D)(6)(b).

   We seek relief to utilize an existing/legally established second building pad.

B. Rear yard setbacks shall be at least 15 feet LIP 3.4.1 (D)(2)(c).

   In order to site the ADU on the existing second building pad, we seek relief from the MCE rear yard setback of 15 feet, in compliance with LCP Variance allowances and State ADU law, to provide a rear yard setback of no less than 4 feet.

ATTACHMENT 4

Variance Findings for Development on a Second Legally Established Building Pad and Reduced Rear Yard Setbacks:

The subject application proposes a new ADU on a second legally established building pad. Siting for the ADU is constrained by an existing pair of easements located on the northern 25% of the property. Additionally, the property includes two existing flat areas that meet the MCE Overlay's definition of "building pads", which are separated by a manufactured slope. All natural slopes on the subject property were graded in conjunction with the establishment of the subdivision, which constitutes a single development area under the LCP's definition of "Development Area", which includes all graded slopes. Please see below the mandatory variance findings per LIP Section 13.26.5.

A. 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.

a. Findings for Second Building Pad:

i. The subject property is uniquely constrained by two recorded utility easements—one sanitary sewer and one storm drain easement—that run the length of the northernmost portion of the parcel, occupying approximately twenty-five percent of the total lot area, including the upper building pad that contains the existing single-family residence. These unusually significant easement encumbrances substantially reduce the buildable area in a manner not shared by surrounding parcels. Were it not for these easements, the ADU could likely be sited on the same building pad as the primary residence, thus not requiring utilization of the lower building pad.

ii. The property further contains two historically graded building pads, documented in aerial photography dating back to 1980. The lower building pad is separated from the primary pad by an existing manufactured slope and is physically suitable for development.

iii. The lower building pad meets the definition of LIP 3.4.1(D)(6)(d) *"a building pad shall be defined as a single, continuous, graded area, not exceeding 3 percent in slope, designed to accommodate development."*

b. Findings for Rear Yard Setback:

i. Strict application of LIP 3.4.1(D)(2)(c) "*Rear yard setbacks shall be at least 15 feet*" would require siting the ADU not on the lower building pad, but up

and/or into the slope. This would require non-exempt grading/landform alteration and the extension of the existing building pad, in conflict with LIP 3.4.1(D)(8)(b) "*No grading shall be permitted for the purpose of extending the existing building pad.*" As proposed, no grading or landform alteration is required, and earth movement is limited to exempt removal and recompaction for the foundation, consistent with the requirements of the LCP and the MCE Overlay District requirements for no extension of existing pads.

ii. Since strict application would require non-exempt grading, the LCP encourages such setback modifications prescribed by the Variance process. LIP 3.6 (F)(5) states, *"Modifications to required yards/setbacks standards shall be permitted where necessary to avoid or minimize impacts to sensitive resources."* The proposed siting for the ADU, within the identified 15 ft. rear yard setback, allows for no new landform alteration consistent with the purpose and goals of the LCP.

iii. This would also fulfill the purpose of CHAPTER 8. *"The purpose of the Grading Ordinance is to ensure that new development minimizes the visual and resource impacts of grading and landform alteration."*

Figure 1 below shows the proposed ADU siting with variances for setback and second building pad, allowing siting fully on the lower building pad. Figure 2 shows the infeasibility of siting the ADU on the lower building pad without rear yard setback relief.

Figure 1

Proposed ADU Siting – Lower Building Pad, 4-foot rear setbacks

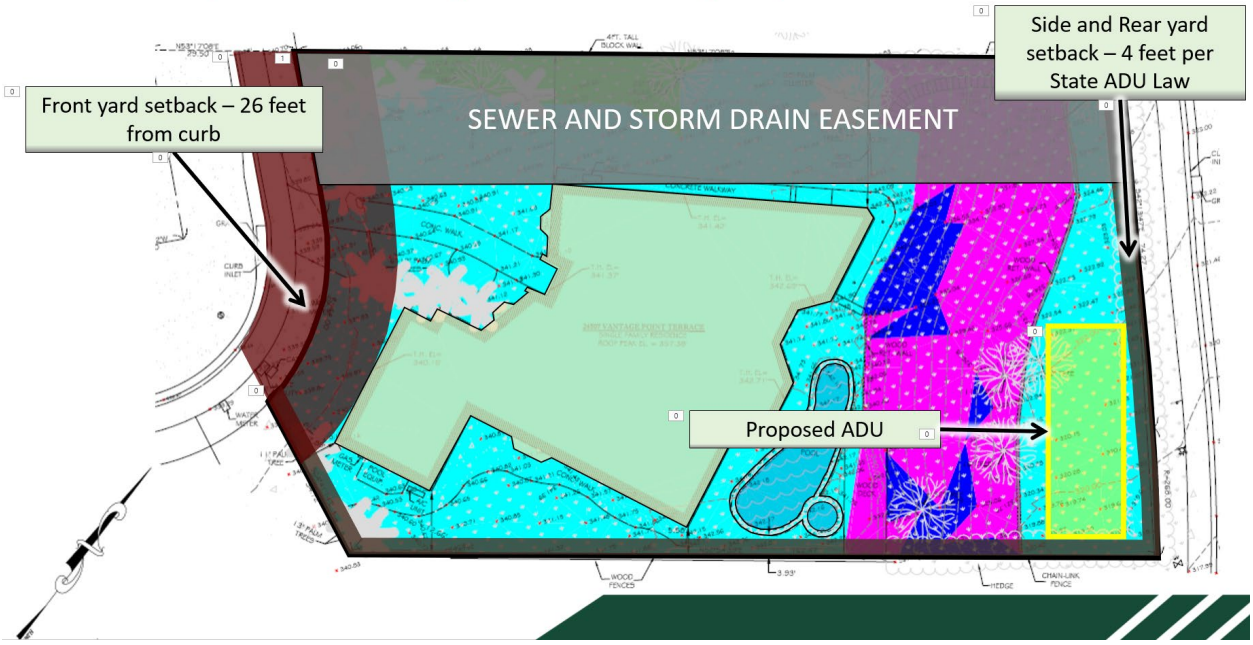
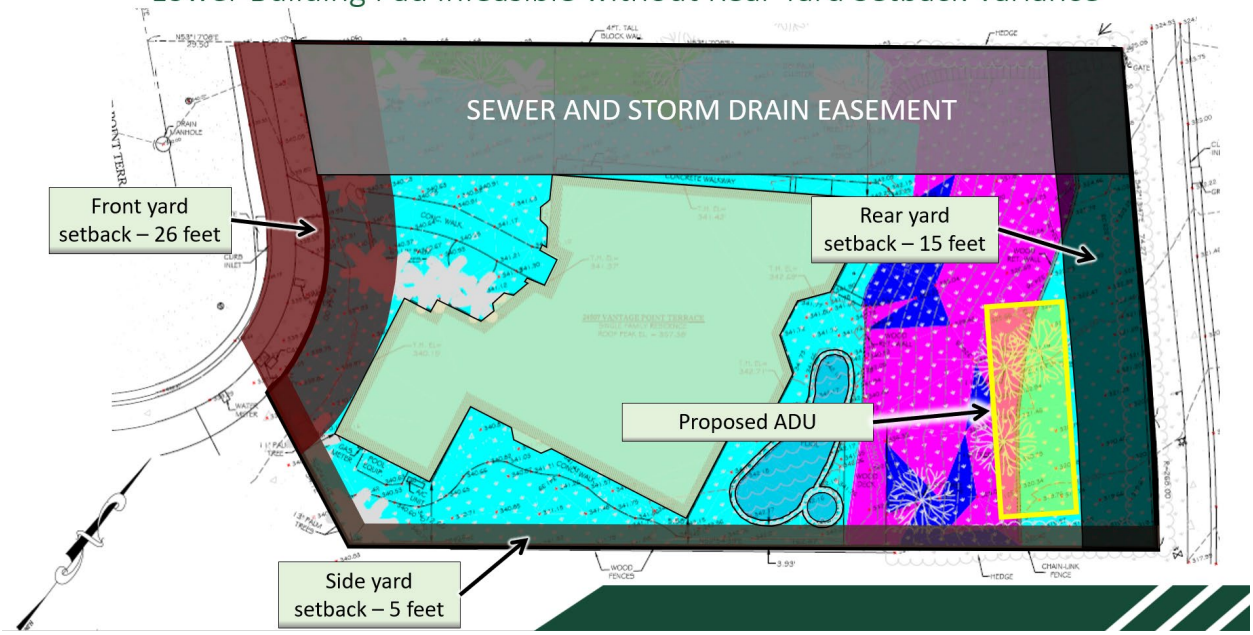


Figure 2

Alternate ADU Siting
Lower Building Pad Infeasible without Rear Yard Setback Variance



Based upon the foregoing, strict application of the LCP would deprive the property of reasonable development privileges enjoyed by similarly zoned parcels that do not suffer from comparable easement constraints and topographic conditions.

B. 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.

a. Second Building Pad & Rear Yard setback:

i. The project has been reviewed by multiple City departments, all of which have determined that the proposed development is safe and compliant with applicable health and safety standards.

ii. The project has been reviewed and approved by the City Public Works Department for conformance with LIP Chapter 17 water quality requirements, including stormwater management and runoff control measures.

iii. The City Biologist has reviewed and approved the project, finding it consistent with the City's goals and policies for biological resource protection.

iv. The proposed development has been reviewed and approved by City geotechnical staff, confirming that the site is geologically suitable for development, meeting the threshold set in LIP 9.3 *"A Coastal Development Permit for the proposed development shall only be granted if the City's decision making body is able to find that: 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; 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; 3. The project, as proposed or as 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; 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."*

Based on these departmental reviews, the granting of the variance would not be detrimental to the public interest, health, safety, or welfare, nor injurious to nearby properties or improvements.

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

a. Second Building Pad & Rear Yard setback:

i. Second Units are Permitted Uses in the SF Zone (LIP Table B).

ii. The subject property is subject to unusual physical and legal constraints not shared by surrounding properties, including large utility easements occupying the northern quarter of the lot and a unique landform consisting of two legally established building pads divided by a slope within one approved development area as defined in LIP section 2.1 *"DEVELOPMENT AREA – the approved portion of a project site that is developed, including the building pad and all graded slopes, all structures, and parking areas."* These conditions significantly limit feasible building locations.

iii. A variance would provide reasonable relief from these unique constraints and does not confer a special privilege not enjoyed by other properties in the vicinity and under the same zoning classification.

iv. The proposed ADU, due to its placement on the existing lower building pad and its low profile, will not obstruct scenic views or visual resources and will remain largely invisible from neighboring properties.

D. 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.

a. *Second Building Pad & Rear Yard setback:*

i. The proposed development clusters construction on previously disturbed land, avoids slope disturbance, minimizes grading, reduces visual impacts and has no impact to sensitive environmental coastal resources.

ii. The project is located away from ESHA, marine resources, and sensitive visual resources.

iii. By utilizing an existing graded pad, the project protects coastal resources as demonstrated above while fulfilling the LCP's purpose. *"1.2. PURPOSE The purpose of this article is to implement the policies of the California Coastal Act of 1976, to carry out the policies of the City of Malibu Land Use Plan, and to:*

(A). Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of this City and of the State."
(b) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
(c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners."

Based upon the foregoing, the proposed siting protects and maintains public access to coastal resources while balancing social and economic needs of the people regarding affordable housing and private property rights, consistent with the goals, objectives, and policies of the Malibu Local Coastal Program.

E. 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.

a. *Second Building Pad & Rear Yard setback:*

i. The subject property is located inland of Pacific Coast Highway in a fully developed residential neighborhood. No Environmentally Sensitive Habitat Areas (ESHA) are located on the site or in the immediate vicinity. No ESHA standards or buffers are implicated by the proposed development.

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

a. *Second Building Pad & Rear Yard setback:*

i. The subject property is a non-beachfront lot and is not subject to stringline standards applicable to beachfront parcels under Chapter 12 of the Malibu LIP. The proposed development does not limit or interfere with public access to coastal resources.

G. 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.

a. *Second Building Pad & Rear Yard setback:*

i. The subject property is zoned Single-Family Residential (SF). Pursuant to LCP Table B, second units (ADUs) are a permitted accessory use in the SF zone. The existing single-family residence establishes the primary use and therefore, the ADU/Second Unit may be permitted as an accessory use.

ii. The surrounding neighborhood is developed with single-family residences, and the proposed ADU is consistent with the existing land use pattern and the intent of the SF zone to maintain low-density residential development that respects surrounding properties and the natural environment.

H. The subject site is physically suitable for the proposed variance.

a. *Second Building Pad & Rear Yard setback:*

i. The proposed ADU site is located on a flat, historically graded pad at the toe of the slope in the rear portion of the property that requires no site grading to establish a new or extended pad.

ii. The site has been reviewed and approved by the project geologist and City geotechnical staff.

iii. The requested variance results in reduced landform alteration, avoidance of slope disturbance, and minimized environmental impacts.

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

a. *Second Building Pad & Rear Yard setback:*

i. The proposed ADU complies with the Malibu Local Coastal Program and Malibu Municipal Code including provisions related to the required findings for these Variances.

ii. The project is consistent with the goals and requirements of State ADU law, including the setback standards authorized by Government Code section 66321(b)(3).

iii. The project is consistent with Government Code Section 65580 as it pertains to balancing housing needs (including low-income housing objectives) and is consistent with State Housing law and the California Coastal Act.

(d) "*Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to*

make adequate provision for the housing needs of all economic segments of the community, and conservation goals within the Coastal Zone."

J. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands. (Ord. 303 § 3, 2007)

a. Second Building Pad & Rear Yard setback:

i. The subject property is located in a residential cul-de-sac and contains no public parking facilities.

ii. No public parking spaces are proposed to be removed or altered by the project.

iii. Accordingly, the granting of the requested variances would not reduce or eliminate public parking for access to beaches, public trails, or parkland.

For the reasons set forth above, the requested Variances are fully supported by the required findings and are consistent with the Malibu Local Coastal Program, Malibu Municipal Code, the California Coastal Act, and applicable state housing and ADU law. The proposed ADU is sited on an existing, historically graded, legally established building pad in a manner that minimizes environmental and visual impacts, avoids slope disturbance and unnecessary grading, protects coastal resources, preserves public access, and balances resource conservation with the reasonable use of private property.

Based upon the foregoing, it appears that with the incorporation of these Variance findings, the ADU may be approved strictly under the provisions of the Malibu LCP, without the City's reliance on State ADU law and/or questions of interpretation surrounding the implementation of State law. Therefore, we respectfully request approval of the subject CDP application.

Sincerely,
Keystone Strategic Planning



Matt Jewett
Principal

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

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

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

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1389

TO:

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

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

☐ Los Angeles County
Fire Department

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

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

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

RE: **24507 VANTAGE POINT TERRACE** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4458-033-006

Los Angeles County Waterworks District No. 29

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

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection.
☒	The property has an existing 3/4"x1" water meter.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☐	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for an ADU, FEPC2021-3415.

By:	William Johnson	(310) 317-1389	4/6/2022
Signature	Print Name	Phone Number	Date
	Senior Civil Engineer		

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

Rev. 06/09

ATTACHMENT 5

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 9/23/2021

PROJECT NUMBER:	ACDP 21-045
JOB ADDRESS:	24507 VANTAGE POINT TER
APPLICANT / CONTACT:	Matt & Martin Jewett & Rasmussen, Keystone Stra
APPLICANT ADDRESS:	4859 West Slauson Avenue Los Angeles, CA 90056
APPLICANT PHONE #:	(503)866-1249
APPLICANT FAX #:	
PROJECT DESCRIPTION:	(N) ADU with Minor Modification for rear yard setback modification.

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	

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

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

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

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

R. Gonzalez — SIGNATURE

04/26/2022 — DATE

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

Rev 04/21/10 mr

FIRE DEPARTMENT NOTES:

6 X 4 X 2 1/2 FIRE HYDRANTS
All fire hydrants shall measure 6"" x 4"" x 2-1/2"", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal.

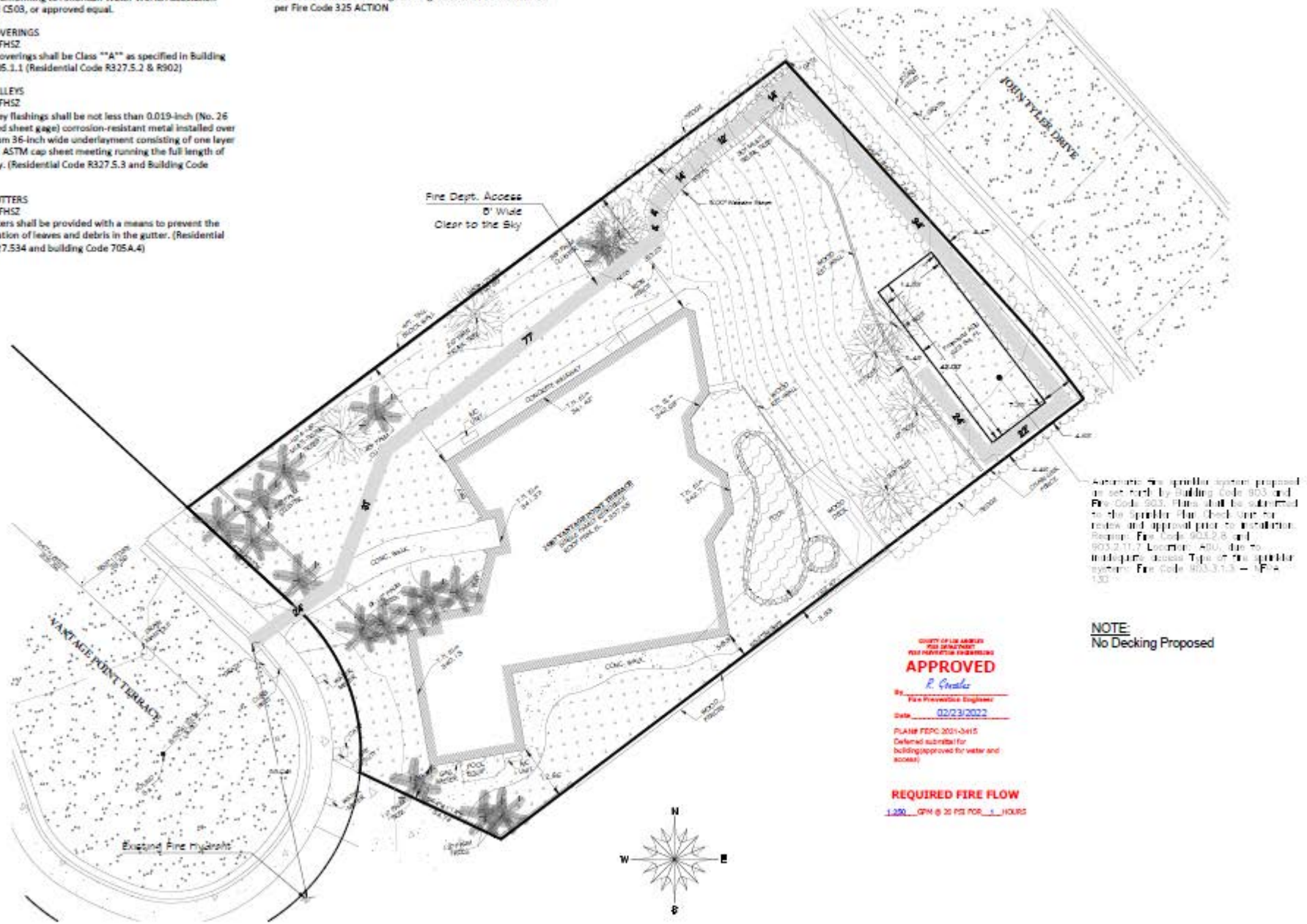
ROOF COVERINGS
FBU - VHFHSZ
All roof coverings shall be Class ""A"" as specified in Building Code 1505.1.1 (Residential Code R327.5.2 & R902)

ROOF VALLEYS
FBU - VHFHSZ
Roof valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Residential Code R327.5.3 and Building Code 705A.3)

ROOF GUTTERS
FBU - VHFHSZ
Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.534 and building Code 705A.4)

FIRE DEPARTMENT NOTES (CONTINUED):

BRUSH CLEARANCE
FBU - VHFHSZ
Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION



Automatic fire sprinkler system proposed 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. Reference Fire Code 903.2.8 and 903.2.11.7 Location ABU, due to inadequate access Type of fire sprinkler system Fire Code 903.3.1.3 – NFPA 13D

NOTE:
No Decking Proposed

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
R. Gruska
By _____ Fire Prevention Engineer
Date 02/23/2022
PLAN# FDPC 2021-3415
Deferred submittal for building(approved for water and access)

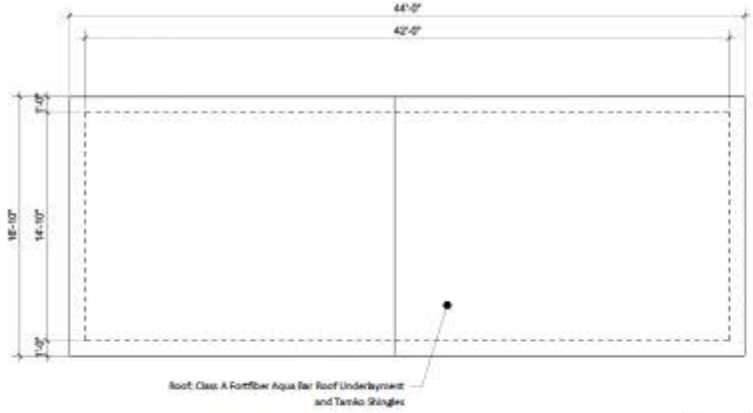
REQUIRED FIRE FLOW
1,250 GPM @ 20 PSI FOR 1 HOURS

24507 Vantage Point
Fire Access Plan
APN: 4468-033-006
Malibu, CA 90265
2022-01-21

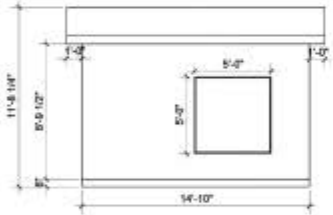
Date:	Description:	By:

SHEET NUMBER 1 of 2

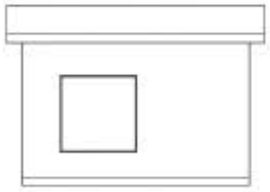
SCALE 1"=10'



4 MARS - ROOF PLAN
SCALE: 1/4



5 MARS - ELEVATION - RIGHT
SCALE: 1/4



6 MARS - ELEVATION - LEFT
SCALE: 1/4



General Cross Section Detail
Scale: Not to Scale

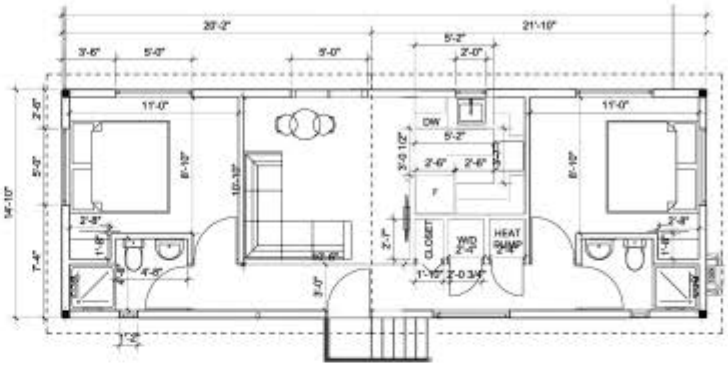
FIRE DEPARTMENT NOTES:

ROOF COVERINGS
FBU - VHFHSZ
All roof coverings shall be Class "A" as specified in Building Code 1505.1.1 (Residential Code R327.5.2 & R902)

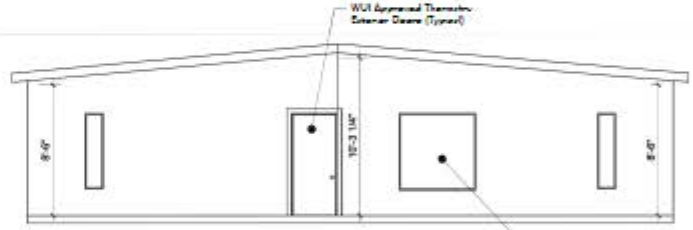
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FBU - VHFHSZ
Roof valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Residential Code R327.5.3 and Building Code 705A.3)

ROOF GUTTERS
FBU - VHFHSZ
Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.534 and building Code 705A.4)

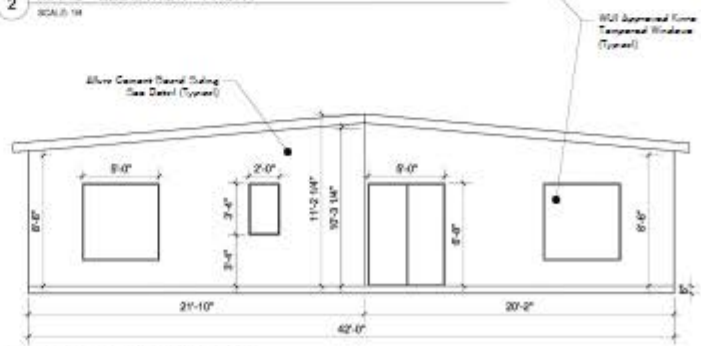
BRUSH CLEARANCE
FBU - VHFHSZ
Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION



1 MARS - FLOOR PLAN
SCALE: 1/4



2 MARS - ELEVATION - FRONT
SCALE: 1/4



3 MARS - ELEVATION - BACK
SCALE: 1/4

24507 Vantage Point
Floor and Elevations Plan

APN: 4468-033-006
Malibu, CA 90265

2022-01-21

Date:	Description:	By:

SCALE: AS SHOWN

SHEET NUMBER
2 of 2

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 9/23/2021

PROJECT NUMBER:	ACDP 21-045
JOB ADDRESS:	24507 VANTAGE POINT TER
APPLICANT / CONTACT:	Matt Jewett, Keystone Strategic Planning
APPLICANT ADDRESS:	4859 West Slauson Avenue Los Angeles, CA 90056
APPLICANT PHONE #:	(425)753-6115
APPLICANT FAX #:	
APPLICANT EMAIL:	mjewett@keystoneplanners.com
PLANNER:	Didier Murillo
PROJECT DESCRIPTION:	(N) ADU with Minor Modification for rear yard setback modification.

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.**

_____ **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 — 10/6/21

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)	Matt Jewett, Keystone Strategic Planning mjewett@keystoneplanners.com		
Project Address:	**24507 VANTAGE POINT TER** Malibu, CA 90265		
Planning Case No.:	ACDP 21-045		
Project Description:	(N) ADU with Minor Modification for rear yard setback modification		
Date of Review:	October 6, 2021		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	9/23/21
Site Survey:	9/23/21
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

RECOMMENDATIONS:

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

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

   B. Grading 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.

   C. 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.

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

-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:	February 8, 2022	**Review Log #:**	**4811**
Site Address:	24507 Vantage Point Terrace		
Lot/Tract/PM #:	n/a	**Planning #:**	**ACDP 21-045**
Applicant/Contact:	Matt Jewett, mjewett@keystoneplanners.com	**BPC/GPC #**	
Contact Phone #:	425-753-6115 **Fax #:**	**Planner:**	**To be Determined**
Project Type:	New pre-manufactured accessory dwelling unit (ADU)		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoSoils Consultants, Inc. (Miller, GE 2257; Ruberti, CEG 1708): **12-15-2021 (revised 1-14-2022)**, 10-12-2020 Architectural plans prepared by Keystone Strategic Planning dated October 20, 2020. Structural plans prepared by Chapman Home Builders, Inc. dated April 30, 2020 (in geotechnical report).
Previous Reviews:	10-11-2021

Review Findings

Coastal Development Permit Review

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

☐ The proposed ADU is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐ **APPROVED** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ **NOT APPROVED** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage approval.

Remarks

The referenced response geotechnical report was reviewed by the City from a geotechnical perspective. The project includes the construction of a new 623 square foot pre-manufactured ADU adjacent to John Tyler Road on the property. R & R grading is proposed.

Review Comments:

None.

Building Plan-Check Stage Review Comments:

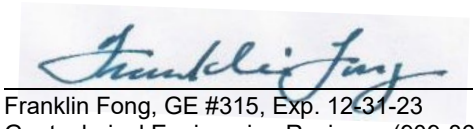
1. Please provide a plan check review fee of $1,016.00 for City geotechnical staff to review the plans upon Building Plan Check submittal.
2. Please submit a grading plan that implements the Project Geotechnical Consultant's recommendations for removal and re-compaction grading (upper 3 feet of previously compacted fill to be removed and recompacted to a minimum of 3 feet beyond the ADU footprint).
3. A drainage plan prepared by a licensed civil engineer is to be included as part of the plans.
4. Include the following note on all the foundation plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.*"
5. 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, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations and elevations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the sandstone bedrock used for foundation embedment. 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.
6. HARD COPY PLANS: Three sets of grading and ADU plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**
7. ELECTRONIC PLANS: If final foundation and civil plans are digitally signed and stamped by the Project Geotechnical Consultant, as allowed under Board of Registration for Professional Engineers and Land Surveyors (2020 PE &PLS Board Rules (16 CCR §§400-476), the Plan Review Letter must contain the following:

    - Project description – Address, scope, including structures being permitted (e.g., pool, guest house etc.).
    - Plan set information – The date and preparer of the plan set reviewed; this must match the plan set that was submitted to the city for final approval.
    - Report references – All applicable geotechnical or coastal engineering reports need to be referenced.
    - Approval of specific plan sheets reviewed – List all plan sheets approved, e.g., civil (grading and drainage) as well as structural.
    - Licensed Professional signature and stamp – The letter must be signed and stamped by all licensed professionals who signed the reports.

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

Engineering Geology Review by:  2-8-2022

Christopher Dean, C.E.G. #1751, Exp. 9-20-2022 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Engineering Geology Review by:  2-8-2022

Franklin Fong, GE #315, Exp. 12-31-23 Date
Geotechnical Engineering Reviewer (909-860-7515)
Email: ffong@ffongge.com

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

City of Malibu

– 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 and ADU 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 Swimming pool plans.
3. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
4. The Foundation Plans for the proposed swimming pool and spa shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
5. Show the onsite wastewater treatment system on the Site Plan.
6. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
7. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 9/23/2021

PROJECT NUMBER:	ACDP 21-045
JOB ADDRESS:	24507 VANTAGE POINT TER
APPLICANT / CONTACT:	Matt Jewett, Keystone Strategic Planning
APPLICANT ADDRESS:	4859 West Slauson Avenue Los Angeles, CA 90056
APPLICANT PHONE #:	(425)753-6115
APPLICANT FAX #:	
APPLICANT EMAIL:	mjewett@keystoneplanners.com
PROJECT DESCRIPTION:	(N) ADU with Minor Modification for rear yard setback modification.

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.

SIGNATURE

10/25/21
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Danh Duong PE., Assistant Civil Engineer

Date: October 25, 2021

Re: Proposed Conditions of Approval for 24507 Vantage Point Terrace - ACDP 21-045

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

STORMWATER

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

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

Recycled Paper

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

MISCELLANOUS

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

Received
11/24/25
Planning Div.

From: DOUGLAS DE LUCA
To: Planning Commission
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045) Hearing Date Dec 1, 2025
Date: Friday, November 21, 2025 6:04:21 PM

Dear Planning Commissioners,
I am a homeowner in the Malibu Country Estates and live on the same street as the subject property. Homeowners in MCE should not be denied the opportunity to build an ADU as long as there is appropriate space on the lot, and the ADU does not impact the view of any neighbor. I do not have any objections, especially because there is no view impact with the ADU's roofline being lower than the building pad of the main house. Due to the property's location at the edge of our neighborhood, facing Pepperdine, none of the community's homeowners will even be able to see the proposed structure from their residences since it will be hidden behind vegetation at the bottom of a slope. Therefore, I fully support this ADU. Thank you for your consideration.

Regards,
Doug DeLuca
[redacted]
Malibu, ca 90265

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 11/24/25 Time 7:30 a.m.
Planning Commission meeting of 12/01/25
Agenda Item No. 5D
Total No. of Pages 1

ATTACHMENT 6

Received
12/1/25
Planning Div.

From: Eran Eliyahoo
To: Planning Commission
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045) Hearing Date Dec 1, 2025
Date: Sunday, November 30, 2025 5:23:10 PM

Hello,

To whom it may concern, We own a property in the Malibu Country Estates that is directly next to the lot the subject ADU is planned for. The project does not pose any view impact since it is at the very bottom of the slope facing the large Pepperdine parking lot on John Tyler. There being no other concerns from our side, there is no reason for us to object and we recommend to approve the application.

Best regards,
Eran Eliyahoo

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 12/1/25 Time 7:30 a.m.
Planning Commission meeting of 12/1/25
Agenda Item No. 5D
Total No. of Pages 1

ATTACHMENT 6

Received
12/1/25
Planning Div.

From: emmanuel gonzalez
To: Planning Commission
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045) Hearing Date Dec 1, 2025
Date: Saturday, November 29, 2025 4:15:35 PM

Dear Planning Commissioners:

Our home is immediately adjacent to the Meissners' property. We have seen the plans and feel comfortable with the project. Therefore, we may ask you to approve it.

Happy Holidays-

Emmanuel Gonzalez

Sent from my iPhone

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 12/1/25 Time 7:30 a.m.
Planning Commission meeting of 12/1/25
Agenda Item No. 5D
Total No. of Pages 1

Received
11/21/25
Planning Div.

From: Teresa LeGrove
To: Planning Commission
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045) Hearing Date Dec 1, 2025
Date: Friday, November 21, 2025 3:01:07 PM
Attachments: AIorK4xXdTTrLyEUj2uxyaPqM07M6SN89yiQN1i-tUX1jBAUDwEln-LrYmb7Mx_eqJST5BOl_c03ffY.png
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AIorK4z6pTulkSK7Ckq9Lc6i0jKk-ur43pG5CwsNPCYsxhm9siZcnNF0SDOvLJ8oDjV5HnnhSlRRRG0.png

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Dear City of Malibu Planning Department,

I'm writing as both a Malibu Country Estates resident and a local Realtor who works closely with families, students, and professionals in our community. I want to express my full support for my neighbor's proposed ADU project, as well as the broader effort to encourage well-planned ADUs in Malibu.

ADUs provide meaningful benefits in a city where housing costs continue to rise. They offer flexible options for those who work or study in Malibu, but cannot afford traditional rental prices. They also give homeowners a way to support aging parents, young adults who are just launching, or long-term local employees who are essential to the fabric of our community. When a property has the space to responsibly accommodate an ADU, it becomes an opportunity to strengthen our neighborhood without changing its character.

From both a resident's and a Realtor's perspective, I've seen how thoughtfully designed ADUs increase stability, improve housing accessibility, and help maintain the economic diversity that keeps Malibu vibrant.

Thank you for your time and consideration. I fully support this project and hope you will too.

Warm regards,

Teresa LeGrove

Malibu Country Estates Resident

Realtor®, Coldwell Banker Malibu

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 11/21/25 Time 3:01 p.m.
Planning Commission meeting of 12/01/25
Agenda Item No. 5D
Total No. of Pages 1

From:	Planning Commission
To:	Magda Gonzalez
Cc:	Rebecca Evans; Gail Duncan
Subject:	FW: Support of ADU application 24507 Vantage Point Terrace, Malibu (ACDP-21-045)
Date:	Tuesday, January 13, 2026 5:20:38 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

Received
01/07/26
Planning Div.

Hi Magda,

Please see this correspondence regarding CDP 21-045. It should be added with any other correspondence received since the agenda report was last published for this packet when this item next goes to the planning commission.

Regards,

Gail Duncan
Administrative Assistant
Community Development Department
Office: 310.456.2489, ext. 309
23825 Stuart Ranch Road | Malibu, CA 90265

From: Dana Harger [redacted]>
Sent: Wednesday, January 7, 2026 7:56 AM
To: Planning Commission <planningcommission@malibucity.org>
Subject: Support of ADU application 24507 Vantage Point Terrace, Malibu (ACDP-21-045)

Dear Commissioners,

I am writing to register my support of the above mentioned project at 24507 Vantage Point Terrace in Malibu. I am a neighbor living at [redacted] Vantage Point Terrace, only a few homes away, and I have no opposition to the project going forward.

As a senior citizen living in Malibu I have given much thought to how I might be able to remain in my home. I believe having a separate living space for a caregiver will afford me the best opportunity to stay in my home. As the planning commission surely knows, we have a lack of housing for caregivers in the community and as many in the city of Malibu are over 60 and would surely like to remain in their homes, one solution would be to allow ADU's.

Thank you for taking the time to consider my position regarding this project.

Best,
Dana Harger

BREDEFELD & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS
125 MAPLE AVENUE, SUITE C
CHESTER, NEW JERSEY 07930
(732) 764-9292
FAX: (732) 764-8988

Received
01/12/26
Planning Div.

M. BREDEFELD, CPA

23805 STUART RANCH ROAD, SUITE 101
MALIBU, CALIFORNIA 90265
(310) 317-4608

January 12, 2026

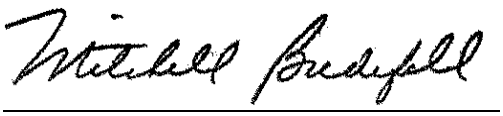
Dear Commissioners:

I am a homeowner in the Malibu Country Estates and live on the same street as the applicant. I know from personal experience about the importance of live-in caregivers when a family member needs them.

However, not all properties in our neighborhood lend themselves to a live-in situation. That's why those lots which have sufficient space in their backyard should be allowed to add a small ADU to their home. In the case of the Meissners' property, there is a building pad along John-Tyler Drive available for such purposes. Having an ADU at that location cannot possibly bother any neighbor because you can only see it when you walk through the campus. Based on the foregoing, I fully support the subject application.

Thank you for your consideration.

Sincerely yours,



Mitchell Bredefeld
MB/

Received
1/26/26
Planning Div.

From: **Buzzy Bookman** bookmanlawfirm@gmail.com
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045
Date: December 12, 2025 at 05:38
To: planningcommission@malibucity.org, Ellie Somerfield [redacted] Buzzy Bookman bookmanlawfirm@gmail.com, [redacted]

Ladies and Gentlemen,

I am the attorney for Eleanor Somerfield who resides on Vantage Point Terrace. I am also a co-trustee of the Somerfield Family Trust.

I am sending you this email on behalf of Mrs. Somerfield and myself personally, in support of the above application. I have inspected the plans for this project and it appears that the ADU causes no view obstructions and has been approved by the City geologist. In addition the unit planned for this project only occupies empty space in the backyard in a way that no neighbor could reasonably object to its presence. For these reasons I recommend that the Commission approve the application

Thank you,

Buzzy Bookman
(Mobile Tel:[redacted]

Lawrence E. Bookman, Esq.
LAWRENCE E. BOOKMAN
A PROFESSIONAL CORPORATION
16633 Ventura Boulevard,11th Floor
Encino, CA 91436-1865
Tel: (818) 907-3042; Fax: (818) 377-5433
e-mail: bookmanlawfirm@gmail.com

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CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/26/26 Time 7:30 a.m.
Planning Commission meeting of 2/2/26
Agenda Item No. 4A
Total No. of Pages 1

Received
1/26/26
Planning Div.

From: Scott Dudelson
To: Planning Commission
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045) Hearing Date Feb 2, 2026
Date: Monday, January 26, 2026 1:06:36 PM

Dear Commissioners:

This email is in support of the Meissner family's application to build an ADU in their backyard. I am their neighbor on the Eastern cul-de-sac of Vantage Point Terrace and had a chance to see the plans. Being located at the bottom of a slope, the project does not have any view impact on my property — actually on nobody's property since the planned ADU is facing the university's Firestone Fieldhouse parking lot. Owners over 60 need a lawful approach to such development for caregivers/multi-generational living. Since the applicants have a suitable space for an ADU, I respectfully request that you grant them the permit.

Sincerely,

Scott Dudelson
[redacted] Vantage Point Terrace, Malibu CA 90265
Scott
https://www.linkedin.com/in/scottdudelson
https://www.swagbucks.com

The information contained in this e-mail message is privileged, confidential, and protected from disclosure. If you are not the intended recipient, any dissemination or copying is strictly prohibited. If you think that you have received this e-mail message in error, please e-mail the sender.

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/26/26 Time 1:07 p.m.
Planning Commission meeting of 2/2/26
Agenda Item No. 4A
Total No. of Pages 1

Received
1/26/26
Planning Div.

From: sarah fischbach
To: Planning Commission
Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045) Hearing Date Feb 2, 2026
Date: Saturday, January 24, 2026 2:11:52 PM

Dear Commissioners,

I am a homeowner in the Malibu Country Estates [[redacted] Skyline View Dr] and write in support of the subject project. When I first heard of the restriction that each lot in our subdivision can only have one building pad, I assumed this is mandated by our CC&Rs. However, our governing documents do not contain such a provision. It is my understanding that use restrictions for the properties in our neighborhood are only legitimate when mandated by the CC&Rs. So it is very questionable how the City could legislate the second building pad prohibition without the unanimous approval of all HOA members required for an amendment of this kind, especially since this rule only applies to our neighborhood and not to the rest of Malibu. Whether or not there can be a second building pad is a factual matter. Most lots in the Malibu Country Estates simply don't have a second lot. But those few along John-Tyler Drive who do cannot be reasonably deprived of using their existing second pad of their property. Therefore, I respectfully request the subject application to be approved. As a professor at Pepperdine University, I enjoy living by the community that I work in and supporting the Malibu community as well.

Thank you and if you have any questions please do not hesitate to reach out.
Thank you for your support and consideration.

Dr. Sarah Fischbach & Lt Col Aaron Fischbach
[redacted] Skyline View Dr, Malibu
[redacted]

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/26/26 Time 7:30 a.m.
Planning Commission meeting of 2/2/26
Agenda Item No. 4A
Total No. of Pages 1

Received
1/26/26
Planning Div.

From: **Tom Botz** [redacted]
Subject: Fwd: ADU Application 24507 Vantage Point Ter (ACDP 21-045)
Date: December 19, 2025 at 20:10
To: Meissner Helmut [redacted]

Begin forwarded message:

> **From:** Tom Botz [redacted]
> **Subject: ADU Application 24507 Vantage Point Ter (ACDP 21-045)**
> **Date:** December 19, 2025 at 20:01:45 PST
> **To:** "planningcommission@malibucity.org" <planningcommission@malibucity.org>
>
> Dear Sir or Madam:
>
> I have owned my house in Malibu Country Estates ([redacted] Malibu Country Drive) since 2003.
>
> I am writing in support of the application of my neighbor Helmut Meissner for a permit to build an ADU on the back portion of his lot at 24507 Vantage Point Terrace.
>
> I have reviewed the plans and renderings and believe that the proposed ADU is entirely in character with the neighborhood and will in fact add to its charms.
>
> Accordingly, I believe that Mr. Meissner's application should be granted and the permit issued.
>
> Respectfully,
>
> Tom Botz

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/26/26 Time 7:30 a.m.
Planning Commission meeting of 2/2/26
Agenda Item No. 4A
Total No. of Pages 1

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, April 20, 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. 21-045 AND VARIANCE NO. 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 / APN / ZONING:	**24507 Vantage Point Ter** / 4458-033-006 / Single-family Medium (SFM)
APPLICANT / OWNER:	Keystone Strategic Planning / Meissner Family Trust
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15270
APPLICATION FILED:	September 23, 2021
CASE PLANNER:	Magda Gonzalez, Contract Planner, mgonzalez@malibucity.org (925) 789-7160

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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: March 27, 2026

ATTACHMENT 7

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

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LOCATION / APN / ZONING:	**24507 Vantage Point Ter** / 4458-033-006 / Single-family Medium (SFM)
APPLICANT / OWNER:	Keystone Strategic Planning / Meissner Family Trust
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15270
APPLICATION FILED:	September 23, 2021
CASE PLANNER:	Magda Gonzalez, Contract Planner, mgonzalez@malibucity.org (925) 789-7160

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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: March 27, 2026

EXHIBIT D

Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Michelle Santiago, 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 21, 2026 Meeting date: June 1, 2026

Subject: Conditional Use Permit No 26-001 – An application to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (Alcohol Beverage Control [ABC] License Type 58) and to allow the onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu)

Location:	22935 Pacific Coast Highway
APN:	4452-019-010
Owner:	Chabad of Malibu, Inc.
Tenant:	Pita Bu LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-22 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and exempt from a Coastal Development Permit (CDP), and approving Conditional Use Permit (CUP) No. 26-001 to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (ABC License Type 58) and onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu) in the Commercial Visitor Serving (CV-1) zoning district at 22935 Pacific Coast Highway (PCH) (Chabad of Malibu, Inc.).

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 MMC and CEQA.

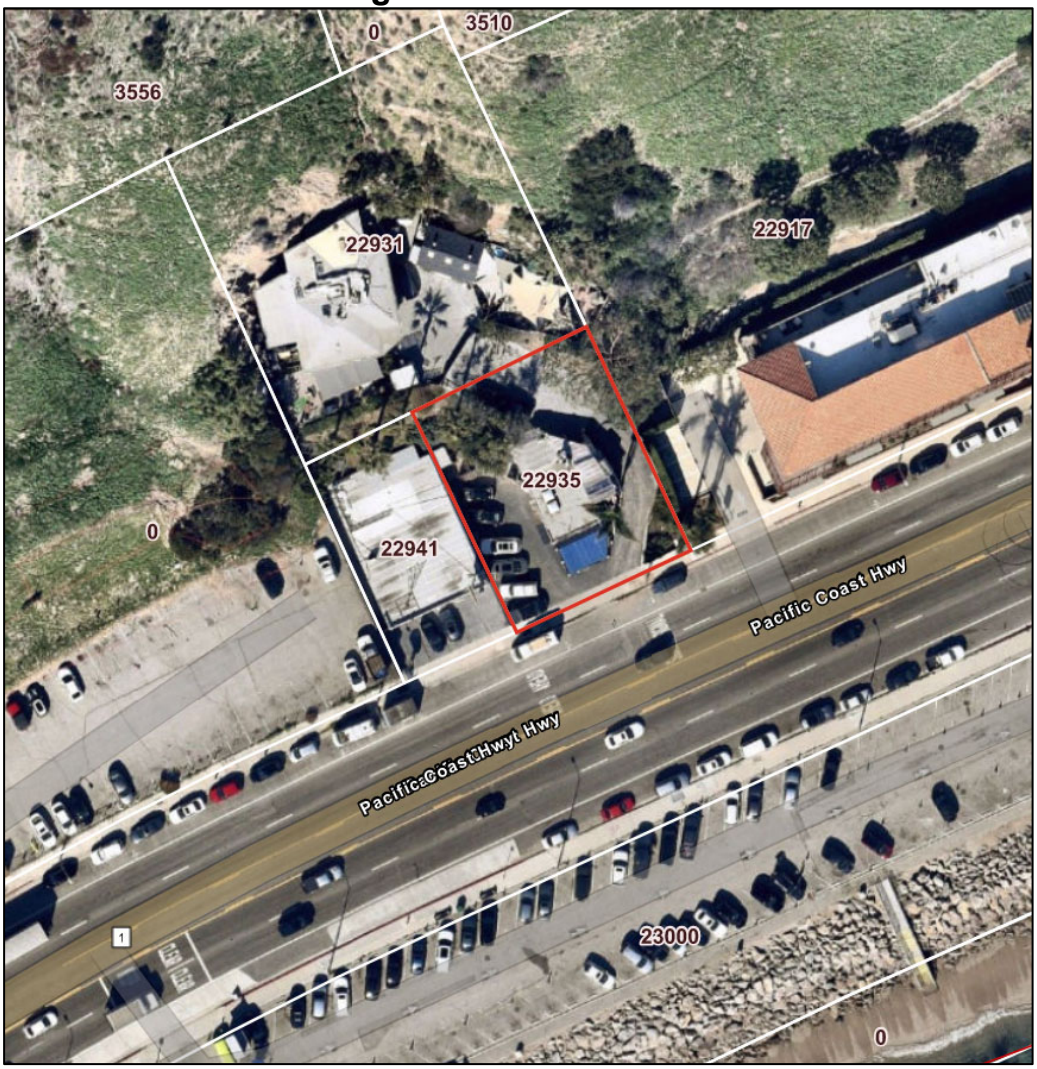
Coastal Development Permit (CDP) Exemption

The subject parcel is entirely 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. Section 13.4 of LCP Local Implementation Plan (LIP) provides exemptions from a CDP for projects with no risk of adverse environmental impacts. The proposed CUP does not include any development that would qualify for a CDP nor involve a risk of adverse environmental impacts, adversely affect public access, or involve a change in use contrary to the policy of the LIP. The project is exempt from the requirements of CDP pursuant to LIP Section 13.4.3.

Project Overview

Figure 1 below shows the location of the subject property which is approximately 8,423 square feet in size and is developed with an existing 574 square foot restaurant (known as Pita Bu), including a 360 square foot outdoor covered patio with 30 seats. The existing restaurant fronts directly onto PCH and contains an approximate 35.2-foot-wide driveway apron providing access to the existing onsite, non-conforming five parking spaces; as well as access to the property above the restaurant. The building the restaurant occupies was constructed in 1984. Since 1984 the existing space has been occupied with a restaurant use.

Figure 1 – Aerial View



Source: ArcGIS 2026

Property Setting and Surrounding Land Uses

Surrounding land uses in the general vicinity of Pita Bu include properties that are zoned CV-1 and Public Open Space (OS). East to the subject property the parcels are developed as a shopping center known as Malibu Plaza. West to the parcel is a recreational retail store for the sales of bicycles also owned by Chabad of Malibu (the applicant). Directly in front of the property, it is zoned OS where Malibu Pier and parking to the Malibu Pier is located. Directly north and above the property is a non-conforming residence located in a CV-1 zoning district.

Project Description

On March 23, 2026, Nieves and Associates submitted a CUP application on behalf of Pita Bu to allow the onsite sale and consumption of beer and wine through a Type 41 ABC license and a Type 58 ABC License for catering alcoholic beverages offsite of the subject

property. An ABC license Type 41 allows for the sale of beer and wine for consumption on or off the premises where sold, however Pita Bu has agreed that this approval be conditioned to allow only onsite sale and consumption. Pita Bu's ABC application requests both Type 41 and 58 licenses.

The existing restaurant includes 574 square feet of indoor space consisting of 164 square feet dedicated to the lobby, retail, service and pick up area, and the remaining 410 square feet is dedicated to the kitchen which includes a work table, convection ovens, two sinks, three fridges, and a restroom. The 360 square foot outdoor patio accommodates 30 outdoor patio seats, and the site contains five existing nonconforming parking spaces. (Attachment 2- Project Plans). Furthermore, MMC Section 17.24.030, requires restaurants to obtain a CUP. The existing restaurant does not have a CUP on file with the City, although the space has been used as a restaurant since 1984. This CUP will memorialize the use of the existing restaurant as well as allow for the use of onsite beer and wine consumption if approved by the Commission.

The restaurant operation hours are from Sunday to Thursday from 11:00 a.m. to 11:00 p.m., and Friday from 11:00 a.m. to 3:00 p.m. Saturday the restaurant is closed all day. Onsite alcohol service would be served during all restaurant operation hours. Alcohol service will be for the consumption of beer and wine on the premises only, including the outdoor patio. Off-site sales of alcohol associated with to-go orders would not be allowed. The restaurant does not propose any amplified or live music. The applicant does not propose any new structural development or other operational modifications that would intensify or otherwise change the restaurant operation hours. The restaurant has 5 employees and will have two shift crews per day. During peak hours from 11:00 a.m. to 7:00 p.m. a maximum of three employees will be on shift. Other operation hours will have two employees.

Parking

As previously mentioned, the site contains five existing nonconforming parking spaces measuring 9 feet wide by 16 feet long. The MMC requires parking spaces to measure nine feet wide by 20 feet long. Pursuant to MMC Section 17.48.050, parking for a restaurant is based on one space for each 50 square feet of service area. The service area of the restaurant totals 164 square feet; therefore, four parking spaces are required. As stated previously, the restaurant is existing and is not proposing any new development. There are enough parking stalls to meet the four minimum required by the MMC, however the stalls are not 20 feet in length. The lot is constrained so elongating the stalls would impact egress in the parking area and is not feasible.

ABC License

The applicant submitted a Type 41 License application to ABC to permit the sale of beer and wine for onsite consumption (Attachment 4 – Pending ABC License). ABC will not

issue the license until the proposed CUP is approved. Therefore, a condition of approval has been included to the draft resolution stating that the tenant must submit a copy of the ABC license to the Planning Division prior to alcohol sales. Pursuant to ABC website the Type 41 On-Sale Beer & Wine -Eating Place is defined as follows:

Issued to restaurants. Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

The applicant also submitted a Type 58 License application to ABC to permit licensees to cater alcoholic beverages off-site. An ABC Type 58 license can be used to cater within or outside of city limits for scheduled events. Pursuant to the ABC website, the Type 58 Caterer's Permit is defined as follows:

This permit allows certain licensees to cater alcoholic beverages off-site.

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. 26-001 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 found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301– Existing Facilities. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

PUBLIC NOTICE: On May 7, 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 the subject property (Attachment 5).

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. 26-22. 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. 26-22
2. Project Plans
3. Department Review Sheets
4. Pending ABC License
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND EXEMPT FROM A COASTAL DEVELOPMENT PERMIT, AND APPROVING CONDITIONAL USE PERMIT NO. 26-001 TO ESTABLISH THE USE OF AN EXISTING RESTURANT AND TO ALLOW THE CATERING OF ALCOHOLIC BEVERAGES OFFSITE OF THE SUBJECT PROPERTY (ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 58) AND ONSITE SALE AND CONSUMPTION OF BEER AND WINE (ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 41) TO PATRONS OF A BONA FIDE EATING PLACE (PITA BU) IN THE COMMERCIAL VISITOR SERVING ZONING DISTRICT AT 22935 PACIFIC COAST HIGHWAY (CHABAD OF MALIBU, INC.)

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

SECTION 1. Recitals.

A. On March 23, 2026, the Nieves and Associates submitted Conditional Use Permit (CUP) No. 26-001 for the establishment of the use of the existing restaurant Pita Bu and to allow the onsite sale and consumption of beer and wine via a California Department of Alcoholic Beverage Control (ABC) License Type 41 and a Type 58 ABC License for catering alcoholic beverages offsite of the subject property.

B. On April 21, 2026, the application was deemed complete.

C. On May 7, 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 June 1, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Conditional Use Permit Findings of Fact.

The applicant is requesting a CUP to establish the use of an existing restaurant and to allow the onsite sale and consumption of beer and wine through an ABC License Type 41 and a Type 58 ABC License for catering alcoholic beverages offsite of the subject property. 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 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. 26-001.

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.*

The project has been designed and conditioned to comply with all applicable provisions of the MMC. The subject application will establish the use of an existing restaurant, Pita Bu, and it will permit the onsite sale and consumption of alcoholic beverages in the Commercial Visitor Serving (CV-1) zoning district. The CV-1 district is intended to provide for visitor serving uses, including motels and bed and breakfast inns, museums and galleries. The sale of alcoholic beverages in association with the ABC License Type 41 will be for restaurant patrons only. The project, as proposed and conditioned, is consistent with MMC Sections 17.22.040(B), 17.24.030(A), and 17.26.030(A) which allows a restaurant with onsite alcohol sales and consumption with a CUP. In addition, the project will be conditioned accordingly to meet the intent of the CV-1 zone.

2. *The proposed use would not impair the integrity and character of the zoning district in which it is located.*

The approved restaurant is a commercial use in the CV-1 zoning district. The restaurant use is consistent with the surrounding land uses. The CV-1 zone allows for alcohol sales with an approved CUP. The sale of beer and wine for onsite consumption by restaurant patrons pursuant to a new ABC License Type 41 is incidental to the operation of the restaurant and, as such, will not impair the integrity and character of the CV-1 zone. Moreover, the Planning Commission found that an ABC License Type 58 is substantially different than typical offsite beverage sales sold at the premises. For this reason, the CUP is compatible with the CV-1 zoning district.

3. *The subject site is physically suitable for the type of land use being proposed.*

The addition of alcohol sales is ancillary to the existing restaurant use and is suitable for the project site. The subject application does not propose any changes to the structure or generate a greater demand for parking than the parcel is designed to accommodate. There is adequate parking to meet the existing use. Although the parking stalls are non-conforming, there is no new development proposed or a change of use which would be subject to upgrading the existing parking conditions The site is constrained but has accommodated a similar restaurant use for decades. Therefore, the subject site is physically suitable for the proposed project.

4. *The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.*

The proposed addition of alcohol sales and consumptions and establishing the use of the restaurant would be compatible with the land use as restaurants are allowed with the visitor and resident-serving land use. The restaurant is existing and the alcohol will only be sold to and consumed by Pita Bu customers on site. Surrounding parcels are zoned CV-1 and Open Public Space (OS). The restaurant is existing and the addition of the sales and consumption of alcohol is not expected to disturb the surrounding neighborhood. Alcohol sales will be ancillary to the restaurant use.

5. *The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.*

The proposed addition of the onsite sale and consumption of alcoholic beverages and the establishment of the existing restaurant is compatible with existing and future land uses allowed in the CV-1 zone. The proposed project is compatible with the surrounding visitor serving commercial businesses like the adjacently located Malibu Beach Inn, Malibu Pier, Surfrider Hotel, V's restaurant and Malibu Farms. Furthermore, the CV-1 zone allows for alcohol sales with a CUP, as being requested by the applicant. The existing restaurant (Pita Bu) has served the community since it was established in 2023 but the building has had previous restaurant uses prior to cityhood. The tenant and property owner are required to adhere to all local, state and federal regulations regarding the sale of alcohol, and specifically their ABC license.

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.*

The sale of alcoholic beverages has been determined to not adversely affect public utilities, water, or sanitation services because the use would not generate a greater demand for service. The sale of alcoholic beverages on the premises will not affect solar access or adversely impact existing public or private views as no new development is proposed. The restaurant and ancillary alcohol sales will be accommodated by adequate utilities as demonstrated by its ongoing compliance with City building permits.

7. *There would be adequate provisions for public access to serve the subject proposal.*

No changes to the site's access or circulation for pedestrians or vehicles is proposed. The onsite sale, catering, and consumption of alcoholic beverages pursuant to a new ABC License Type 41 and 58 is limited to restaurant customers and catered events only and will not negatively affect parking demand. Additionally, the proposed sale of alcohol for offsite consumption will be located entirely within the existing restaurant space and does not propose any changes to the size of the building area, resulting in no changes to vehicular or pedestrian demand, nor public access.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan.*

The General Plan includes two policies specific to the sale of alcohol for offsite consumption. Land Use Policy (LUP) 4.1.5 states "The City shall prohibit undue concentration of businesses which sell alcohol for offsite consumption." According to the California Department of ABC, there are currently 19 existing businesses with active offsite and onsite retail licenses within and adjacent to the City of Malibu. For context, five offsite and on-site retail licenses are within one mile of the proposed site's location.

Section 23958.4 of the California Business and Professions Code states off sale licenses (types 20,21), public premises licenses (types 42,48), and certain club types of licenses (types 50,51,57) can be denied by the Department of ABC if an issuance would result in or add to an undue concentration of licenses. Typically, ABC Type 41 and 58 licenses allow for offsite consumption.

However, this CUP has been conditioned as such that only on-site sales are permitted with ABC License Type 41. ABC Type 58 licenses allow for catering of alcoholic beverages off-site at scheduled events within or outside of city limits. The Planning Commission found that this catering license is substantially different than typical offsite beverage sales sold at the premises. For this reason, the CUP is compatible with the General Plan in that it does not contribute to an undue concentration of offsite sales of alcohol within the area.

Furthermore, the subject property is designated CV-1 in the General Plan. The General Plan states that the CV-1 designation, "provides for visitor serving uses which serve visitors and residents such as hotels and restaurants which respect the rural character and natural environmental setting." Therefore, the subjects CUP to consistent with the goals, objectives, and policies of the General Plan.

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

The proposed use complies with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies, such as ABC and the Los Angeles County Sheriff's Department. Conditions of approval have been added to require the approved restaurant to comply with all state licensing regulations and to maintain a valid ABC License Type 41 and 58 for the onsite sale and consumption of alcoholic beverages and for catering alcoholic beverages offsite of the subject property.

10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.*

The existing restaurant, Pita Bu, is a permitted use in the CV-1 zoning district, and the proposed ancillary use to sell and consume alcoholic beverages onsite and cater alcoholic beverages offsite pursuant to new ABC License Types 41 and 58, would not be detrimental to the public interest, health, safety, convenience, or welfare because the use complies with applicable requirements of state and local law.

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 at risk from these hazards*

The subject CUP will establish the use of the existing restaurant and allow for the onsite sale and consumption of alcoholic beverages onsite and catering of alcoholic beverages offsite pursuant to new ABC License Types 41 and 58. No new development or changes to the existing building footprint are proposed. Therefore, there is no new impact related to earth movement, flooding, or liquefaction.

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CUP No. 26-001 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. This approval is for the establishment of the use of existing restaurant Pita Bu, and to allow for the onsite sale and consumption of alcoholic beverages as ancillary use to the restaurant. The restaurant provides the following business operations:

    a. Five employees
    b. Hours of operation are from 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 p.m. to 3:00 p.m., Friday and closed all day on Saturday.
    c. 30 outdoor seats in the outdoor patio,
    d. a Type 41 ABC License,
    e. and a Type 58 ABC License

3. Except as specifically changed by conditions of approval, the restaurant shall be in substantial conformance with the approved operations plan, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **April 15, 2026**. The restaurant shall further comply with all conditions of approval stipulated in this resolution. 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 CUP 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. The project shall conform to the requirements of the City Environmental Health Administrator, City Public Works Department, and Los Angeles County Sheriff Department, and the California Department of ABC, 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 MMC.Revised plans reflecting the minor changes and additional fees shall be required.

9. The property owner shall comply with all provisions of the MMC and Local Implementation Plan.

Operations

10. This CUP permits the sale and consumption of alcoholic beverages with an ABC Type 41 License and the catering of alcoholic beverages offsite the subject property with an ABC Type 58 License. The property owner / tenant shall obtain all necessary approvals from ABC. Once obtained, the applicant is required to provide the Planning Division a copy of the issued ABC license.

11. A copy of the current ABC license shall be kept on the premises of the establishment and be presented to City staff, including the City's Community Development Director and Code Enforcement staff, law enforcement officers or their duly authorized representatives, upon request.

12. At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect valid licensing approval from ABC. Should such licensing be denied, expire or lapse at any time in the future, the approval of alcohol sale pursuant to this permit is subject to modification or revocation of this CUP pursuant to MMC Section 17.66.100(C).

13. The alcohol service is secondary to the meal service and food shall be available for purchase in these areas when alcohol is served. No portion of the restaurant service area may serve as a separate bar only establishment where food is not available

14. The tenant shall maintain suitable kitchen facilities and operate and maintain the premises as a bona fide eating place. Full food service shall be provided during all hours of operation of the establishment.

15. No off-site sale of alcohol shall be permitted. Alcohol shall only be served within the approved service areas, as demonstrated on the project floor plan dated **April 15, 2026**.

16. The sale of alcoholic beverages shall be limited to restaurant patrons only.

17. The approved hours of operation for the sale of alcoholic beverages are limited to 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 p.m. to 3:00 p.m., Friday.

18. No live entertainment or amplified sound is permitted on the property.

19. The property owner / operator shall adhere to a "good neighbor" policy, meaning that the operator and employees must respect the rights of neighboring properties and, to the best of their ability, shall ensure their patrons' compliance with the City's noise and smoking regulations and all conditions of approval for the subject use relating to parking, smoking, litter, noise, loitering, etc.

20. Noise emanating from the premises shall not be audible at a distance of five feet of any residential unit between the hours of 10:00 p.m. and 7:00 a.m., as required by MMC Section 8.24.050(L).

21. Window or other signage visible from the public right-of-way that advertises beer or alcohol shall not be permitted.

22. Prior to the commencement of alcohol service, the property owner / operator shall install small signs in the interior of the business, as depicted on the project plans, requesting that patrons be courteous and quiet when occupying outdoor areas and stating that alcohol may only be consumed in compliance with the restaurant's ABClicense.

23. The property owner / tenant shall comply with the requirements set forth in MMC Chapter 9.28 (Plastic Bag Ban). No retail establishment, restaurant, vendor or nonprofit vendor shall provide plastic bags or compostable bags to customers. This requirement applies to plastic or compostable bags provided at the point of sale for the purpose of carrying away goods.

24. No restaurant, food packager, retail food vendor, vendor or nonprofit food provider shall provide prepared food to its customers in any food packaging that utilizes expanded polystyrene. "Expanded polystyrene" means and includes blown polystyrene and expanded and extruded foams (sometimes incorrectly called Styrofoam, a Dow Chemical Company trademarked form of polystyrene foam insulation) which are thermoplastic petrochemical materials utilizing a styrene monomer and processed by any number of techniques including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, foam molding, and extrusion-blow molding (extruded foam polystyrene). Expanded polystyrene is generally used to make cups, bowls, plates, trays, clamshell containers, meat trays and egg cartons.

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

26. Staff shall inspect the property as needed after approval of the CUP to verify compliance with the conditions of approval.

27. The Planning Division shall conduct a review of restaurant operations and compliance with conditions of approval. The report shall be presented to the Planning Commission five years after CUP approval.

28. 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. If any agent of the City requests that the noise level be reduced, applicant shall ensure immediate compliance.

29. 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

Lighting

30. Exterior lighting must comply with 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.

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

32. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

35. 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.

Sheriff Department

36. The tenant must adhere to all laws related to the sale of alcohol. Violations of such laws may be cause for modification or revocation of this CUP pursuant to MMC Section 17.66.100(C).

37. "No alcohol past this point" or similar signage placed on the patio entrance/ exit to prevent alcohol consumption in public/ parking lot.

Environmental Health

38. Enrollment into the City of Malibu Operating Permit Program is required prior to permit issuance of the Type 41 and 58 Alcohol Licenses.

Fixed Conditions

39. The conditions under which this CUP was approved may be modified by the City without the consent of the property owner, tenant or operator if the Planning Commission finds that the use is creating a nuisance.

40. A CUP that is valid and in effect, and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or lawfully existing structure.

41. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

42. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

43. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this CUP pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:
    a. The conditional use permit was obtained in a fraudulent manner.
    b. The use for which the conditional use permit was granted has ceased or was suspended for at least six successive calendar months.
    c. One or more of the conditions found within this resolution have not been substantially met.

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

PASSED, APPROVED AND ADOPTED this 1st day of June 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. 26-22 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 1st day of June 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

22935 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Received
April 15, 2026
Planning Division



PROJECT DESC: ADD BEER/WINE TO AN (E) RSTNT
PROJECT NAME: PITA BU RESTAURANT
JOB ADDRESS: 22935 PACIFIC COAST HWY
MALIBU, CA 90265
LESSEE: PITA BU LLC, C/0 RONNIE BENARIE
DBA PITA BU RSTNT
22935 PACIFIC COAST HWY
MALIBU, CA 90265
424-235-2477
AGENT: NIEVES AND ASSOCIATES C/O WIL NIEVES
21250 HAWTHORNE BLVD., #500
TORRANCE, CA 90503
310-634-4553
WILNIEVES1@GMAIL.COM
PROPERTY OWNER: CHABAD OF MALIBU, INC
22943 PACIFIC COAST HWY
MALIBU, CA 90265
310-456-6588
ZONING: (CC) COMMUNITY COMMERCIAL
CALCULATIONS: LOT SIZE: 8,422 SF (0.193 AC)
BUILDING AREA: 2 STY 2,398 SF
BUILT: 1963
LOT COVERAGE: 14.2%
SUBJECT RSTNT: 557 SF/360 SF PATIO
LANDSCAPING: 0 SF
PARKING: REQUIRED: 5 SPACES
PROVIDED: 5 SPACES
LEGAL DESC: SEE GRANT DEED
APN: 4452-019-010

SHEET INDEX:

A0 - COVER SHEET
A1 - EXISTING SITE PLAN
A2 - EXISTING FLOOR PLAN

VICINITY MAP:



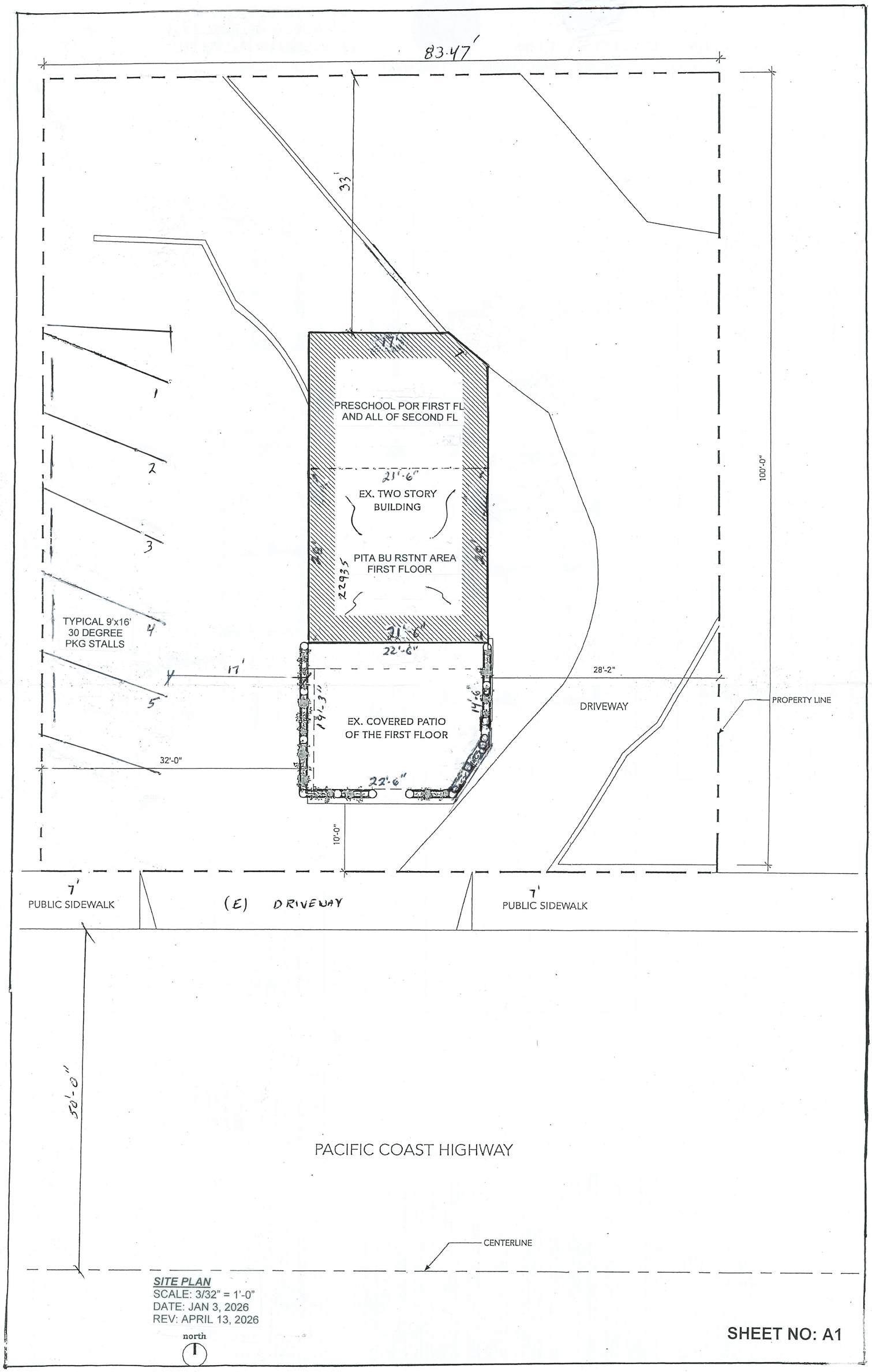
DATE	REMARKS	

DRAWING TITLE
COVER SHEET
DATE: JAN 3, 2026
REV: APRIL 13, 2026

PROJECT
22935 PACIFIC COAST HWY. MALIBU, CA

SHEET NO: A0

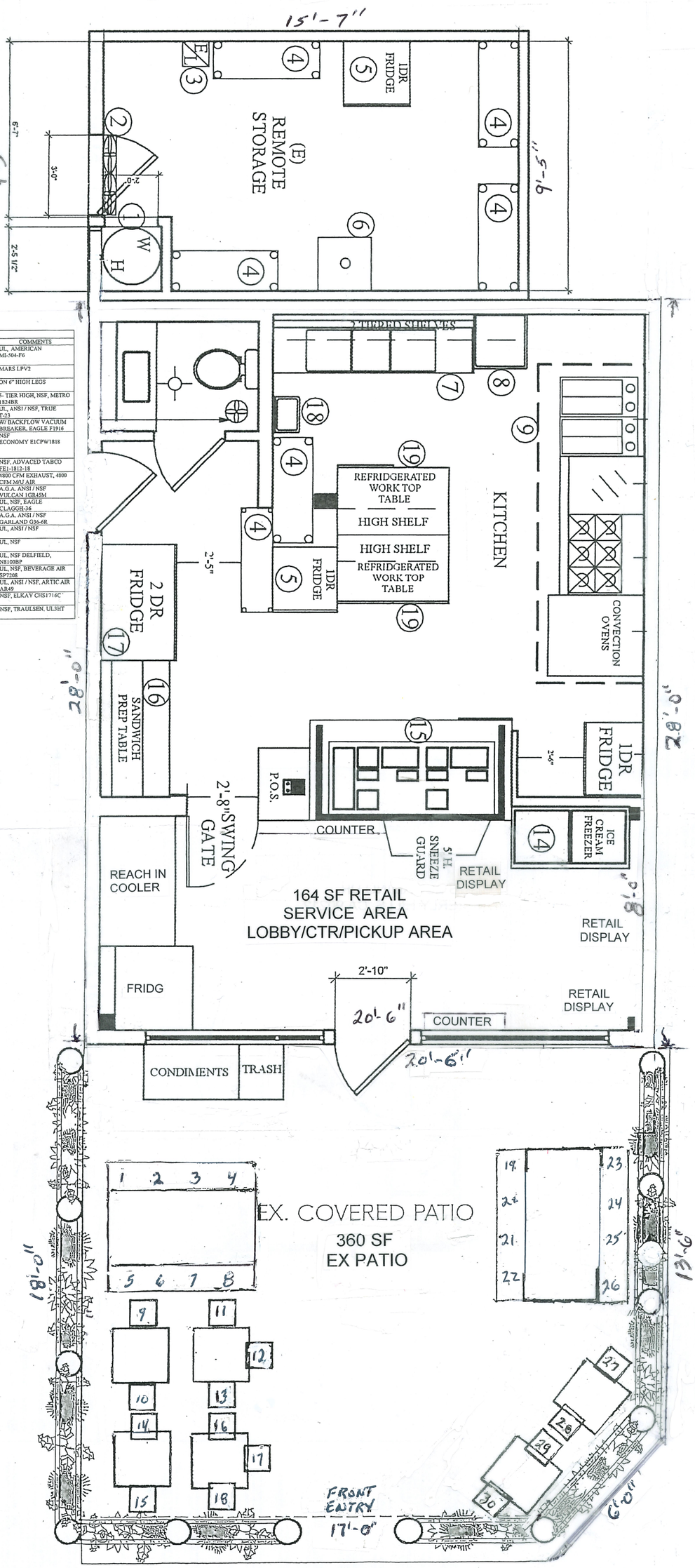
ATTACHMENT 2



SITE PLAN
SCALE: 3/32" = 1'-0"
DATE: JAN 3, 2026
REV: APRIL 13, 2026

north

SHEET NO: A1



EQUIPMENT SCHEDULE								
NO.	DESCRIPTION	VOLTS	AMPS	PHSE	COLD W.	HOT W.	PLUMBING / DRAIN	COMMENTS
1	(E) 40 GALLON ELECTRIC WATER HEATER	4500 WATTS			1"			UL, AMERICAN MI-504-F6
2	(E) 3' MARS AIR CURTAIN	110	7					MARS LPV2
3	(E) EMPLOYEE LOCKERS							ON 6" HIGH LEGS
4	(E) ASST. METRO STORAGE SHELVES							5- TIER HIGH, NSF, METRO 1824BR
5	(E) 1-DR FRIDGE	110	12				SELF- CONTAINED	UL, ANSI / NSF, TRUE T-23
6	(N) MOP SINK				½ "	½"	DIRECT TO WASTE	W/ BACKFLOW VACUUM BREAKER, EAGLE F1916
7	(E) 3-COMP UTENSIL SINK W/ DUAL INTEGRAL DRAINBOARDS				½""	½"	1 ½" DIRECT TO WASTE	NSF ECONOMY E1CPW1818
8	(E) FOOD PREP SINK				½"	½"	1 ½" IN-DIRECT TO FLOOR SINK	NSF, ADVACED TABCO FE1-1812-18
9	(E) 4' X 12' TYPE I S / S HOOD SYSTEM	110	20					4800 CFM EXHAUST, 4800 CFM MAU AIR
10	(E) 45LB. DEEP FRYER						½" GAS @ 90,000 BTU'S	A.G.A. ANSI / NSF VULCAN 1GR45M
11	(E) 3' GRIDDLE ON STAND						½" GAS @ 93,750 BTU'S	UL, NSF, EAGLE CLAGGH-36
12	(E) 6-BURNER RANGE						½" GAS @ 180,000 BTU'S	A.G.A. ANSI / NSF GARLAND G36-6R
13	(E) CONVECTION OVENS	115	4.1				SELF- CONTAINED	UL, ANSI / NSF
14	(E) ICE CREAM FREEZER	115					SELF- CONTAINED	UL, NSF
15	(E) COLD HOLDING CABINET							UL, NSF DELFIELD, N8108BP
16	(E) SANDWICH PREP TABLE	110	16				SELF- CONTAINED	UL, NSF, BEVERAGE AIR SP720S
17	(E) 2-DR FRIDGE	110	12				SELF- CONTAINED	UL, ANSI / NSF, ARTIC AIR AR49
18	(E) HAND SINK				½"	½"	1 ½" DIRECT TO WASTE	NSF, ELKAY CHS1716C
19	(E) REFRIDGERATED WORK TABLE						SELF- CONTAINED	NSF, TRAULSEN, UL3HT

FLOOR PLAN
SCALE:1/4" = 1'-0"
DATE: JAN 3, 2026
REV: APRIL 13, 2026

SHEET NO: A2

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff DATE: 04/06/2026

PROJECT NUMBER: CUP 26-001

JOB ADDRESS: 22935 PACIFIC COAST HWY

APPLICANT / CONTACT: Wil Nieves, Nieves and Associates

APPLICANT EMAIL: wilnieves1@gmail.com

PROJECT DESCRIPTION: CUP application for type B Alcohol License

---

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☑ **NOT REQUIRED**

☐ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Fleming 4/15/2026

Signature **Date**

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

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

This Environmental Health review is for a CUP application for type B Alcohol License only for an existing restaurant.

No additional drainage fixture units or restaurant seats allowed as part of this project.

Enrollment into the City of Malibu Operating Permit Program is required prior to permit issuance of the type B Alcohol License.

Rev 141008

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: 03/23/2026

PROJECT NUMBER:	CUP 26-001
JOB ADDRESS:	22935 PACIFIC COAST HWY
APPLICANT / CONTACT:	Wil Nieves, Nieves and Associates
APPLICANT EMAIL:	wilnieves1@gmail.com
PROJECT DESCRIPTION:	CUP application for type B Alcohol License

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE DATE

No conditions necessary. Public Works does not need to review in Building Plan Check. If scope of work changes, Public Works review may be required.

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:** 03/23/2026

PROJECT NUMBER:	CUP 26-001
JOB ADDRESS:	22935 PACIFIC COAST HWY
APPLICANT / CONTACT:	Wil Nieves, Nieves and Associates
APPLICANT ADDRESS:	21250 Hawthorne Blvd., #500 Torrance, CA 90503
APPLICANT PHONE #:	(310) 634-4553
APPLICANT FAX #:	
PROJECT DESCRIPTION:	CUP application for type B Alcohol License

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)

"NO ALCOHOL PAST THIS POINT" OR SIMILAR SIGNAGE PLACED ON PATIO ENTRANCE/EXIT TO PREVENT ALCOHOL CONSUMPTION IN PUBLIC / PARKING LOT.

CHRISTOPHER SODERLUND — 4/20/26
NAME — DATE

SIGNATURE — SERGEANT
SIGNATURE — TITLE

Department of Alcoholic Beverage Control — State of California

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
6150 VAN NUYS BLVD
ROOM 220
VAN NUYS, CA 91401
(818) 901-5017

File Number: **677752**
Receipt Number: **3092481**
Geographical Code: **1988**
Copies Mailed Date: **March 20, 2026**
Issued Date:

DISTRICT SERVING LOCATION: **VAN NUYS**

First Owner: **PITABU LLC**

Name of Business: **PITA BU**

Location of Business: **22935 PACIFIC COAST HWY**
MALIBU, CA 90265

County: **LOS ANGELES**

Is Premises inside city limits: **Yes** Census Tract: **8005.02**

Mailing Address: (If different from premises address)

Type of license(s): **41, 58** Dropping Partner: Yes___ No X

Transferor's license/name:

License Type	Transaction Type	Master	Secondary LT And Count
41 - On-Sale Beer And Wine - Eating	ORI	Y	58[1]
58 - Caterer Permit	ORI	N	

License Type	Transaction Description	Fee Code	Dup	Date	Fee
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	03/20/26	$1,135.00
Application Fee	FEDERAL FINGERPRINTS	NA	3	03/20/26	$72.00
Application Fee	STATE FINGERPRINTS	NA	3	03/20/26	$117.00
58 - Caterer Permit	ANNUAL FEE	NA	1	03/20/26	$290.00
41 - On-Sale Beer And Wine - Ea	ANNUAL FEE	NA	0	03/20/26	$565.00
				Total	$2,179.00

Have you ever been convicted of a felony? **No**
Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of LOS ANGELES Date: March 20, 2026

Applicant Name(s)

PITABU LLC

ATTACHMENT 4

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, June 1, 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. 26-001 - An application to establish the use of an existing restaurant known as Pita Bu, with an attached outdoor patio with 30 seats, including a California Department of Alcoholic Beverage Control (ABC) License Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) to allow the onsite service of beer and wine at the restaurant during all business hours Sunday to Thursday from 11:00 AM to 11:00 PM and Friday from 11:00 AM to 3:00 PM

LOCATION / APN:	**22935 Pacific Coast Hwy** / 4452-019-010
ZONING:	Commercial Visitor-Serving-One (CV-1)
APPLICANT / OWNER:	Nieves and Associates / Chabad of Malibu, Inc.
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301
APPLICATION FILED:	March 23, 2026
CASE PLANNER:	Michelle Santiago, Assistant Planner, msantiago@malibucity.org / (310) 456-2489, ext. 382

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL – A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action (15 days for tentative maps) for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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

YOLANDA BUNDY, Community Development Director Date: May 7, 2026

ATTACHMENT 5

Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: May 21, 2026 Meeting date: June 1, 2026

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

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

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-21 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Coastal Development Permit (CDP) No. 21-036 to construct a new 8,250 square foot (sf.), one-story, single-family residence with an enclosed, vaulted stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system (OWTS), swimming pool, and associated site improvements; including Site Plan Review (SPR) No. 25-016 for construction above 18 feet (ft.) in height up to a maximum of 23 ft., 9 inches for a flat roof, located in the Rural Residential, Two-Acre (RR-2) zoning district at 27357 Pacific Coast Highway (PCH) (Zad Ranch, LLC).

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.

Pursuant to LCP Local Implementation Plan (LIP) Section 13.13.1, the Community Development Director may process this permit application administratively, as an administrative coastal development permit. However, at the time of filing, the Community Development Director, with the concurrence of the applicant, accepted the application for filing as a regular CDP pursuant to LIP Section 13. 13. 2(B). Thus, the application has been processed as a regular CDP, subject to the provisions for hearing and appeal set forth in LIP Sections 13. 11 and 13. 12.

Project Overview

As shown in Figure 1, the subject parcel is located on the north side of PCH approximately one-mile northeast of the Point Dume neighborhood. The parcel slopes downwards in a north-south direction and obtains access via a 40-foot-wide ingress/egress easement from PCH. The parcel is currently developed with a mobile home residence and detached two-car garage on the south portion of the parcel, and equestrian-related facilities in the middle of the parcel, including horse stalls and an outdoor riding arena. The existing residence and garage were previously permitted by Los Angeles County in 1971. Other than two existing portable sheds and horse stable/corral buildings' roofs (proposed to be demolished), all existing development is proposed to remain. The residence and garage are listed on the project plans (Attachment 2) as "Existing Second Unit" and "Existing Second Unit Garage".

Figure 1 – Aerial Map



Source: City GIS, 2026

The subject application proposes to construct a new 8,250 sf., one-story, single-family residence, attached two-car garage, landscaping, hardscaping, new OWTS, swimming pool, and associated site improvements. SPR No. 25-016 is included as part of the application for construction above 18 ft. in height up to 23 ft. 9 in. for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell, and portions of the roof and roof deck. Most of the proposed residence would not exceed 18 feet in height.

The proposed residence will be sited toward the north (rear) of the parcel to avoid steep slopes onsite between 3:1 and 2.5:1 in the northeast portion of the parcel. The parcel slopes down in a north-south direction but does not meet the MMC definition of “Hillside Residential Development” (MMC Section 17.02.060), with much of its slopes being approximately nine percent in steepness, where 30 percent or steeper would result in application of the Hillside Residential Development standards. Mapped Environmentally Sensitive Habitat Area (ESHA) is located offsite, as shown on the LCP ESHA Overlay Map (see the shaded orange area noted in Figure 2, below, with the subject property highlighted), and within 200 ft. of the northeast corner of the subject parcel. However, there are two legally established residential developments north of the project site that fall within the mapped ESHA boundary with existing overlapping fuel modification zones as required

by the Los Angeles County Fire Department (LACFD). Pursuant to LCP Land Use Plan (LUP) Section 3.1, “Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA.”

Figure 2 – Aerial Map



Source: City GIS, 2026

Additionally, the developed areas on these sites are not ESHA. The ESHA maps (reflected in Figure 2, above) have not been updated since the certification of the LCP in 2002 and still contain mapped areas that are no longer ESHA or were determined not to be ESHA from previous site-specific biological studies and permitted development. Therefore, it has been determined by the City Biologist and planning staff that the areas within 200 feet of the proposed development are not ESHA. Since the site is not within 200 feet of ESHA, it is not subject to the additional ESHA development standards of LIP Chapter 4.

City records reflect that three abutting properties at 27355 PCH, 27326 Winding Way, and 27364 Winding Way have previously established Primary View Determinations (PVDs) pursuant to MMC Section 17.45.050 (Attachment 4). However, the PVDs for 27355 PCH (located south of the subject parcel) and 27364 Winding Way (located northwest of the subject parcel) face south and west, respectively, and away from the proposed development. Additionally, the topographical difference in elevation from the ground level deck, where the PVD for 27326 Winding Way is taken from (looking south), is significantly higher than the highest section of roofline for the proposed development. Consequently, based on GIS imagery and topographical survey data analysis, staff does not anticipate any visual impacts will arise from the proposed development above 18 ft. in height relative to the PVD established at 27364 Winding Way and MMC Sections 17.45.050 and

17.40.040.A.17. Story pole verification by staff also supports 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, staff did not receive any notification from PVD recipients following story pole installation and public noticing.

Various alternatives to site development were considered but ultimately determined not to be substantially superior to the proposed. Alternative designs included creating a two-story building at the most southerly end of the parcel. However, this design would have created a midsize two-story structure which presented public view impacts of the mountains from PCH a designated scenic road in the LCP. Another alternative considered creating a low-lying sprawl development located in the middle of the parcel. This alternative was rejected as it would have resulted in greater site disturbance by having to demolish existing site development, which could be retained. The proposed project allows for minimal disturbance to the existing development and a proposed location for the residence that notches into the higher elevation of the parcel to reduce height and visual impacts. The project will be in compliance with the two acre convex maximum development area required by MMC Section 17.40.040(A)(10).

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	922 ft., 9.5 in.
Lot Width	193 ft., 2.5 in.
Gross Lot Area	175,850 sf. (4.04 acres)
Area of 1:1 Slopes	0 sf.
Area of Private Street Easements	19,319 sf.
Net Lot Area*	156,531 sf. (3.59 acres)

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

The project site is not 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. The subject parcel is located adjacent to one of the City's mapped trails, the Izumi Connector, which abuts the northern property line, according to the LCP Park Lands Map.

The subject parcel is zoned RR-2, as are the surrounding parcels which are vacant or developed with mostly two-story single-family residences. 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**
Northwest	27364 Winding Way	1.74 acres	RR-2	Single-Family Residential
North	27326 Winding Way	3.34 acres	RR-2	Single-Family Residential
Northeast	27353 ¾ PCH	2.73 acres	RR-2	Vacant
East	27333 PCH	3.02 acres	RR-2	Single-Family Residential
Southeast	27335 PCH	4.18 acres	RR-2	Single-Family Residential
South	27355 PCH	3.26 acres	RR-2	Single-Family Residential
West	27349 PCH	4.00 acres	RR-2	Single-Family Residential

Project Description

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

Construction

a. Construction of a new 8,250 sf. one-story single-family residence with an attached two-car garage;
b. 1,000 sf. basement;
c. Swimming pool and spa (56 ft. long by 20 ft. wide) with associated pool equipment (fully screened);
d. New landscaping;
e. 23,630 sf. of new impermeable surfaces (including building footprint);
f. Outdoor equestrian exercise facility (“hot walker”);
g. 155 sf. outdoor dining area with built-in barbecue;
h. Approximately 867 cubic yards (c.y.) of non-exempt grading;
i. Retaining and site walls (not to exceed six ft. in height); and
j. OWTS.

Demolition

k. Demolition of two existing portable sheds; and
l. Existing horse corrals/stables’ roofs are proposed for removal to reduce the existing Total Development Square Footage (TDSF).

Existing to Remain

m. 900 sf second unit;
n. Detached 2-car garage associated with the existing second unit;
o. Perimeter fencing;
p. Entry gate; and
q. 60-inch-high front yard fence/wall.

Discretionary Request

r. SPR No. 25-016 for construction above 18 ft. in height up to a maximum of 23 ft., 9 in. for an enclosed, vaulted, stairway with flat roof, providing access to a rooftop deck and portions of the rooftop.

Existing and Proposed Total Development Square Footage (TDSF)

• Existing second unit	900 sf.
• Existing second unit detached garage	430 sf.
• Proposed residence with attached two-car garage	8,580 sf.
• Proposed basement[1]	0 sf.
Total:	**9,910 sf.**

Relative to the requested SPR, noted above, the applicant conducted an analysis of surrounding residential property characteristics, using Los Angeles County Assessor data to reference the size of the main residences within the vicinity of the project site. Staff has verified the applicant-provided data is accurate. Garages are not included in the County Assessor's square footage, and this can often extend to additional accessory structures, so the square footage listed by the Assessor is not always reflective of the overall TDSF associated with those properties. Based on the data provided for nine surrounding, developed properties, the proposed 8,250 sf. residence would not be largest residence of the surrounding residences, but would be larger than the average size of 6,199 sf. The proposed residence would represent the median size, with four residences recorded by the Assessor with a larger square footage and four residences recorded with a smaller square footage. A new residence of 9,302 sf. in size is currently under construction at 27318 Winding Way that is not reflected in the data. In addition, all of the surrounding residences are two stories, whereas the proposed residence is one-story.

LCP Analysis

The LCP consists of the 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

[1] Basement TDSF Calculation: 1,000 sf. proposed - 1,000 sf. exempt = 0 sf. (LIP Section 3.6(K)(3))

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. Conformance with these LIP chapters is made below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed SPR as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 3 – Department Review Sheets). All conditions of approval from reviewers are included in the resolution. 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 SPR.

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 SPR.

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard	65'	646' 4" (Existing Detached Garage)	Existing Non-Conforming
	65'	144' 3" (Proposed Hot Walker)	Complies
Rear Yard	138' 5"	138' 5"	Complies
Side Yard (Minimum 10%)	19' 4"	27' 9"	Complies
Side Yard	29'	31	Complies

Total Side Yard (Cumulative 25%)	48’ 4”	58’ 7”	Complies
PARKING SPACES			
Enclosed (10 ft. x 18 ft.)	2	2	Complies
Unenclosed (10 ft. x 18 ft.)	2	2	Complies
TDSF (sf.)			
Total	9,946	9,910	Complies
Single-Family Residence	-	8,250	
Attached Two-Car Garage	-	330	
Second Unit (Existing)	-	900	
Second Unit Detached Garage (Existing)	-	430	
2/3^{rds} RULE: Area Above 18 ft. (sf.)	5,743	2,404	Complies
First Floor		4,257	Complies
HEIGHT (ft. in.)			
Single-Family Residence	*18’*	*23’ 9” (flat roof)*	*SPR No. 25-016*
IMPERMEABLE COVERAGE (sf.)	25,000	24,960	Complies
NON-EXEMPT GRADING (c.y.)	1,000	867	Complies
SITE OF CONSTRUCTION	Flatter than 3 to 1	Flatter than 3 to 1	Complies
FENCES/WALLS/HEDGES (ft.)			
Retaining Walls	6’ max. 12’ cumulative	6’ max 12’ cumulative	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 10,543 cubic yards (c.y.) as provided for on the Total Grading Yardage Certificate on the civil plan cover sheet. The total amount of proposed non-exempt grading is 867 c.y., which is less than the maximum allowable of 1,000 c.y. per residential parcel. The total amount of exempt grading is 6,590 c.y. of removal and recompaction, 2,701 c.y. of understructure, and 385 c.y. of safety grading. The proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert Wlodarski of H.E.A.R.T. in November 2020, which concluded that the project area yielded

no archeological resources. The study also noted that any modifications to the area surveyed as part of the study would have no adverse effect on known cultural resources. Nevertheless, conditions in this document require that in the event that any potentially important cultural resources are found in the course of construction work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Conditions of approval for this project require that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating a construction-phase Erosion and Sediment Control Plan and Best Management Practices, must be approved by the City Public Works Department. Additionally, the ocean between Latigo Point and the western 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. As such, the applicant's drainage system is required to retain all non-stormwater runoff on the property without discharge to the ASBS, and to maintain the natural water quality within the ASBS by treating storm runoff for pollutants in residential storm runoff that would cause a degradation of ocean water quality in the ASBS. A condition is also included requiring a Water Quality Mitigation Plan. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the existing and proposed development, which contains a 3,634-gallon MicroSepTec ES12 tank with an ultraviolet disinfection unit, two seepage pits, and two future seepage pits. The OWTS will be located towards the central and eastern portions of the parcel, adjacent to the eastern driveway and existing equestrian arena. The OWTS conformance review was completed for five bedrooms and 101 fixture units for the single-family residence. 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.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (a) and (e) – New

Construction – and Section 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 apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On May 7, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and on May 7, 2026, mailed the notice to all property owners and occupants within a 500-foot radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, staff'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. 26-21. 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. 26-21
2. Project Plans
3. Department Review Sheets
4. PVDs
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-21

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. 21-036 TO CONSTRUCT A NEW 8,250 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ENCLOSED, VAULTED STAIRWAY PROVIDING ROOFTOP ACCESS, ROOFTOP DECK, BASEMENT, ATTACHED TWO-CAR GARAGE, LANDSCAPING, HARDSCAPING, NEW ONSITE WASTEWATER TREATMENT SYSTEM, SWIMMING POOL, AND ASSOCIATED SITE IMPROVEMENTS; INCLUDING SITE PLAN REVIEW NO. 25-016 FOR CONSTRUCTION ABOVE 18 FEET IN HEIGHT UP TO A MAXIMUM OF 23 FEET, 9 INCHES FOR A FLAT ROOF, LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 27357 PACIFIC COAST HIGHWAY (ZAD RANCH, LLC)

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

SECTION 1. Recitals.

A. On July 21, 2021, an application was submitted to the Planning Division by applicant Jaime Massey of Permits Unlimited, on behalf of property owner, Zad Ranch, LLC. At the time of submittal the Community Development Director, with the concurrence of the applicant, decided to not process the application administratively and accepted the application for filing as Coastal Development Permit (CDP) No. 21-036. Site Plan Review (SPR) No. 25-036 was subsequently requested by the applicant to increase height above 18 feet (ft.). 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), and the Los Angeles County Fire Department (LACFD) for review.

B. On February 23, 2026, a Notice of CDP Application was posted on the subject parcel.

C. On March 30, 2026, the CDP application was deemed complete for processing.

D. On May 1, 2026, staff conducted a site visit of the property and verified the certified installation of story poles onsite.

E. On May 7, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

F. On June 1, 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 Sections 15303 (a) and (e) – New Construction and Section 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 apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearing on June 1, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 21-036 for construction a new 8,250 square foot (sf.), one-story, single-family residence with an enclosed, vaulted, stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system (OWTS), swimming pool, and associated site improvements; including SPR No. 25-016 for construction above 18 ft. in height up to a maximum of 23 ft., 9 inches for a flat roof, located in the Rural Residential, Two-Acre (RR-2) zoning district at 27357 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. With the inclusion of the SPR, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. *That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with certified City of Malibu Local Coastal Program.*

The proposed project is located in the 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 SPR.

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

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result

in adverse impacts to coastal resources. The project involves construction of a new 8,250 sf., one-story, single-family residence, with attached two-car garage, landscaping, hardscaping, new OWTS, swimming pool, and associated site improvements. SPR No. 25-016 is included for structure height above 18 ft. up to a maximum of 23 ft., 9 inches (in.) for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell, and portions of the roof and roof deck.

The proposed residence will be sited toward the north (rear) of the parcel to avoid steep slopes onsite between 3:1 and 2.5:1 in the northeast portion of the parcel. Mapped Environmentally Sensitive Habitat Area (ESHA) is located offsite, as shown on the LCP ESHA Overlay Map, and within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary and have existing overlapping fuel modification zones as required by the LACFD. Pursuant to LCP Land Use Plan (LUP) Section 3.1, "Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA." Additionally, the developed areas on these sites are not ESHA. The ESHA maps have not been updated since the certification of the LCP in 2002 and still contain mapped areas that are no longer ESHA or were determined not to be ESHA from previous site-specific biological studies and permitted development. Therefore, it has been determined by the City Biologist, planning staff, and the Planning Commission that the areas within 200 ft. of the proposed development are not ESHA. Since the site is not within 200 ft. of ESHA, it is not subject to the additional ESHA development standards of LIP Chapter 4.

Various alternatives to site development were considered but ultimately determined not to be substantially superior to the proposed. Alternative designs included creating a two-story building at the most southerly end of the parcel. This design would have created a midsize two-story structure which presented public view impacts of the mountains from PCH, a designated scenic road in the LCP. Another alternative considered creating a low-lying sprawl development located in the middle of the parcel. This alternative was rejected as it would have resulted in greater site disturbance by having to demolish existing site development, which could be retained. The proposed project allows for minimal disturbance to the existing development and a proposed location for the residence that notches into the higher elevation of the parcel to reduce height and visual impacts. The proposed one-story building provides a high ceiling with openable glazing allowing for cross ventilation throughout. Overhangs provide shading from direct solar impact. An open central courtyard also allows for natural light to be provided through the first floor. Consequently, the proposed house attempts to accommodate sustainable and green design strategies for a more environmentally conscious development, retains existing development onsite, and reduces potential impacts that could have resulted from increased site disturbance and public views from PCH. The project will be in compliance with the two acre convex maximum development area required by MMC Section 17.40.040(A)(10).

The proposed development is consistent with the RR-2 land use and zoning designations. Adjacent properties to the north, east, south, and west are developed with similar single-family residences and associated uses similar to the proposed development. The proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist,

City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, WD29, and the LACFD. The proposed project, as conditioned, will comply with all applicable requirements of State and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. *If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explain why it is not feasible to take the recommended action.*

Mapped ESHA previously existed offsite, located within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary with existing overlapping fuel modification zones. As described in Finding A.3, the City has determined that this area is not ESHA and, therefore, is not subject to the additional development standards and provisions of LIP Chapter 4. Therefore, Environmental Review Board review is not required and this finding is not applicable.

B. Site Plan Review from LIP Section 3.6(E)(1) for Structure Height Above 18 Ft. (LIP Section 13.27.5)

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 includes an SPR for structure height above the maximum allowance of 18 ft., up to a maximum of 23 ft., 9 in. for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell, and portions of the roof and roof deck. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 25-016 are made as follows.

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

As described in Finding A.1, the proposed project has been reviewed for all relevant policies and provisions of the LCP, and the proposed project, as designed, is consistent with all applicable development and design standards of the LCP. The proposed use is allowed within the RR-2 residential zone and consistent with privileges enjoyed by other parcels in the vicinity and under the identical zoning classification as the subject parcel. Further, the proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, WD29, and the LACFD.

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

SPR No. 25-016 would allow for a new one-story single-family residence to reach a maximum height of 23 ft., 9 in. at the rear (north) of the proposed residence for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell flat roof design. This cylindrical feature has a width of approximately 26.5 ft. and rises under 10 ft. above the main roofline of the single-story residence. Other small portions of the roof and roof deck would extend above 18 ft.; however, most of the residence would be 18 ft. or lower in height.

The subject parcel is currently developed with existing equestrian and residential development through the southern two-thirds of the parcel, with a vacant portion of the parcel existing in the northern third, allowing for a suitable building pad area for the proposed residence. The proposed project – a single-story residence, with limited portions of the flat roof rising up to 23 ft., 9 in. – complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. The parcel and proposed project site is located in a mostly developed residential neighborhood. The surrounding residential development consists of primarily two-story single-family residences, with accessory development, including swimming pools, detached living units, tennis courts, and equestrian development, similar to the proposed development (inclusive of existing development to remain).

The applicant conducted an analysis of surrounding residential property characteristics, using Los Angeles County Assessor data to reference the size of the main residences within the vicinity of the project site. Staff has verified the applicant-provided data is accurate. Garages are not included in the County Assessor's square footage, and this can often extend to additional accessory structures, so the square footage listed by the Assessor is not always reflective of the overall TDSF associated with those properties. As shown below, based on the data provided for nine surrounding, developed properties, the proposed 8,250 sf. residence would not be largest residence of the surrounding residences, but would be larger than the average size of 6,199 sf. The proposed residence would represent the median size, with four residences recorded by the Assessor with a larger square footage and four residences recorded with a smaller square footage. A new residence of 9,302 sf. in size is currently under construction at 27318 Winding Way that is not reflected in the data. In addition, all of the surrounding residences are two stories, whereas the proposed residence is one-story.

Direction	Address	Home Size (sf.)	No. of Stories	Zoning
North	27326 Winding Way	10,023	2	RR-2
	27364 Winding Way	6,418	2	RR-2
	27318 Winding Way	Not Reported (New Construction)	2	RR-2
East	6415 Meadow Court	9,331	2	RR-2
	6437 Meadow Court	9,087	2	RR-2
West	27349 PCH	2,610	2	RR-2
	27405 PCH	9,394	2 + Basement	RR-2
South	27355 PCH	624	2	RR-2
	27403 PCH	2,102	2	RR-2

Story poles were installed on May 1, 2026, to demonstrate the siting, massing, and scale of the proposed residence relative to surrounding development. Staff visited the project site, conducted a story pole inspection, and reviewed the site's surroundings for potential impacts to public and private views. When viewed from PCH, the adjacent topography (when looking north) slopes up, limiting any views of the project site from the street level, while the existing residence at 27355 PCH also further blocks any views of the proposed development. Based on these characteristics, the proposed project blends with the existing development pattern in the neighborhood and does not adversely affect neighborhood character. Although the proposed development is visible from the Izumi Connector Trail to the north, the residence is situated at a lower elevation and – as shown

by the applicant's rendering on plan sheet A5.10, views of the Pacific Ocean to the south will not be impacted by the proposed residence. The SPR has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, and City Public Works Department. As proposed and conditioned, the SPR would not be detrimental to the public interest and would be considered to result in an improvement to the safety, health, and welfare of residents of the subject parcel and surrounding parcels.

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 analysis and story pole verification, the project would not create a skyline, ridgeline, or ocean view intrusion from key public viewpoints (notably the Izumi Connector Trail) because the maximum visible envelope remains below the ocean horizon line when looking south from the trail alignment, and is obscured by existing topography and residential development when viewed from PCH to the north. An alternate design was considered but rejected that would have created a two-story building at the most southerly end of the parcel that would have presented public view impacts of the mountains from PCH. The proposed design is one-story and the location enables the residence to notch into the higher elevation of the parcel to reduce height and visual impacts. Conditions of approval are included with limitations on 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 heigh.*

As described in Finding B.2, the proposed project is in an area with other surrounding residences on the inland side of PCH comprised of predominantly two-stories with a similar maximum height. The proposed residence represents the median home size in the vicinity at 8,250 sf. The SPR would authorize an enclosed vaulted stairwell feature that rises up to 23 ft., 9 in. to allow for rooftop access, and other portions of the roof and rooftop to exceed 18 ft. Most of the proposed residence is at 18 ft. or lower in height. Where those adjacent residences are two stories, the overall bulk and visual impacts associated with the larger portion of second floor (versus the relatively small scale of the proposed vaulted stairwell access, roof, and rooftop deck) appear more significant for the existing surrounding development than the proposed residence. Therefore, 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 does not include 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 three abutting properties at 27355 PCH, 27326 Winding Way, and 27364 Winding Way have previously established Public View Determinations (PVDs) pursuant to MMC Section 17.45.050. However, the PVDs for 27355 PCH (located south of the subject parcel) and 27364 Winding Way (located northwest of the subject parcel) face south and west, respectively, away from the proposed development. Additionally, the topographical difference in elevation from the ground level deck, where the PVD for 27326 Winding Way is taken from (looking south), is significantly higher than the highest section of roofline for the proposed development. Consequently, based on GIS imagery and topographical survey data analysis, staff does not anticipate any visual impacts will arise from the proposed development above 18 ft. in height relative to the PVD established at 27364 Winding Way and MMC Sections 17.45.050 and 17.40.040.A.17. Story pole verification by staff also supports 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.

Based on the visual analysis, including staff GIS analysis, site visits, story poles, and visual documentation, the Planning Division concluded that the portion of the residence exceeding 18 ft. 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). Consequently, the project satisfies the supplemental view finding required for height in excess of 18 ft.

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

As discussed in Finding A.1, the proposed project is consistent with the LCP in that the project is 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 residential land use designation for the parcel 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 developed property, and the plan set reflects site-sensitive placement and setbacks that reduce landform alteration and visual prominence from the Izumi Connector Trail while avoiding constraints such as setbacks and minimizing impacts to adjacent steep slopes. 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 proposed project will meet the required setbacks established in both the MMC and LIP for non-beachfront development. The project site is located within an established residential neighborhood characterized by similarly scaled single-family development with comparable setbacks and, mostly two-stories of building massing versus the proposed project's predominantly single-story massing. Additionally, existing mature vegetation surrounds the proposed location for the main residence and provides screening for the proposed development. The proposed residence has a flat roof form associated with the vaulted stairwell that will provide rooftop access, with a maximum height of 23 ft, 9 inches. Based on the structure's placement on the parcel, proposed side and rear yard setbacks, and limited amount of volume above 18 ft., the requested height above 18 ft. is not anticipated to result in a substantial reduction of solar access to adjacent residences or associated outdoor use areas, and solar access impacts are not anticipated. No nearby property owners have submitted correspondence indicating the proposed residence would adversely 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.*

The SPR would allow a maximum structure height above 18 ft., up to 23 ft., 9 in. for a portion of the flat roof at the rear of the building, which provides rooftop access via an enclosed vaulted stairwell, and other sections of roof and rooftop deck. These sections of roof do not create a full second floor and represent only a small fraction of the overall footprint. This allows for additional patio space in the form of a rooftop, which minimizes site disturbance compared to a similar-sized space involving additional grading at ground level. The residence would be sited on an existing vacant portion of the parcel which provides for a natural building pad on a relatively flat portion of the parcel, and avoids encroachment into adjacent steeper slopes at the northeast corner. No ESHA impacts are anticipated. Mapped ESHA previously existed offsite, located within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary with existing overlapping fuel modification zones. As described in Findings A.3 and A.4, the City has determined that this area is not ESHA. The proposed 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 above 18 ft. does not impact onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project.

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.

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

As noted in Findings A.3 and A.4, mapped ESHA previously existed offsite, located within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary with existing overlapping fuel modification zones. As described in Finding A.2, the City has determined that this area is not ESHA and, therefore, is not subject to the additional development standards and provisions of LIP Chapter 4.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. Due to the selected location of development, one-story design, intervening topography, and existing development and vegetation screening, the project site is not visible from designated scenic roadways including PCH and Latigo Canyon Road, or from Escondido Beach. However, the project site is visible from the mapped Izumi Connector Trail as shown on the LCP Parklands Map and the following five findings must be made pursuant to LIP Section 6.4.

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

The Planning Division evaluated visual impacts through site analysis, site visits, story pole installation and verification, and review of surrounding development patterns. As noted in Finding B.3, the proposed project will not have adverse impacts on scenic or visual resources. The project site is not visible from PCH or Latigo Canyon Road, nor is the property visible from Escondido Beach. Although the proposed development will be visible from the adjacent Izumi Connector Trail to the north, the proposed structure will not block views of the Pacific Ocean to the south that are visible from this trail in compliance with LIP Section 6.8. The proposed building design is also notched into the topography and keeps the higher portion of the property at the rear (north) of the building where its appearance is minimized by the site's topography, with the highest portion of the roof located away from PCH at the north end of the lot, but also lying lower than the elevation at which the Izumi Connector Trail is located, complying 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.*

The project as conditioned will not have significant adverse scenic or visual impacts. Conditions of approval are included with limitations on 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.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. An alternate design was considered but rejected that would have created a two-story building at the most southerly end of the parcel that would have presented public view impacts of the mountains from PCH. The proposed design is one-story and location enables the residence to notch into the higher elevation of the parcel to reduce height and visual impacts.

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.*

As described in Findings A.3 and A.4, no ESHA is present on the subject parcel. The proposed project would utilize a flatter undeveloped area of the parcel and would avoid steeper slopes to the northeast. The project will not impact ESHA due to existing, overlapping fuel modification associated with two residences adjacent to the subject parcel. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

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

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

The applicant submitted a geologic and soils engineering report prepared on January 15, 2021, by GeoConcepts, Inc. This report is on file at City Hall. The report evaluates site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, and slope stability. It was determined that the project site is not located within a liquefaction hazard zone nor an earthquake-induced landslide hazard zone, and the findings of said investigation indicate that the parcel is suitable from a geotechnical standpoint for the proposed development. The subject parcel, as with all parcels located within the City limits, is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding 1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.1, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

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, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Findings A.3 and G.3, there are no feasible alternatives to development and due to site constraints, any other project alternative considered would have resulted in more grading, land disturbance, and construction on steep slopes.

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

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

H. Shoreline and Bluff Development (LIP Chapter 10)

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

I. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel is located inland from PCH and is not located on or adjacent to a shoreline.
B. Blufftop Access – The subject parcel is located inland from PCH and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – The Izumi Connector Trail abuts the subject parcel along the north property line, but the proposed area of development does not encroach into any segments of the Izumi Connector Trail or any other existing or planned trails as indicated on the LCP Park Lands Map. No condition for trail access is warranted.
D. Recreational Access – The subject parcel does not include or is adjacent to any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at Escondido Beach or the Izumi Connector Trail. No condition for recreational access is warranted.

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

J. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 21-036 and SPR No. 25-016, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

   Construction

   a. Construction of a new 8,250 sf. one-story single-family residence with an attached two-car garage;
   b. 1,000 sf. basement;
   c. Swimming pool and spa (56 ft. long by 20 ft. wide) with associated pool equipment (fully screened);
   d. New landscaping;
   e. 23,630 sf. of new impermeable surfaces (including building footprint);
   f. Outdoor equestrian exercise facility ("hot walker");
   g. 155 sf. outdoor dining area with built-in barbecue;
   h. Approximately 867 cubic yards (c.y.) of non-exempt grading;
   i. Retaining and site walls (not to exceed six ft. in height); and
   j. OWTS.

Demolition

k. Demolition of two existing portable sheds; and
l. Existing horse corrals/stables' roofs are proposed for removal (to reduce the existing TDSF).

Existing to Remain

m. 900 sf second unit;
n. Detached 2-car garage associated with the existing second unit;
o. Perimeter fencing;
p. Entry gate; and
q. 60-inch-high front yard fence/wall.

Discretionary Request

r. SPR No. 25-016 for construction above 18 ft. in height up to a maximum of 23 ft., 9 in. for an enclosed, vaulted, stairway with flat roof, providing access to a rooftop deck, and portions of the rooftop and rooftop deck.

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 24, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

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

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.

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

Cultural Resources

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

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

Lighting

14. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two ft. 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 ft. in height except as required by the California building code.

21. Up-lighting of landscaping is prohibited.

22. 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

23. 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).

24. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six ft. in height or 12 ft. in height for a combination of two or more walls.

25. New or necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

26. 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.

Demolition/Solid Waste

27. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

28. 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.

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. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

31. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

32. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state and local regulations.

33. 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.

34. Upon completion of demolition activities, the applicant shall request a final inspection by the Building Safety Division.

Construction/Framing

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

36. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

37. 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.

38. 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.

39. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

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

41. 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.

Waste Management

42. 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.

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

Biology/Landscaping

44. 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.

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

46. 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.

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

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

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

50. 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 ft. of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

51. 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.

Fire Department/Fuel Modification

52. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

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

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

Public Works

55. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

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

56. 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.

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

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

    All Best Management Practices (BMP) shall be in accordance 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.

58. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by

the Public Works Department prior to the issuance of the grading or building permit for this project.

59. 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 Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits; and
    i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

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

61. 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

62. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of permits.

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

Swimming Pool/Spa/Mechanical Equipment

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

65. 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).

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

67. 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).

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

69. 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.

Environmental Health

70. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of onsite facilities.

71. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-in. by 17-in. sheet leaving a five-in. margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to

clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 in. by 22 in.).

72. Final OWTS Design Report Plans, and System Specifications: A final design and system specifications shall be submitted as to all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design. The designer must also be a registered OWTS designer with the City of Malibu. The final OWTS design report and drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

73. The final OWTS design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture equivalents, and/or the subsurface effluent dispersal system acceptance rate. The fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Provide seepage pit cap depth relative to original and finished grades. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 in. by 22 in., for review by Environmental Health). Note: For

OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

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

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

76. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the City Environmental Health Administrator. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed OWTS following installation.

77. All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval. The revised DFU worksheet dated 10-13-2021 indicates a 6 bedroom and 92 drainage fixture unit (DFU) residence, but the architectural plans dated 2-10-2022 indicate a 6 bedroom and 85 DFU residence. The final floor plans must match the DFU worksheet.

78. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original wet signature documents are acceptable.

79. 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.”

80. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder’s Office. Said covenant shall serve as constructive notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

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

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

83. Operating Permit Application and Fee: In accordance with MMC Chapter 15.14, 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.

Water Service

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

Prior to Occupancy

85. 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.

86. The applicant shall request a final Planning Division inspection prior to final inspection by the 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.

87. 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.

88. 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

89. 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.

90. 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.

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

Site-Specific Conditions

92. Nothing left overnight on the proposed rooftop deck may exceed 24 ft. in height as measured from the existing lowest finished floor elevation of 186.5 ft. on the ocean side of the residence.

93. Prior to the issuance of any development permit, the applicant/property owner shall provide a pre-construction assessment of the existing condition of the shared driveway that provides both ingress and egress to the subject parcel from Pacific Coast Highway. A copy of this assessment shall be kept on file with the City. The applicant/property owner shall be responsible for repairs of any damage to the driveway that may result during the construction phase of the proposed project. Any obvious damage to the road that becomes apparent during the construction phase (including, but not limited to, pot holes, cracks and ripples) shall be immediately repaired by the applicants/property owner. Prior to a Planning Department final inspection, the applicant/property owner shall submit a post-construction assessment of the road to demonstrate compliance with this condition. A photo survey shall be utilized to complete this assessment.

Deed Restrictions

94. 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.

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

Fixed Conditions

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

97. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

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

PASSED, APPROVED AND ADOPTED this 1st day of June 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.

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.

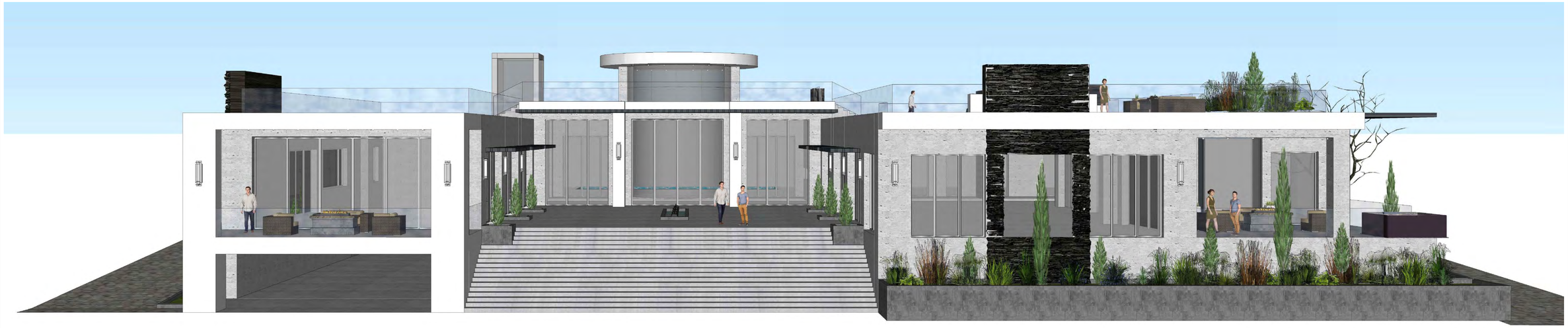
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-21 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 1st day of June 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

ZAD RESIDENCE

27357 PACIFIC COAST HWY.
MALIBU, CA 90265



TOTAL TDSF ANALYSIS TABLE

		EXISTING	PROPOSED
	MAIN RESIDENCE		8,250 SQ. FT.
	MAIN RESIDENCE ENTRANCE PATIO		EXEMPT
	MAIN RESIDENCE GARAGE		330 SQ. FT.
	2ND UNIT	900 SQ. FT.	
	2ND UNIT GARAGE	430 SQ. FT.	
	OPEN PATIO & TRELLIS		EXEMPT
	OPEN PATIO & OPEN ROOF		EXEMPT
	BASEMENT		EXEMPT (1000 SQ FT)
	TOTAL	1,330 SQ. FT.	8,580 SQ. FT.

MAXIMUM ALLOWED TDSF= 9,946 SF > 9,910 SF

PARKING ANALYSIS

PARKING TABLE				
STRUCTURE	REQUIRED		PROVIDED	
	ENCLOSED	OPEN	ENCLOSED	OPEN
GUEST HOUSE	1		2	0
MAIN RESIDENCE	2	2	2	2

SET BACK ANALYSIS TABLE

SETBACK TABLE		
SETBACK	MIN. REQUIRED	PROPOSED
FRONT YARD	65.00'	65.00'
BACKYARD	138.42'	138.42'
EAST SIDE YARD	19.29'	24.15'
WEST SIDE YARD	19.29'	24.15'

TOTAL IMPERMEABLE LOT AREA (TILC) ANALYSIS

TOTAL NET LOT AREA: 156,531 SF = 3.6 ACRES > 0.5 ACRES
MAXIMUM ALLOWABLE IMPERMEABLE SURFACE = 25,000 SF

IMPERMEABLE AREAS:

MAIN RESIDENCE & GARAGE AREA:	9,945 SF
2ND UNIT AREA:	900 SF
2ND UNIT GARAGE AREA:	430 SF
ENTRANCE COURT AREA:	3,251 SF
POOL DECK:	4,105 SF
OPEN DECK AREAS:	2,930 SF
ROOF OVERHANG AREA:	249 SF
GREAT MATS AREA:	3,150 SF
TOTAL:	24,960 SF

MAXIMUM ALLOWED TILC = 25,000 SF > 24,960 SF

FOR IMPERMEABLE DIAGRAM AND CALCULATIONS SEE
A0.12 & A0.13

PROJECT DESCRIPTION

LOT ADDRESS:	27357 PACIFIC COAST HIGHWAY MALIBU, CALIFORNIA 90265
APN:	4460-008-023
LOT:	4
BLOCK:	1
TRACT:	12935
FIRE ZONE:	IV
CONSTRUCTION TYPE:	VB
OCCUPANCY:	SINGLE FAMILY DWELLING R-1
ZONING:	RURAL RESIDENTIAL (RR-2)
LOT SIZE:	4.04 ACRES
GROSS LOT AREA:	175,850 SQ. FEET
TOTAL EASEMENT AREA:	19,319 SQ. FEET
NET LOT AREA:	156,531 SQ. FEET
TOTAL AREA OF PROPOSED NEW RESIDENCE:	8,615 SF
TOTAL AREA OF EXISTING RESIDENCE AND EXISTING GARAGE:	1,330 SF

FIRE NOTES

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

MAXIMUM ALLOWABLE TDSF CALCULATION

TOTAL LOT SIZE:	156,531 SF = 3.6 ACRES	
UP TO 1/2 ACRE:	21,780 X 0.177	= 21,780 X 0.177 = 3,855 SF
1/2 ACRE TO 1 ACRE:	43,560 – 21,780	= 21,780 X 0.10 = 2,178 SF
1 ACRE TO 1 1/2 ACRES:	65,340 – 43,560	= 21,780 X 0.05 = 1,089 SF
1 1/2 ACRES OR MORE:	156,531 – 65,340	= 91,191 X 0.02 = 1,824 SF
BASEMENT EXCEMPTION:		= 1,000 SF
	TOTAL ALLOWED BUILDING AREA:	9,946 SF
	TOTAL PROPOSED & EXISTING BUILDING AREA:	9,910 SF < 9,946 SF

NOTE:
ALL EXISTING ROOFS OVER EXISTING STRUCTURES OVER 6' TO BE REMOVED-NOT INCLUDING THE 2ND UNIT AND THE 2ND UNIT GARAGE.

LEGAL DESCRIPTION

TRACT # 12935 LOT COM AT MOST N COR OF
LOT 4 BLK 1 TH S 65¢56'50" W 228 FT TH S
8¢19'39" E 888.01 FT TH N 85¢02'30" E
163.26 FT TH N 4¢57'30" W 961.07 FT
TO BEG PART OF LOT 4 BLK 1
(248 MB 30 / 40)

CURRENT CODES

2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 - CALIFORNIA BUILDING CODE
2022 - CALIFORNIA ENERGY CODE TITLE 24
2022 - CALIFORNIA PLUMBING CODE
2022 - CALIFORNIA MECHANICAL CODE
2022 - CALIFORNIA ELECTRICAL CODE
2022 - CITY OF LOS ANGELES FIRE CODE

2023 CITY OF LOS ANGELES AMMENDMENT

NOTE: ALL WORK SHALL CONFORM TO THE ABOVE CODES

SCOPE OF WORK

* PROPOSED ONE STORY SINGLE FAMILY RESIDENCE WITH BASEMENT.
* RESIDENCE WILL PROVIDE A REAR POOL AREA AND ROOF DECK.
* ADD HOTWALKER SYSTEM.
* PAVERS
* THREE NEW TRELLISES
* DISCRETIONARY SPR

PROJECT NARRATIVE

RNA IS PROPOSING A 1 STORY SINGLE FAMILY RESIDENCE WITH A BASEMENT. THE RESIDENCE CONSIST OF AN OPEN SPACE PLAN WITH HIGH CEILINGS, A MAIN ENTRY COURT, PERIMETER PRIVATE PATIOS, A REAR POOL AREA AND AN ACCESSIBLE ROOF TERRACE ALLOWING THE CAPTURE OF DISTANCE OCEAN VIEWS.

PARKING IS PROVIDED BY AN ENCLOSED TWO CAR GARGE AND TWO OPEN GARAGES AT THE FRONT OG THE HOUSE. ALSO IN THE BASEMENT THERE IS A SERVICE AREA, MECHANICAL SPACE AND A WINE CELLAR THAT LEADS TO THE MAIN STAIR WAY.

THE DESIGN PHILOSOPHY IS TO ALLOW THE INTERIOR OF THE RESIDENCE TO EXTEND TO THE EXTERIOR AND ALLOW THE EXTERIOR TO PENETRATE INTO THE INTERIOR. THE PERIMETER GLAZING IS OPERABLE TO THE COURTYARDS AND PRIVATE DECKS. ALLOWING FOR LIGHT AND THE OCEAN BREEZES TO CROSS VENTILATE. THIS PASSIVE SYSTEM ALONG WITH EXTENDED EAVES AND SHADING DEVICES ALLOWS THE RESIDENCE TO CAPTURE ITS HILLSIDE RURAL SURROUNDINGS AS WELL AS REDUCE THE AMOUNT OF ENERGY REQUIRED TO OPERATE.

SHEET INDEX

SHT NO.	ARCHITECTURAL	SHT NO.	ARCHITECTURAL (continued)
A0.00	COVER SHEET	A3.20	EXTERIOR ELEVATIONS
A0.10	ALLOWABLE AREA ANALYSIS	A4.10	SECTIONS AA & BB
A0.11	TDSF DIAGRAM CALCULATIONS	A4.20	SECTIONS CC & DD
A0.12	TILC DIAGRAM CALCULATIONS	A5.00	VIEW LOOKING NORTH
A0.13	TILC CALCS AND DIAGRAMS	A5.10	IZUMI TRAIL RENDERING
A1.00	TOPOGRAPHY-SURVEY	A5.20	ENLARGED TRELLIS PLAN
A1.01	SLOPE ANALYSIS	A5.30	PROPOSED ACCESSORY TRELLIS PLAN
A1.10	EXISTING / DEMO SITE PLAN		**LANDSCAPING**
A1.20	PROPOSED SITE PLAN	L-1	LANDSCAPING PLAN
A1.30	PROPOSED SITE PLAN & FIRE ACCESS PLAN	L-2	IRRIGATION HYDROZONE PLAN
A1.40	SITE SECTION	FM-1	FUEL MODIFICATION
A1.50	IMPERMEABLE SURFACES SITE PLAN		**ELECTRICAL**
A1.60	BUILDING HEIGHT ANALYSIS	E-1	SITE LIGHTING PLAN
A1.70	DEVELOPMENT AREA ANALYSIS		**CIVIL**
A1.80	SITE DRAINAGE PLAN	C-1	TITLE SHEET
A1.90	ENLARGED ESHA PLAN	C-2	GRADING AND DRAINAGE PLAN
A2.10	PROPOSED BASEMENT PLAN	C-3	EXISTING ACCESS PLAN
A2.20	PROPOSED FIRST FLOOR PLAN	C-4	DETAILS AND SECTIONS
A2.30	PROPOSED ROOF PLAN	C-5	EROSION AND SEDIMENT PLAN
A3.10	EXTERIOR ELEVATIONS		

VICINITY MAP



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ARCHITECTS ENGINEERS
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TEL 818 . 575 . 9400 FAX 818 . 575 . 9411

REGISTERED PROFESSIONAL ARCHITECT
CARLOS J. ROCHA
C 19775
STATE OF CALIFORNIA

ROCHA NUEZ ASSOCIATES OWNS THE COPYRIGHT OF THIS UNIT DRAWING UNAUTHORIZED PARTIAL OR COMPLETE REPRODUCTION OF THIS DRAWING OR A DIMENSIONAL FORM MAY RESULT IN LEGAL ACTION. THE USE OF THESE PLANS, DETAILS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT AND ARCHITECTURAL RIGHTS SHALL NOT PREJUDICE. VISUAL CONTACT WITH THESE PLANS IS DEEMED ACCEPTANCE OF THESE RESTRICTIONS.

ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Plan Exchange	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2026

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
COVER SHEET

SHEET NO.
A0.00

City of Malibu

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

MAXIMUM ALLOWABLE SQUARE FOOTAGE

TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF)
FOR A RESIDENTIAL PARCEL

Pursuant to Malibu Municipal Code Section 17.40.040(13) and Local Coastal Program Section 3.6 (K) the following calculation should be used when determining the maximum amount of allowable square footage for residential properties in the City of Malibu. Following the formula and instructions, an example is given:

Step 1 – Determine the total square footage of the net lot area (gross lot area minus all public and private easements and all slopes greater or equal to 1:1)

Step 2 – Break up the square footage into ½ acre increments (½ acre is equal to 21,780 square feet).

Step 3 – Place the ½ increments into the formula.

Percentages:

Up to ½ acre:	21,780 x .177 = 3,855 + 1,000 =
½ acre to 1 acre:	43,560 – 21,780 = 21,780 x .10 =
1 acre to 1 ½ acres:	65,340 – 43,560 = 21,780 x .05 =
1 ½ acres or more:	remaining acres – 65,340 = (square footage) x .02 =

Example:

A parcel to be developed has a total net area of 2.76 acres (or 120,226 square feet). To determine the maximum allowable square footage for the parcel, use the formula above.

Up to ½ acre:	21,780 x .177 = 3,855 + 1,000 =	4,855
½ acre to 1 acre:	43,560 – 21,780 = 21,780 x .10 =	2,178
1 acre to 1 ½ acres:	65,340 – 43,560 = 21,780 x .05 =	1,089
1 ½ acres or more:	120,226 – 65,340 = 54,886 x .02 =	1,098

Therefore, the total maximum allowable square footage for the above example is 9,220.

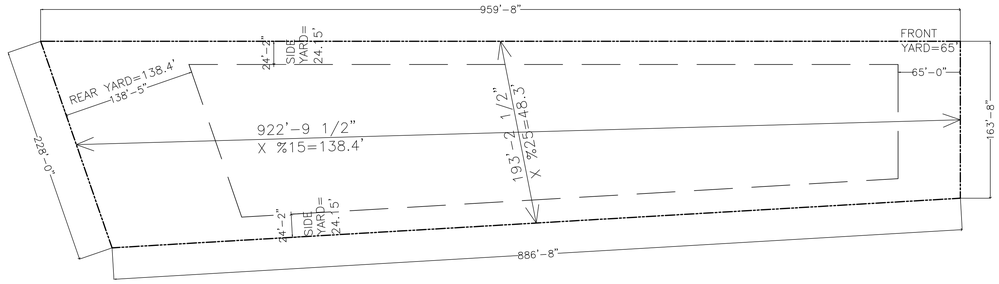
Reference:
10,890 = ¼ acre
21,780 = ½ acre
32,670 = ¾ acre
43,560 = 1 acre

To figure out the square footage of a parcel: Multiply the # of acres by the square footage of 1 acre.

Example:
1.45 acres = 1.45 x 43,560 = 63,162

* Beachfront lots are exempt from the TDSF provision
* A legal lot equal to or greater than 5 acres shall not exceed a total of 11,172 square feet
* There are potential TDSF limits in Environmentally Sensitive Habitat Area (ESHA)

SETBACK ANALYSIS



ALLOWABLE FRONT YARD SETBACK: 20% OF LOT DEPTH OR 65' - WHICHEVER IS LESS
TOTAL DEPTH OF LOT X 20% = 922'-9 1/2" X 20% = 185' > 65'
ALLOWABLE FRONT YARD SETBACK = 65'-0"

ALLOWABLE REAR YARD: 15% OF AVERAGE LOT LENGTH
TOTAL AVERAGE LOT LENGTH X 15% = 922'-9 1/2" X %15 = 138.42'
ALLOWABLE REAR YARD SETBACK = 138'-5"

ALLOWABLE SIDE YARD SETBACK: 25% OF LOT WIDTH (TOTAL ON BOTH SIDES)
TOTAL LOT WIDTH X 25% (FOR 2 SIDES) = 193'-2 1/2" X 25% = 48'-4"
48'-4" / 2 = 24'-2"

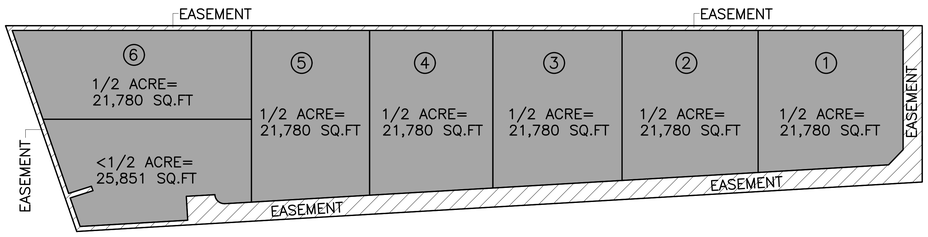
MIN SIDE YARD SETBACK: 20% OF LOT WIDTH (TOTAL ON BOTH SIDES)
TOTAL LOT WIDTH X 20% (FOR 2 SIDES) = 193'-2 1/2" X 20% = 38'-7"
38'-7" / 2 = 19'-3 1/2" < 24'-2" PROPOSED SIDE YARD SETBACK ON EITHER SIDE

SETBACK TABLE		
SETBACK	MIN. REQUIRED	PROPOSED
FRONT YARD	65.00'	65.00'
BACKYARD	138.42'	138.42'
EAST SIDE YARD	19.29'	24.15'
WEST SIDE YARD	19.29'	24.15'

TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF) ANALYSIS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF
STEP 1 - GROSS LOT AREA - EASEMENTS = NET AREA
NET AREA = 175,850 SF - 19,319 SF = 156,531 SF

STEP 2 - BREAK UP: 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 25,851 = 156,531



STEP 3 - PERCENTAGES:

UP TO 1/2 ACRE:	21,780 X 0.177	= 21,780 X 0.177	= 3,855 SF
1/2 ACRE TO 1 ACRE:	43,560 – 21,780	= 21,780 X 0.10	= 2,178 SF
1 ACRE TO 1 1/2 ACRES:	65,340 – 43,560	= 21,780 X 0.05	= 1,089 SF
1 1/2 ACRES OR MORE:	156,531 – 65,340	= 91,191 X 0.02	= 1,824 SF
BASEMENT EXCEMPTION:			= 1,000 SF

TOTAL ALLOWED BUILDING AREA: 9,946 SF

TOTAL PROPOSED BUILDING AREA: 9,910 SF

NOTE:
EXISTING GUEST HOUSE: 900 SF

NOTE:
GUEST HOUSE AND ASSOCIATED GARAGE ARE EXISTING AND NOT PART OF THIS PROJECT.
GUEST HOUSE AREA IS REDUCED BY 30 SF TO COMPLY

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28023 DOROTHY DRIVE SUITE 100 AGOURA HILLS CA 91301
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REGISTERED PROFESSIONAL ARCHITECT
CARLOS J. ROCHA
C 19775
STATE OF CALIFORNIA

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

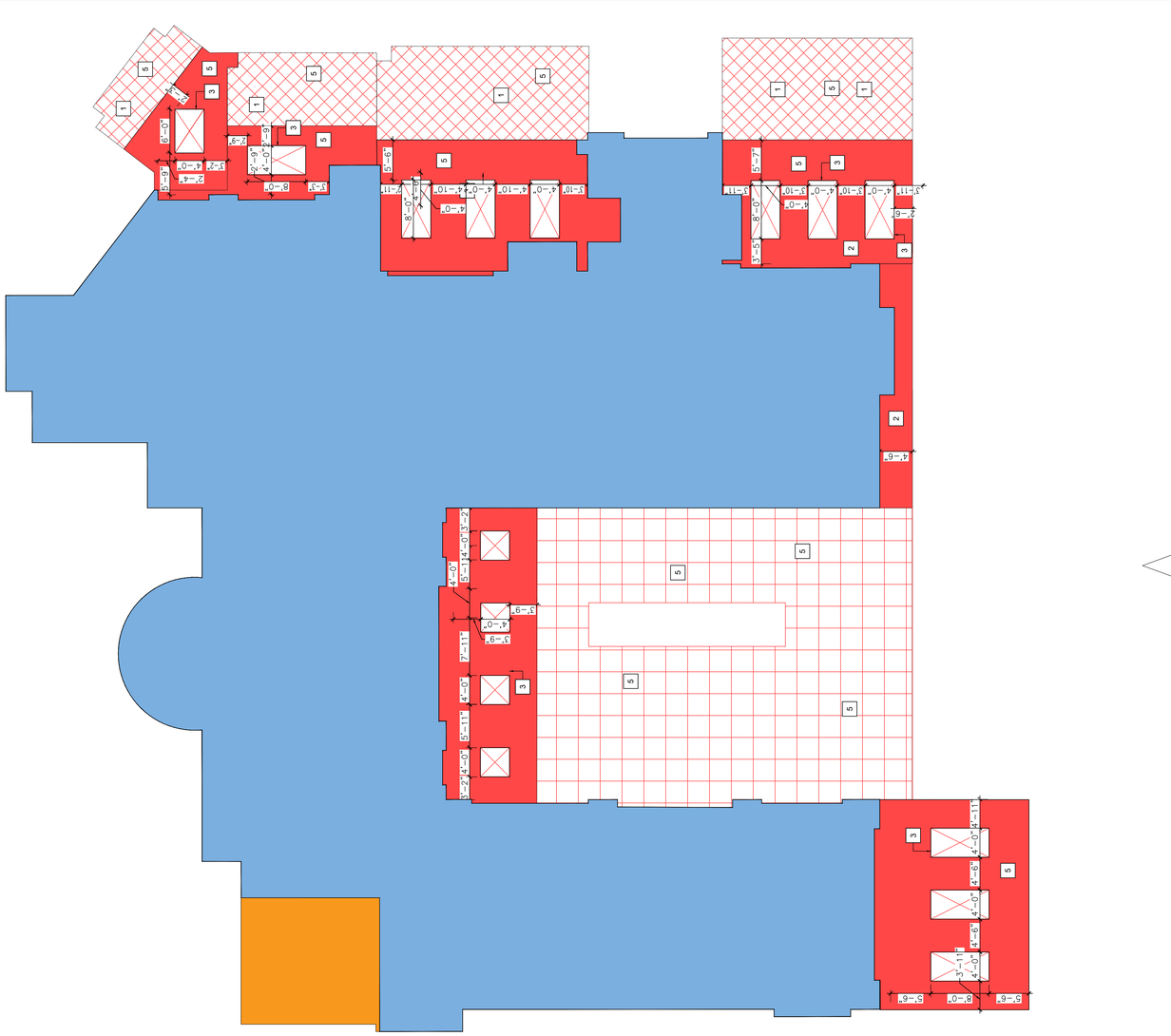
#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
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04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Red Incheon	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2025

Revisions

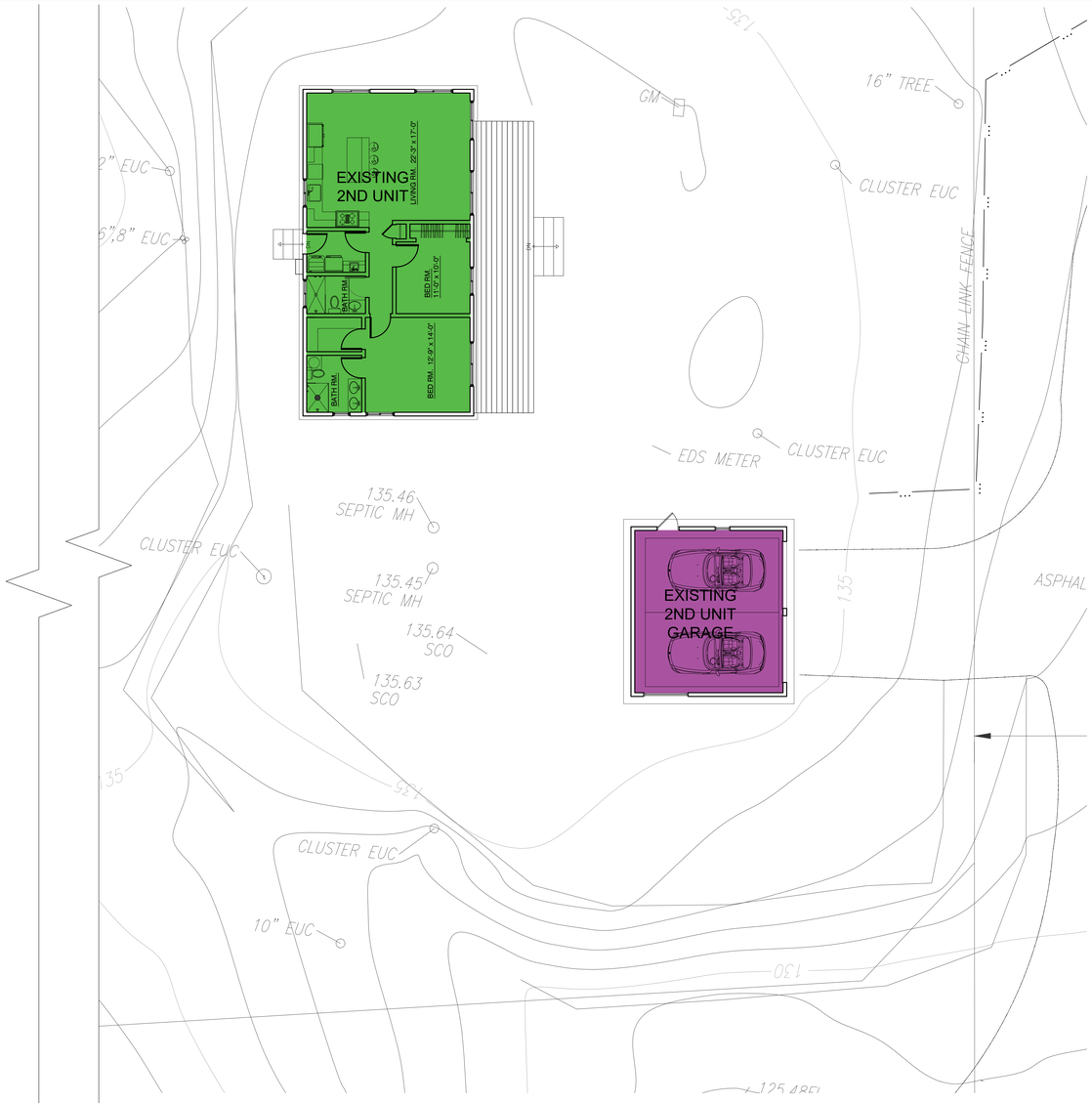
01	Client Revision	10/12/2023

SHEET TITLE
ALLOWABLE SQUARE FOOTAGE

SHEET NO.
A0.10



MAIN RESIDENCE AREA CALCULATIONS (TDSF) 2
SCALE: 1/8" = 1'-0"



2ND UNIT AREA CALCULATIONS (TDSF) 1
SCALE: 1/8" = 1'-0"

KEYNOTES - AREA CALCULATIONS

1	WOOD TRELLIS
2	ROOF OVERHANG
3	OPENING ABOVE-SEE ROOF PLAN FORSIZE
4	LANDSCAPE/PLANTER
5	DECK TILE FINISH WITH 1/2" MIN GAPS TO PROVIDE A PERMEABLE SURFACE

KEYNOTES 5
SCALE: NTS

TOTAL TDSF ANALYSIS TABLE

		EXISTING	PROPOSED
	MAIN RESIDENCE		8,250 SQ. FT.
	MAIN RESIDENCE ENTRANCE PATIO		EXEMPT
	MAIN RESIDENCE GARAGE		330 SQ. FT.
	2ND UNIT	900 SQ. FT.	
	2ND UNIT GARAGE	430 SQ. FT.	
	OPEN PATIO & TRELLIS		EXEMPT
	OPEN PATIO & OPEN ROOF		EXEMPT
	BASEMENT		EXEMPT (1000 SQ FT)
	TOTAL	1,330 SQ. FT.	8,580 SQ. FT.

MAXIMUM ALLOWED TDSF= 9,946 SF > 9,910 SF

TDSF ANALYSIS TABLE 4
SCALE: NTS

MAX. ALLOWABLE TDSF CALCULATIONS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF
STEP 1 - GROSS LOT AREA - EASEMENTS = NET AREA
NET AREA = 175,850 SF - 19,319 SF = 156,531 SF

STEP 2 - BREAK UP: 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 25,851 = 156,531

STEP 3 - PERCENTAGES:

UP TO 1/2 ACRE:	21,780 X 0.177	= 21,780 X 0.177	= 3,855 SF
1/2 ACRE TO 1 ACRE:	43,560 – 21,780	= 21,780 X 0.10	= 2,178 SF
1 ACRE TO 1 1/2 ACRES:	65,340 – 43,560	= 21,780 X 0.05	= 1,089 SF
1 1/2 ACRES OR MORE:	156,531 – 65,340	= 91,191 X 0.02	= 1,824 SF
BASEMENT EXEMPTION:			= 1,000 SF

TOTAL ALLOWED BUILDING AREA: 9,946 SF

TOTAL PROPOSED BUILDING AREA: 9,910 SF

9,910 SQ.FT. < 9,946 SQ.FT.

MAXIMUM ALLOWABLE TDSF CALCULATION 3
SCALE: NTS

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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

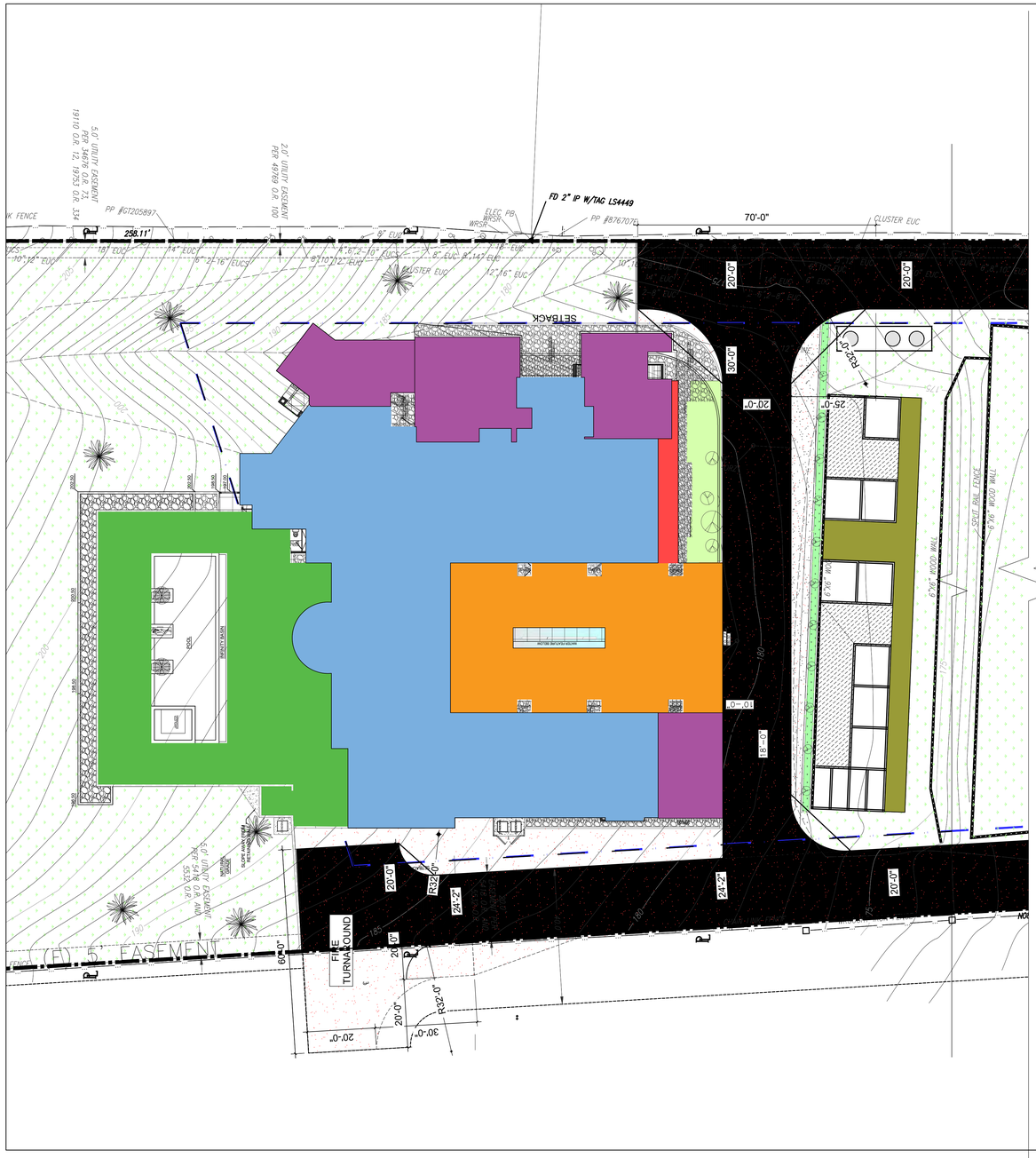
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07	5th Planning Submittal	05/21/2025
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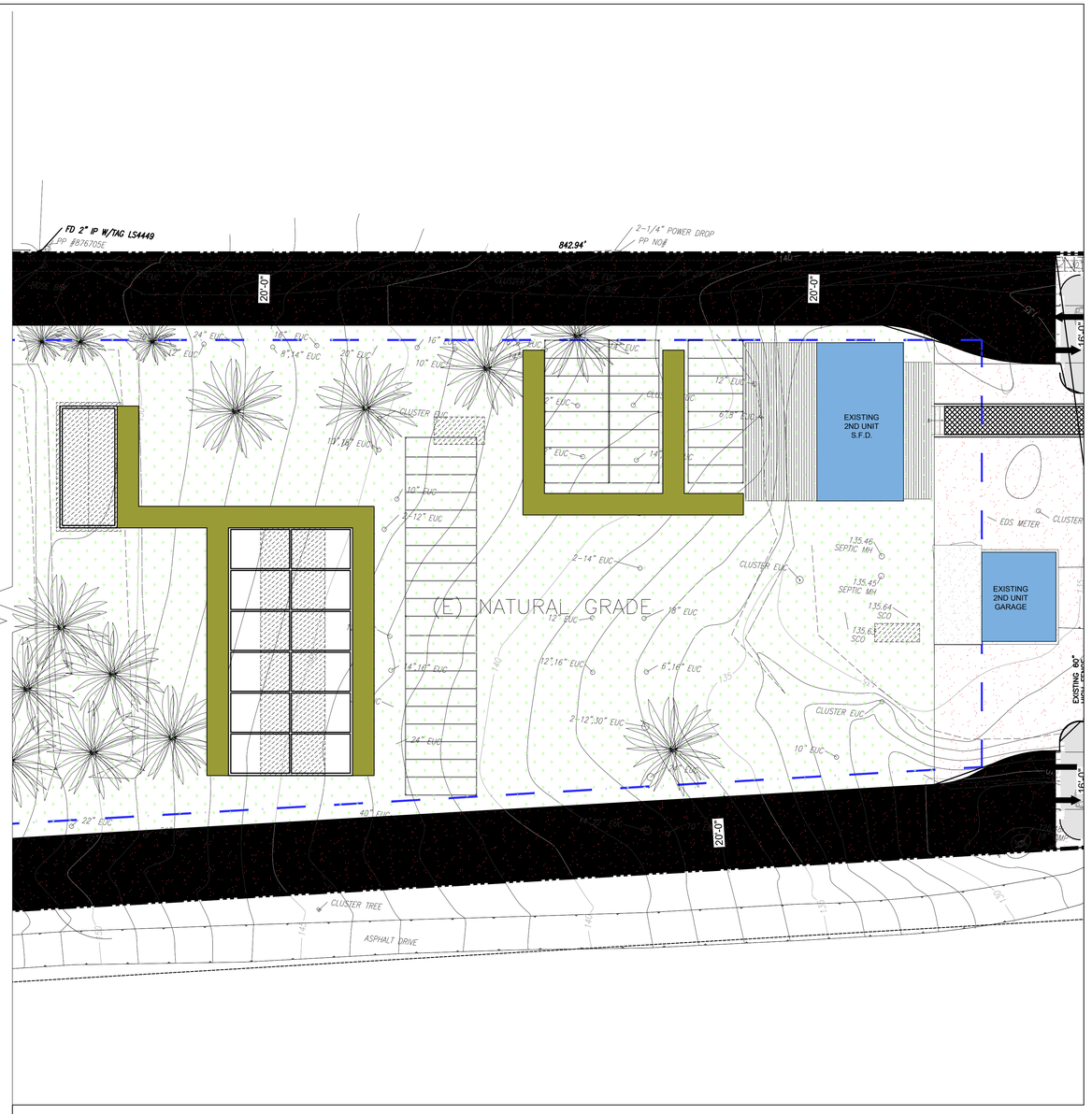
Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
TDSF DIAGRAM CALCULATIONS

SHEET NO.
A0.11





MAIN HOUSE TILC AREA CALCULATION (2)
SCALE: 1/16" = 1'-0"

IMPERMEABLE (TILC) CALCULATION LEGEND:

		EXISTING	PROPOSED
	MAIN HOUSE & GARAGE (ENCLOSED)		9,945 SQ. FT.
	2ND UNIT 2ND UNIT GARAGE	900 SQ. FT. 430 SQ. FT.	
	ENTRANCE COURT		3,251 SQ. FT.
	POOL DECK		4,105 SQ. FT.
	DECK AREAS		2,930 SQ. FT.
	ROOF OVERHANG		249 SQ. FT.
	EQUINE PAVER RUBBER TILE		3,150 SQ. FT.
	TOTAL	1,330 SQ. FT.	23,630 SQ. FT.

MAX ALLOWED TILC = 25,000 SQ. FT. > 24,960 SQ. FT.

TILC AREA LEGEND (4)
SCALE: 1/8" = 1'-0"

MAX. ALLOWABLE TILC CALCULATIONS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF

NET AREA = 175,850 SF - 19,319 SF = 156,531 SF = 3.6 ACRES > 0.5 ACRES

MAXIMUM ALLOWABLE IMPERMEABLE SURFACE = 25,000 SF

TOTAL PROPOOSED IMPERMEABLE SURFACE = 24,960 SQ.FT. < 25,000 SQ.FT.

SECOND UNIT TILC AREA CALCULATION (3)
SCALE: 1/8" = 1'-0"

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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

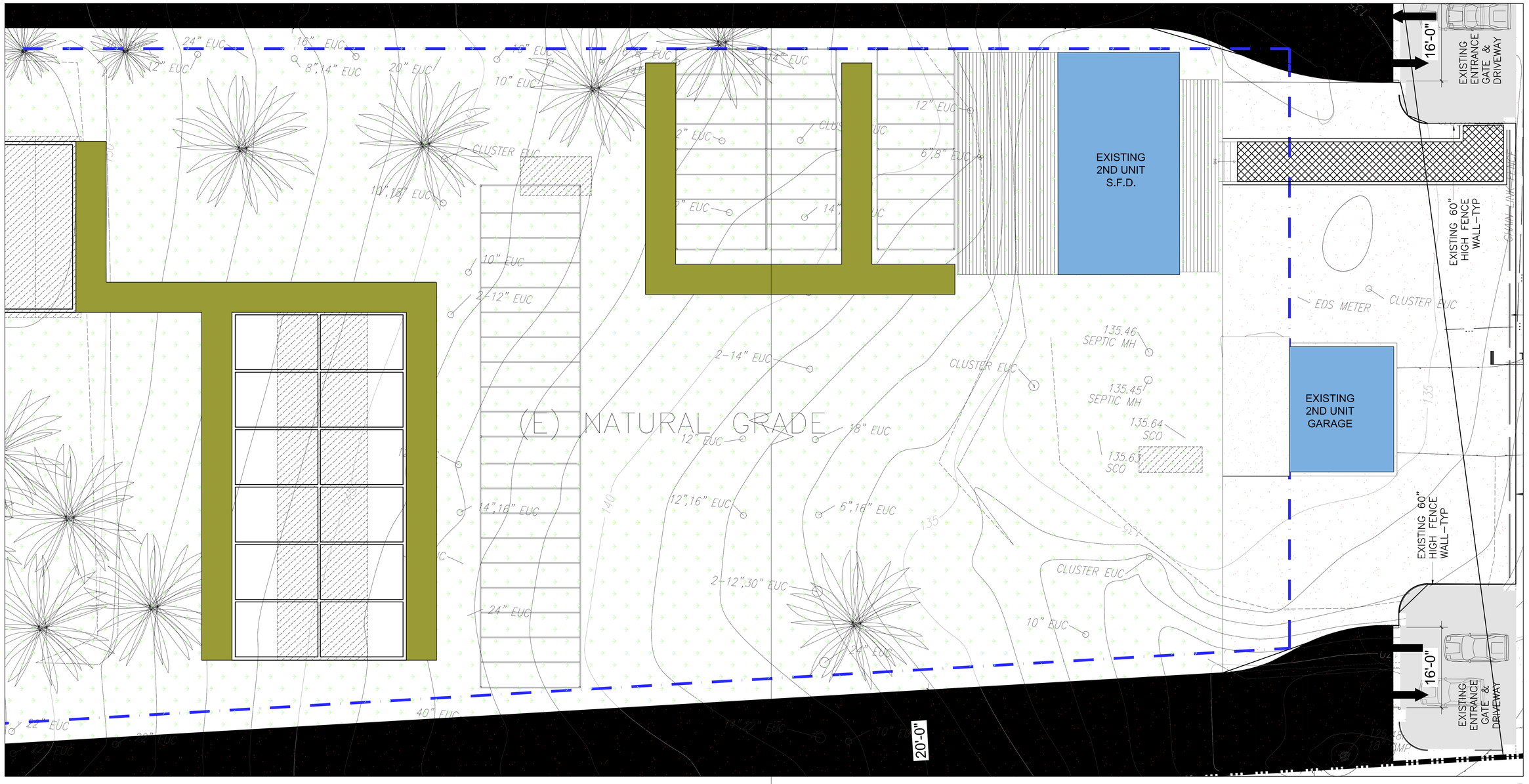
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Revisions

01	Client Revision	10/12/2023

SHEET TITLE
TILC CALCS & DIAGRAM

SHEET NO.
A0.12



MAIN HOUSE TILC AREA CALCULATION (2)
SCALE: 1/8" = 1'-0"

IMPERMEABLE (TILC) CALCULATION LEGEND:

		EXISTING	PROPOSED
	MAIN HOUSE & GARAGE (ENCLOSED)		9,945 SQ. FT.
	2ND UNIT 2ND UNIT GARAGE	900 SQ. FT. 430 SQ. FT.	
	ENTRANCE COURT		3,251 SQ. FT.
	POOL DECK		4,105 SQ. FT.
	DECK AREAS		2,930 SQ. FT.
	ROOF OVERHANG		249 SQ. FT.
	EQUINE PAVER RUBBER TILE		3,150 SQ. FT.
	TOTAL	1,330 SQ. FT.	23,630 SQ. FT.

MAX ALLOWED TILC = 25,000 SQ. FT. > 24,960 SQ. FT.

TILC AREA LEGEND (4)
SCALE: 1/8" = 1'-0"

MAX. ALLOWABLE TILC CALCULATIONS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF

NET AREA = 175,850 SF - 19,319 SF = 156,531 SF = 3.6 ACRES > 0.5 ACRES

MAXIMUM ALLOWABLE IMPERMEABLE SURFACE = 25,000 SF

TOTAL PROPOOSED IMPERMEABLE SURFACE = 24,960 SQ.FT. < 25,000 SQ.FT.

SECOND UNIT TILC AREA CALCULATION (3)
SCALE: 1/8" = 1'-0"

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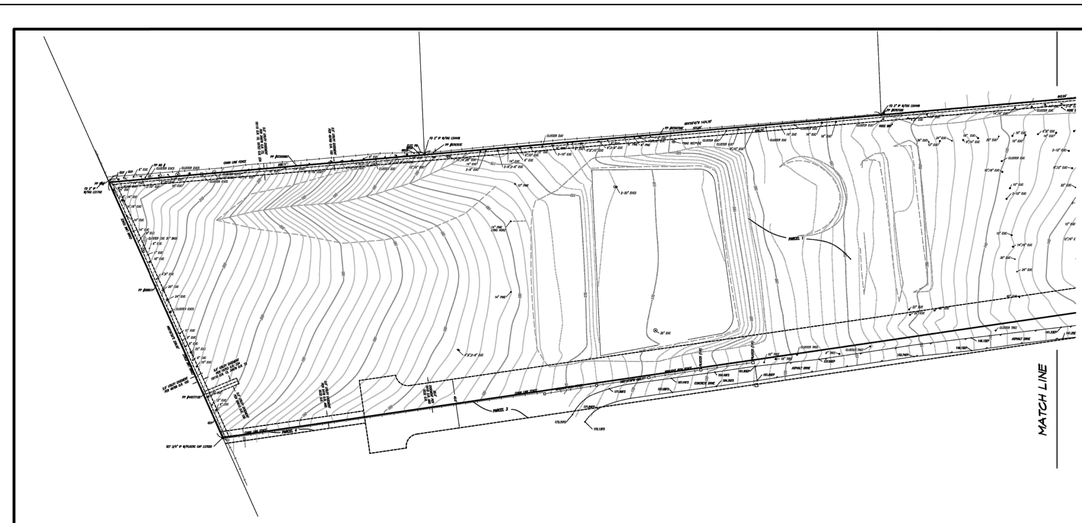
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Revisions

01	Client Revision	10/12/2023

SHEET TITLE
TILC CALCS & DIAGRAM

SHEET NO.
A0.13



LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
Bo	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
ST.LT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE

PREPARED FOR

CARLOS ROCHA
28025 DOROTHY DRIVE
AGOURA HILLS, CA

LEGAL DESCRIPTION

A PORTION OF LOT 4, BLOCK 1, TRACT NO. 12935
(246 MB 39/40)

BENCH MARK

BM# 11698 ELEV.=123.966
50MM(2IN) IP W/FLAT HD. SPK IN N EDGE AC PAV
11M(36') N/O CL PACIFIC COAST HWY & 36M(118')
W/O RPNDNG BY CARSONITE MARKER 1.5M(5') N/O
MRKR (1 SCE 6851)
NAVD 88 DATUM

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	J1-667
ASSESSOR PARCEL NO. (APN)	4460-008-023
ZONE	RR2
ZONE DESIGNATION	RURAL RESIDENTIAL 1 du/2 acres
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1519F
PARCEL/LOT AREA	175,850 GROSS SQ. FT. 156,531 NET SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU/#!/COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

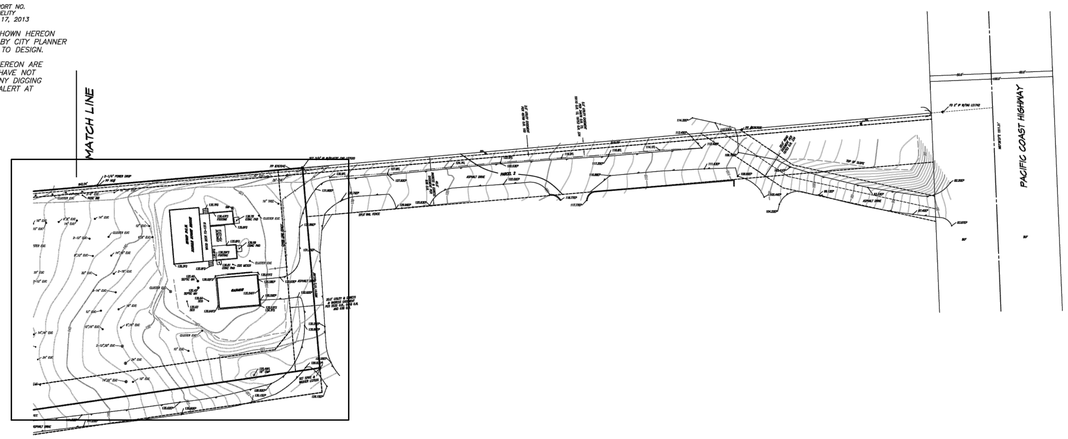
NOTE

DATE OF SURVEY: MARCH 18, 2013

THIS MAP WAS PREPARED USING TITLE REPORT NO. 00016581-994-IND-SL PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED JANUARY 17, 2013

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

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SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GRAPHIC SCALE 1"=40'
0 40 80 120 160

Digitally signed by Bill James
Date: 2023.09.21 11:45:53 -07'00'

PROFESSIONAL LAND SURVEYOR BILL JAMES No. 7020 STATE OF CALIFORNIA

#	REVISIONS	DATE
1	UP-DATE TOPO	6/5/2013
2	UP-DATE TOPO	9/4/2013

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
27357 PACIFIC COAST HIGHWAY
DRAWN BY / DATE: CD MARCH 2013
CHECKED BY / DATE: BG APRIL 2013
SHEET 1 OF 1

G:\PROJECTS\13-5378\13-5378.1.dwg 09/21/2023

SURVEY
SCALE: 1:50
1

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28025 DOROTHY DRIVE SUITE 100 AGOURA HILLS, CA 91301
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PROJECT NUMBER
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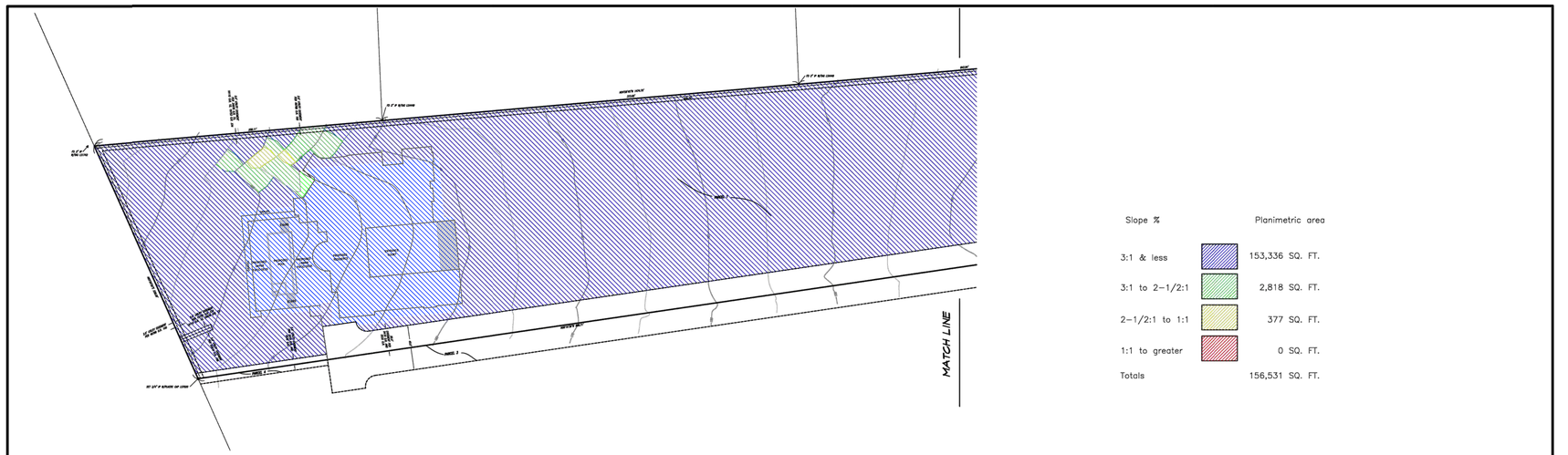
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05	4th Planning Submittal Extended	08/21/2024
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07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

#	Revision	DATE
01	Client Revision	10/12/2023

SHEET TITLE
SURVEY

SHEET NO.
A1.00



Slope %		Planimetric area
3:1 & less		153,336 SQ. FT.
3:1 to 2–1/2:1		2,818 SQ. FT.
2–1/2:1 to 1:1		377 SQ. FT.
1:1 to greater		0 SQ. FT.
Totals		156,531 SQ. FT.

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B●	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDIS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FH	FIRE HYDRANT
FH	FINE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SEWER MANHOLE
ST	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
——— — ———	CENTER LINE
——— ———	FLOW LINE
▭▭▭▭▭	RETAINING WALL
▭▭▭▭▭	BLOCK WALL
——^—^—^——	WOOD RETAINING WALL
——x—x—x——	CHAIN LINK FENCE
——o—o—o——	WOOD FENCE
——o—o—o——	WROUGHT IRON FENCE

PREPARED FOR

CARLOS ROCHA
28025 DOROTHY DRIVE
AGOURA HILLS, CA

LEGAL DESCRIPTION

A PORTION OF LOT 4, BLOCK 1, TRACT NO. 12935
(248 MB 39/40)

BENCH MARK

BM# 11698
SHEMP(2X) 1" IP W/FLAT HD. STK IN N EDGE (E. 70') 11M(36') N/O CL PACIFIC COAST HWY & 36M(118') W/O WINDING WY CARSONITE MARKER 1.5M(5') N/O MKD (1 52.6 6951)
NAVD 88 DATUM

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	J1–667
ASSESSOR PARCEL NO. (APN)	4460–008–023
ZONE	RR2
ZONE DESIGNATION	RURAL RESIDENTIAL 1 du/2 acres
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	175,650 GROSS SQ. FT. 156,531 NET SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU–COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

NOTE

DATE OF SURVEY: MARCH 18, 2013

THIS MAP WAS PREPARED USING TITLE REPORT NO. 00016581–994–IND–SL PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED JANUARY 17, 2013

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1–800–422–4133.

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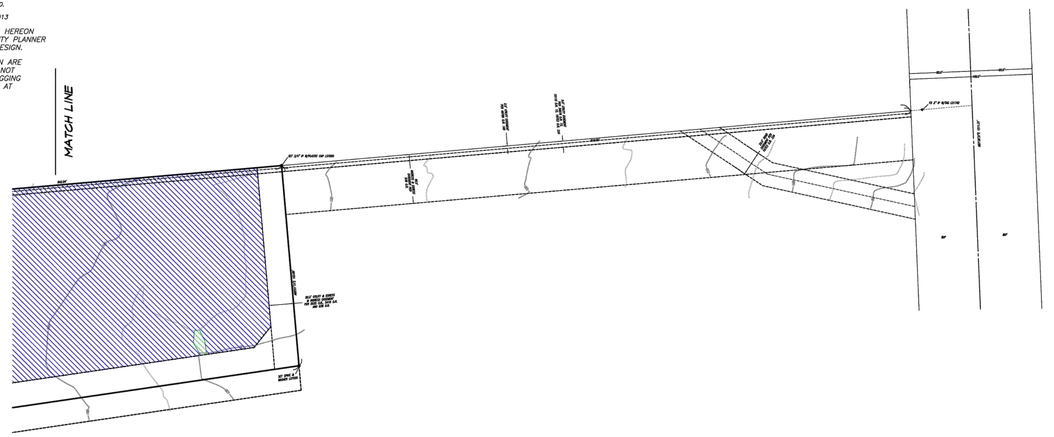
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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GRAPHIC SCALE 1"=40'
0 40 80 120 160



A.P.N. 4460-008-023

Digitally signed by Bill James
Date: 2023.09.21 11:43:47 -07'00'

#	REVISIONS	DATE
1	UP–DATE TOPO	6/5/2013
2	UP–DATE TOPO	9/4/2013
3	ADD PROPOSED	9/21/2023

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
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WESTLAKE VILLAGE, CA 91361
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www.peakinc.com

CITY OF MALIBU
SLOPE ANALYSIS
27357 PACIFIC COAST HIGHWAY

DRAWN BY / DATE: GG MARCH 2023
CHECKED BY / DATE: BC APRIL 2023
SHEET 1 OF 1

G:\PROJECTS\13–5378\13–5378.1.dwg 09/21/2023

SLOPE ANALYSIS
SCALE: 1:50
1

ROCHA NUEZ ASSOCIATES
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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024

Revisions

01	Client Revision	10/12/2023

DATE
DECEMBER 10, 2020

SHEET TITLE
SLOPE ALAYSIS

SHEET NO.
A1.01

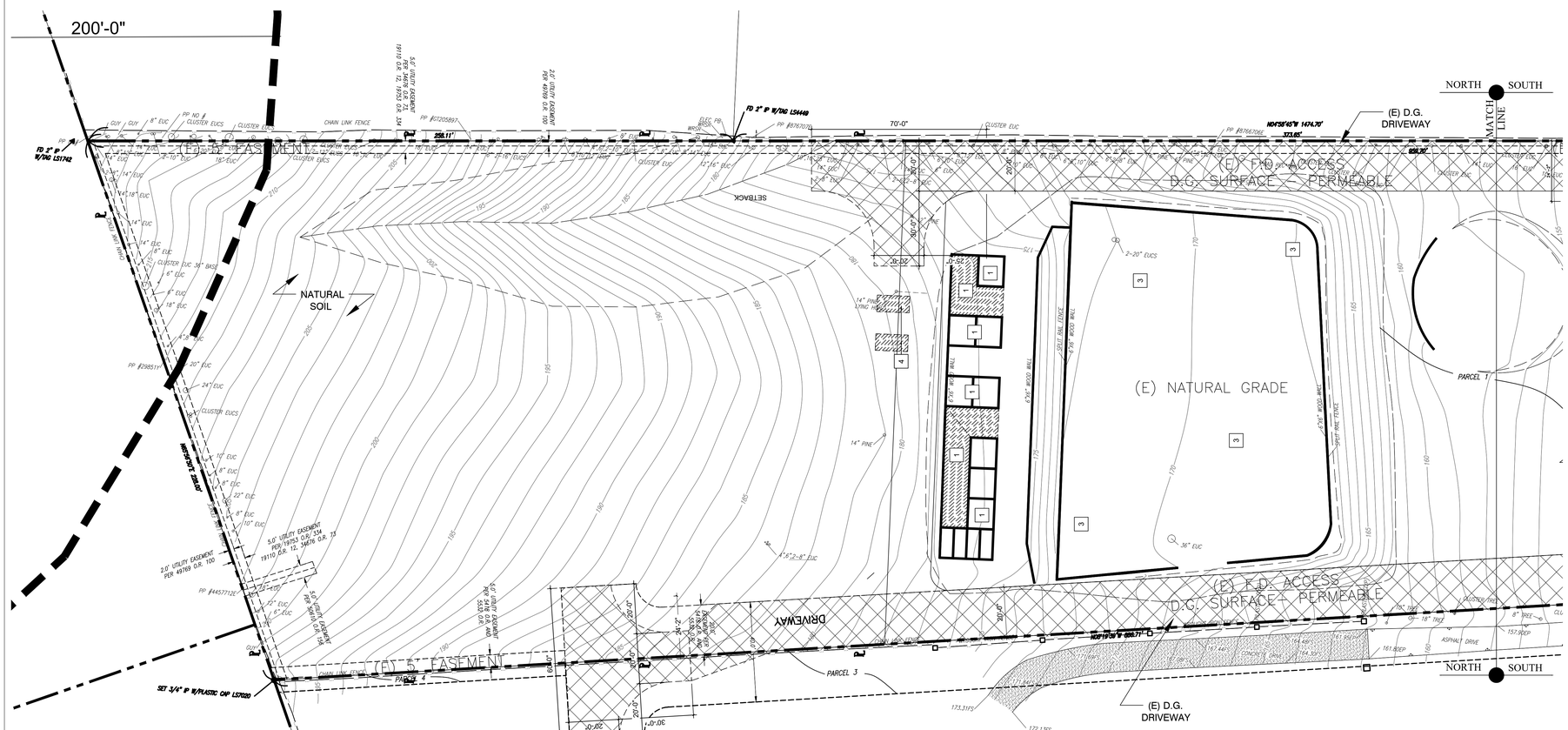
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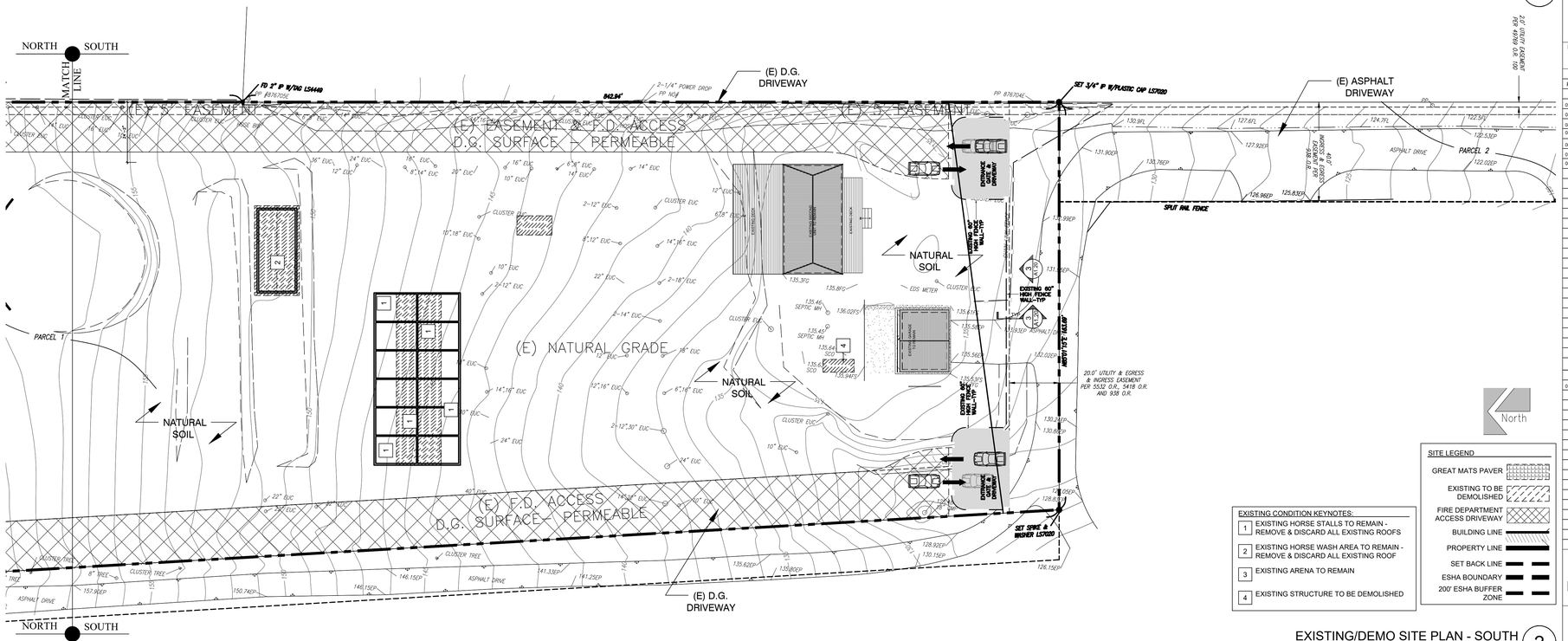
EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
3. EXISTING ARENA TO REMAIN
4. EXISTING STRUCTURE TO BE DEMOLISHED

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE





EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
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27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

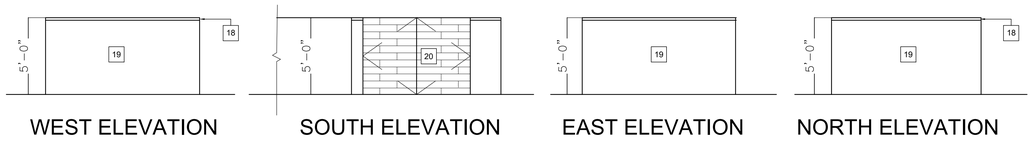
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04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Plan Exchange	08/21/2024 09/03/2024
06	4th Submittal - ESHA	
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025

Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
Site Plan
Existing / Demo

SHEET NO.
A1.10



PROPOSED POOL ENCLOSURE ELEVATIONS
SCALE: 1/2" = 1'-0"
3

KEYNOTES

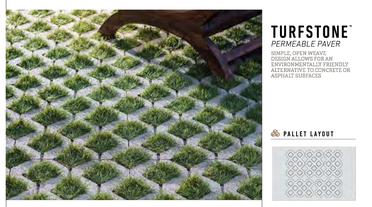
E	EXISTING STRUCTURE. ALL ROOFS TO BE DEMOLISHED TO CREATE AN OPEN SPACE. NO IMPERMEABLE SURFACES. SEE SHEET A1.10 KEY NOTE 1
1	EXISTING PERIMETER 3 RAIL WOOD FENCING
2	(E) MAX. 42" HIGH WALL WITHIN FRONT YARD SETBACK
3	EXISTING D.G. DRIVEWAY- PERMEABLE
4	NEW PERMEABLE PAVERS HARDSCAPE
5	RE-GRADED SPACE BETWEEN RETAINING WALLS-FILL IN WITH GRAVEL-PERMEABLE
6	EXISTING NATURAL GRADE-PERMEABLE
7	UNTOUCHED AREA-PERMEABLE
8	EXISTING LANDSCAPING TO REMAIN-PERMEABLE
9	OWTS (ON-SITE WATER TREATMENT SYSTEM)
10	OPEN TO BELOW-PATIO BELOW
11	SETBACK LINE
12	5' HIGH CONCRETE BLOCK FENCE WALL AROUND POOL EQUIPMENT AREA-WALL FINISH TO BE LIGHT GRAY STUCCO-SEE L-1
13	NEW HOT WALK
14	5' HIGH CONCRETE SOLID WALL AROUND THE HVAC SYSTEM
15	NEW 6' TALL CONCRETE WALL WITH A GATE TO CLOSE OFF THE ENTRANCE TO THE POOL
16	EQUINE PAVER RUBBER TILE
17	NEW OPEN TRELLIS
18	LIMESTONE CAP
19	DOVE GREY STUCCO
20	TREX COMPOSITE PLANK GATE (LIGHT GREY)
21	PERMEABLE PAVERS - TURFSTONE OPEN WEAVE
22	EXISTING ASPHALT DRIVEWAY
23	TURFSTONE PERMEABLE PAVER SEE 4/A1.20
24	2" RW WOOD TRIM

ABBREVIATIONS:

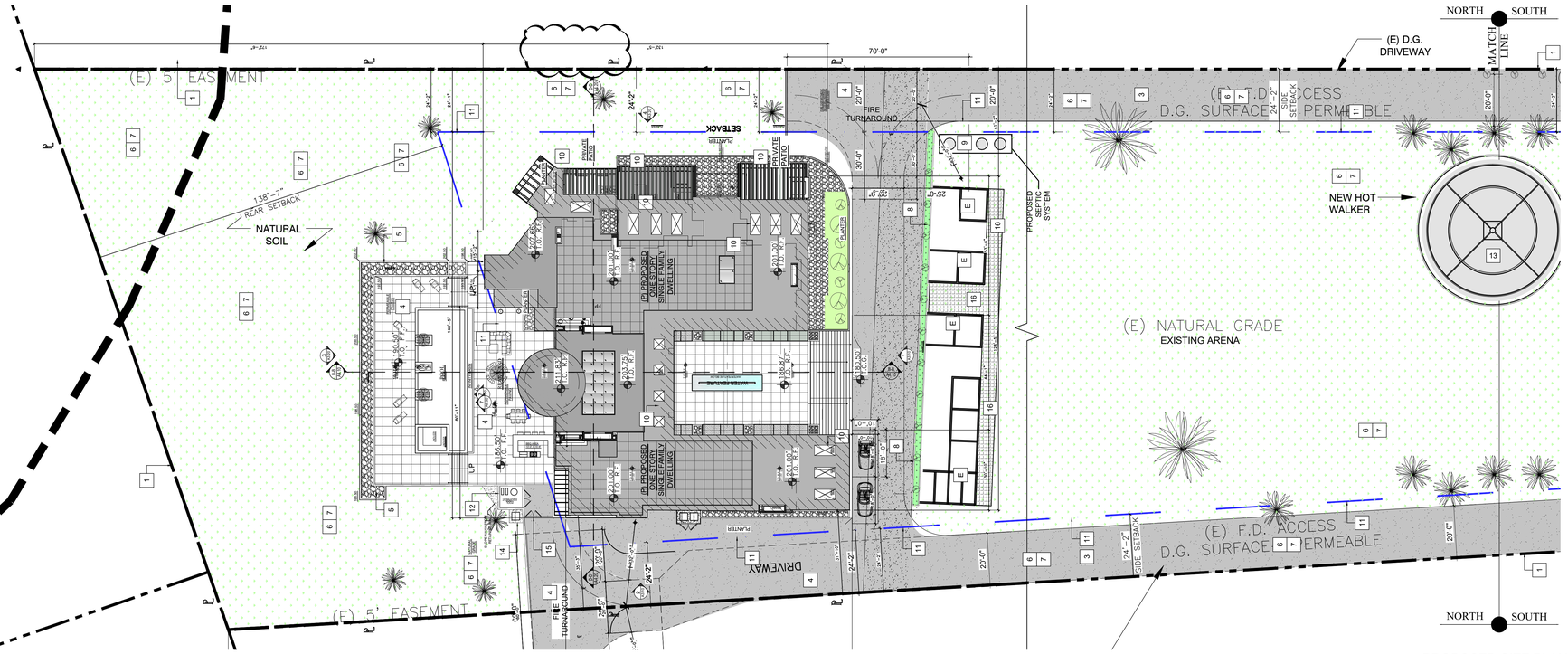
T.O.	TOP OF
T.O. F.F.	TOP OF FLOOR FINISH
T.O. R.F.	TOP OF ROOF FINISH

SITE LEGEND

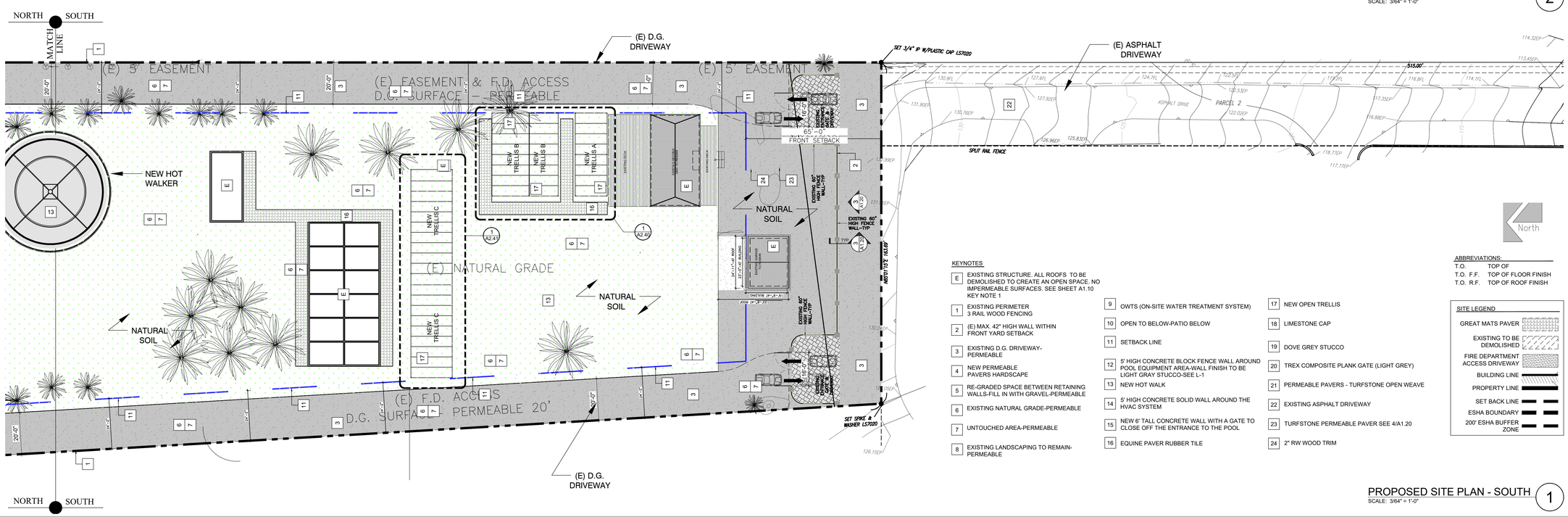
- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE



PERMEABLE PAVER - SPECIFICATION SHEET
SCALE: 3/64" = 1'-0"
4



PROPOSED SITE PLAN - NORTH
SCALE: 3/64" = 1'-0"
2



KEYNOTES

E	EXISTING STRUCTURE. ALL ROOFS TO BE DEMOLISHED TO CREATE AN OPEN SPACE. NO IMPERMEABLE SURFACES. SEE SHEET A1.10 KEY NOTE 1
1	EXISTING PERIMETER 3 RAIL WOOD FENCING
2	(E) MAX. 42" HIGH WALL WITHIN FRONT YARD SETBACK
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6	EXISTING NATURAL GRADE-PERMEABLE
7	UNTOUCHED AREA-PERMEABLE
8	EXISTING LANDSCAPING TO REMAIN-PERMEABLE
9	OWTS (ON-SITE WATER TREATMENT SYSTEM)
10	OPEN TO BELOW-PATIO BELOW
11	SETBACK LINE
12	5' HIGH CONCRETE BLOCK FENCE WALL AROUND POOL EQUIPMENT AREA-WALL FINISH TO BE LIGHT GRAY STUCCO-SEE L-1
13	NEW HOT WALK
14	5' HIGH CONCRETE SOLID WALL AROUND THE HVAC SYSTEM
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18	LIMESTONE CAP
19	DOVE GREY STUCCO
20	TREX COMPOSITE PLANK GATE (LIGHT GREY)
21	PERMEABLE PAVERS - TURFSTONE OPEN WEAVE
22	EXISTING ASPHALT DRIVEWAY
23	TURFSTONE PERMEABLE PAVER SEE 4/A1.20
24	2" RW WOOD TRIM

ABBREVIATIONS:

T.O.	TOP OF
T.O. F.F.	TOP OF FLOOR FINISH
T.O. R.F.	TOP OF ROOF FINISH

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE

PROPOSED SITE PLAN - SOUTH
SCALE: 3/64" = 1'-0"
1

RNA
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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

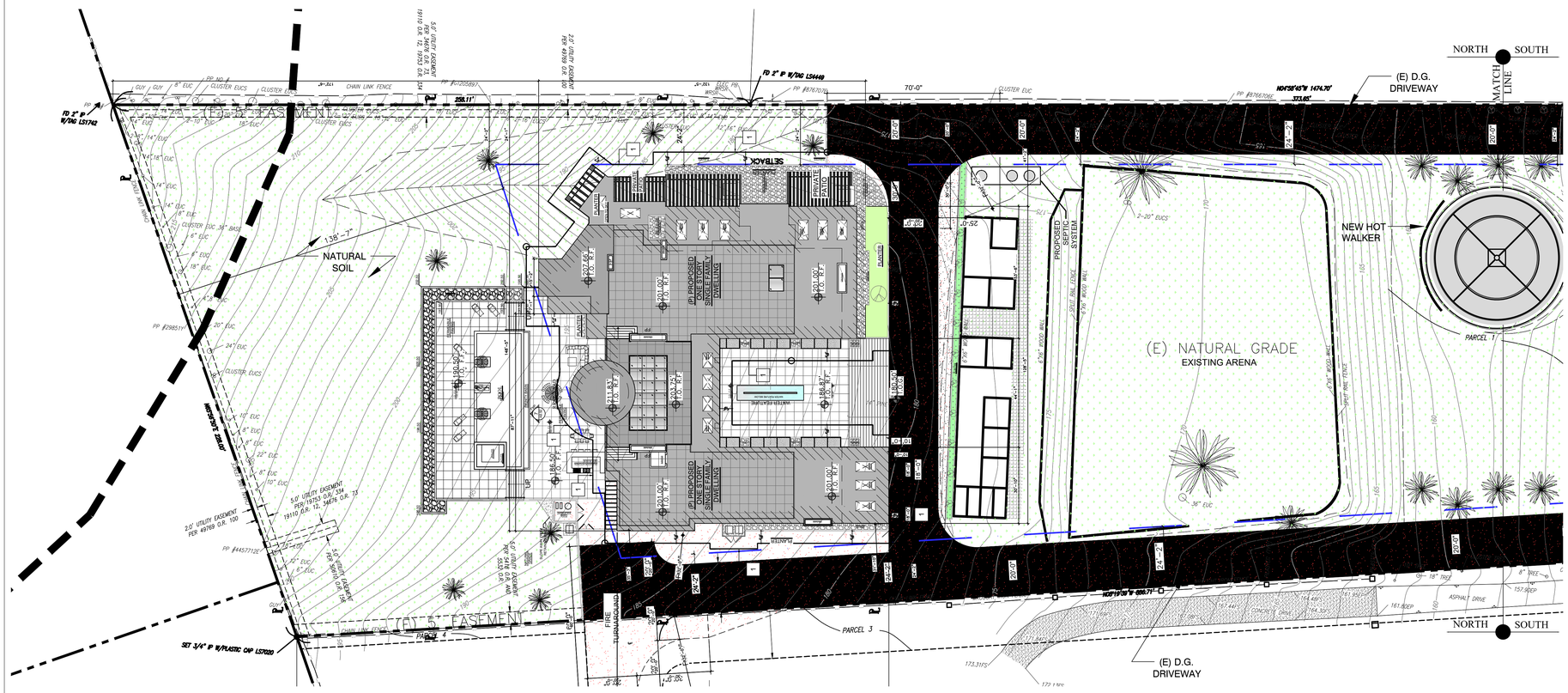
#	NOTE	DATE
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03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Exchange	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2026

Revisions

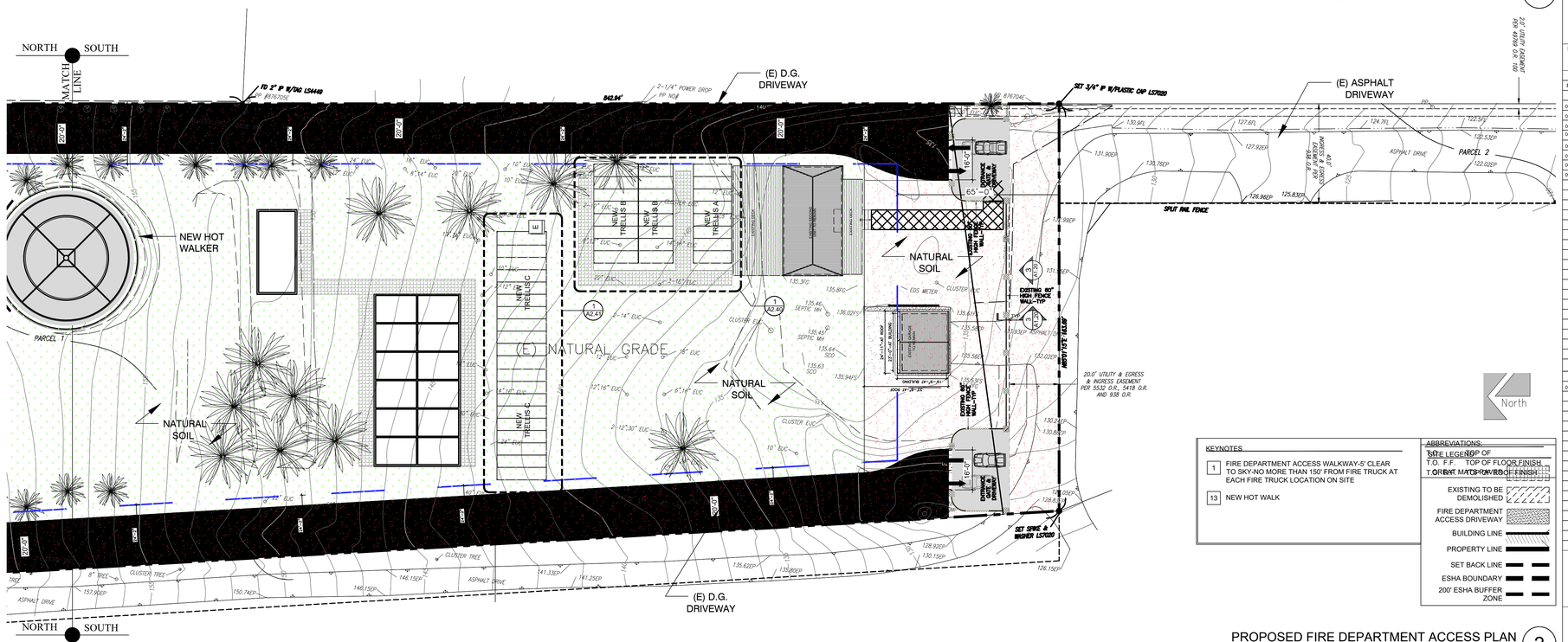
#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A1.20



PROPOSED SITE PLAN - NORTH 1
SCALE: 3/64" = 1'-0"



PROPOSED FIRE DEPARTMENT ACCESS PLAN 2
SCALE: 3/64" = 1'-0"

KEYNOTES

1 FIRE DEPARTMENT ACCESS WALKWAY-5' CLEAR TO SKY-NO MORE THAN 150' FROM FIRE TRUCK AT EACH FIRE TRUCK LOCATION ON SITE

13 NEW HOT WALK

ABBREVIATIONS:
SDO SIDE LEGEND TOP OF
T.O. F.F. TOP OF FLOOR FINISH
T.O.R.M.T.O.R.R.O.F. TOP OF ROOF FINISH

EXISTING TO BE DEMOLISHED
FIRE DEPARTMENT ACCESS DRIVEWAY
BUILDING LINE
PROPERTY LINE
SET BACK LINE
ESHA BOUNDARY
200' ESHA BUFFER ZONE

North

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

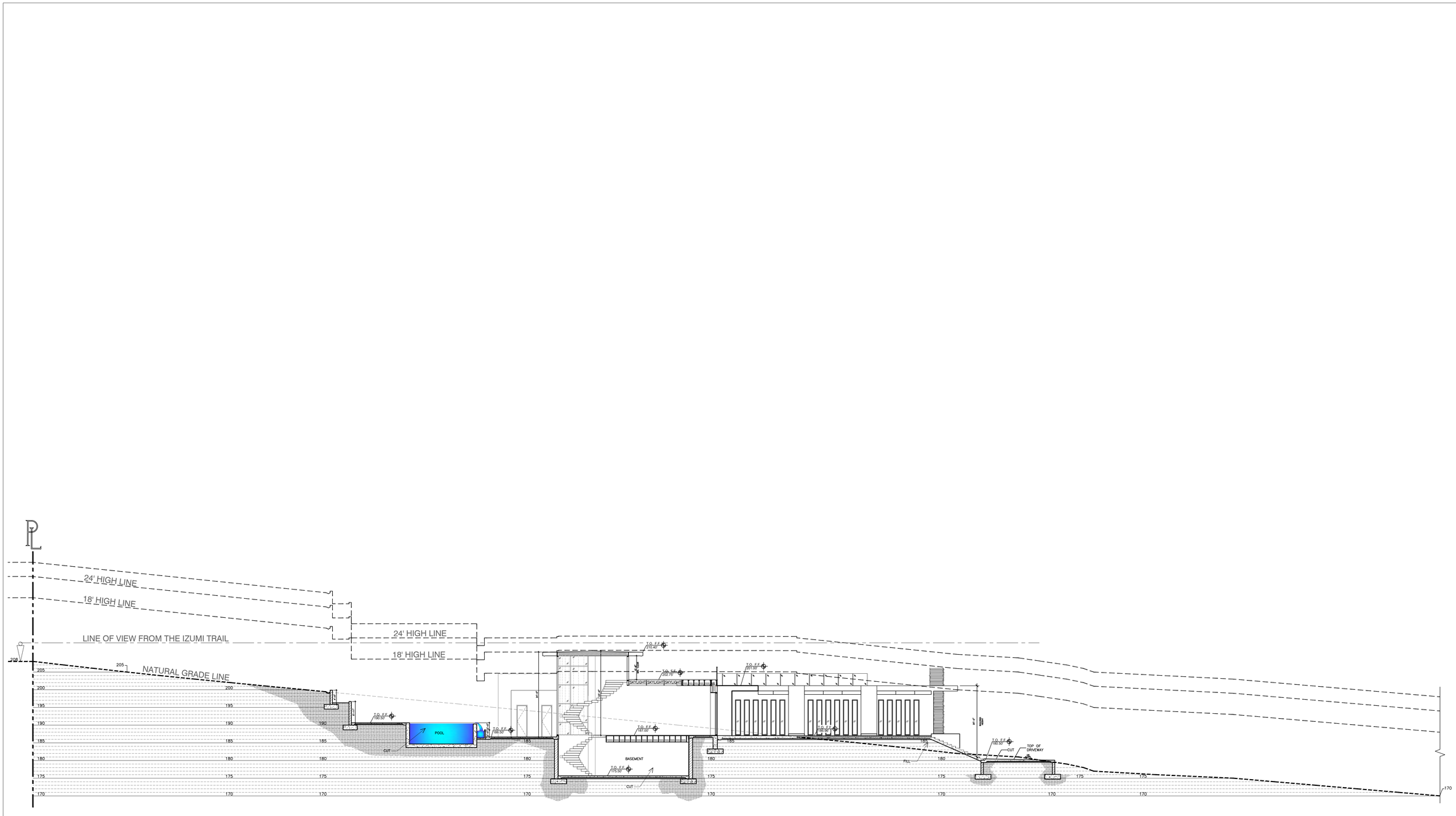
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06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025

Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
PROPOSED F.D. ACCESS PLAN

SHEET NO.
A1.30



PARTIAL SITE SECTION 2
SCALE: 3/32" = 1'-0"

EXHIBIT "B2"

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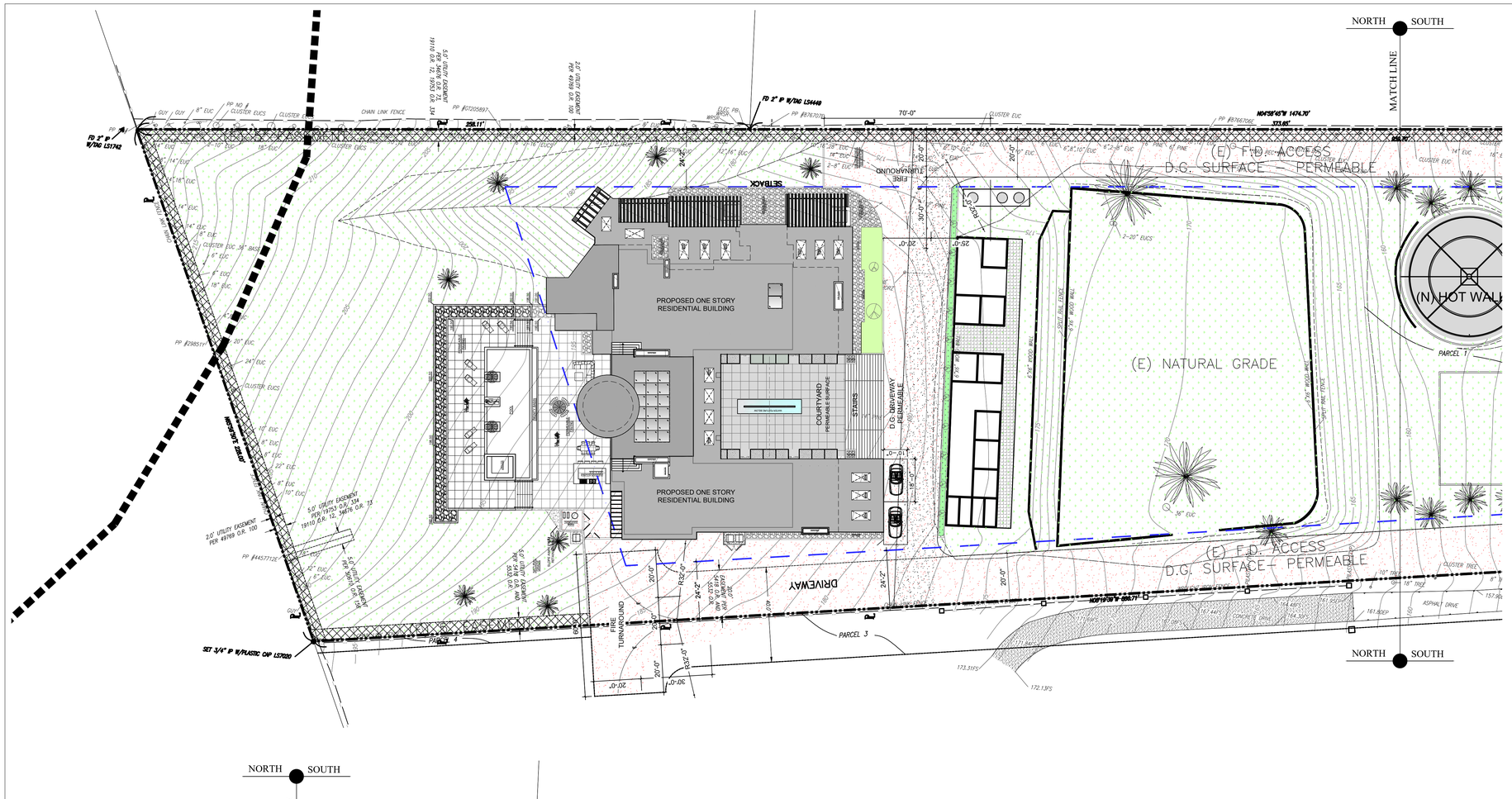
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07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
SITE SECTION

SHEET NO.
A1.40



NOTE:
FOR IMPERMEABLE SURFACE CALCULATIONS AND ANALYSIS SEE DATA SHEET ON A0.00

IMPERMEABLE SURFACES-SITE PLAN (1)
SCALE: 3/64" = 1'-0"

IMPERMEABLE SURFACES-SITE PLAN (2)
SCALE: 3/64" = 1'-0"

IMPERMEABLE AREAS:

MAIN RESIDENCE & GARAGE AREA:	9,945 SF
2ND UNIT AREA:	900 SF
2ND UNIT GARAGE AREA:	430 SF
ENTRANCE COURT AREA:	3,251 SF
POOL DECK:	4,105 SF
OPEN DECK AREAS:	2,930 SF
ROOF OVERHANG AREA:	249 SF
GREAT MATS AREA:	3,150 SF
TOTAL:	24,960 SF

MAXIMUM ALLOWED TILC = 25,000 SF > 24,960 SF

FOR IMPERMEABLE DIAGRAM AND CALCULATIONS A0.12 & A0.13

IMPERMEABLE SURFACE LEGEND:

- (E) EASEMENT-PERMEABLE
- EXISTING LANDSCAPING- PERMEABLE(295 SF)
- NEW LANDSCAPING- PERMEABLE(449 SF)
- EXISTING NATURAL GRADE- PERMEABLE
- DRIVEWAY-D.G. PERMEABLE SURFACE PERMEABLE
- AREA COVERED BY ROOF IMPERMEABLE
- DECK AREA AROUND POOL & ENTRANCE COURT AREA PERMEABLE
- FRONT ENTRANCE STAIRS PERMEABLE
- SURFACE PAVEMENT PERMEABLE
- GREAT MATS PAVERS PERMEABLE

ROCHA NUEZ ASSOCIATES
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PROJECT NUMBER
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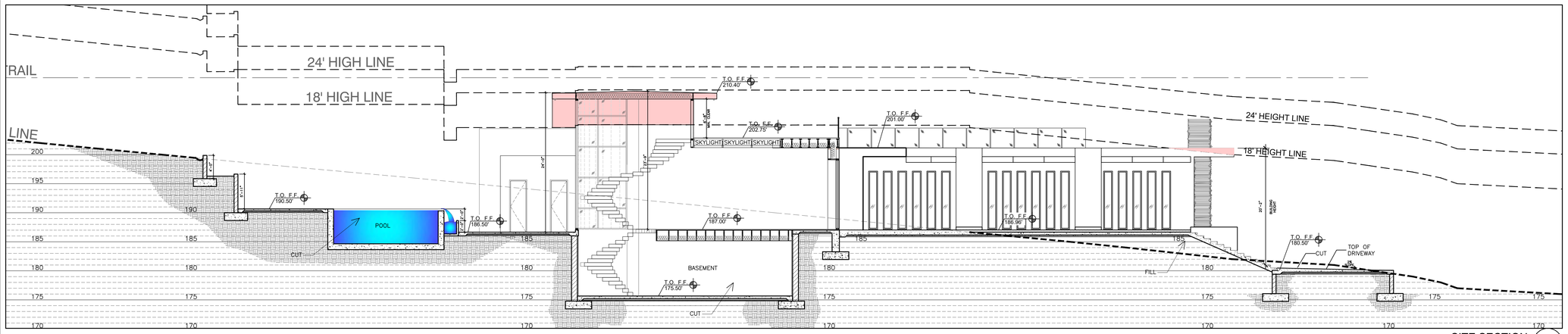
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Revisions

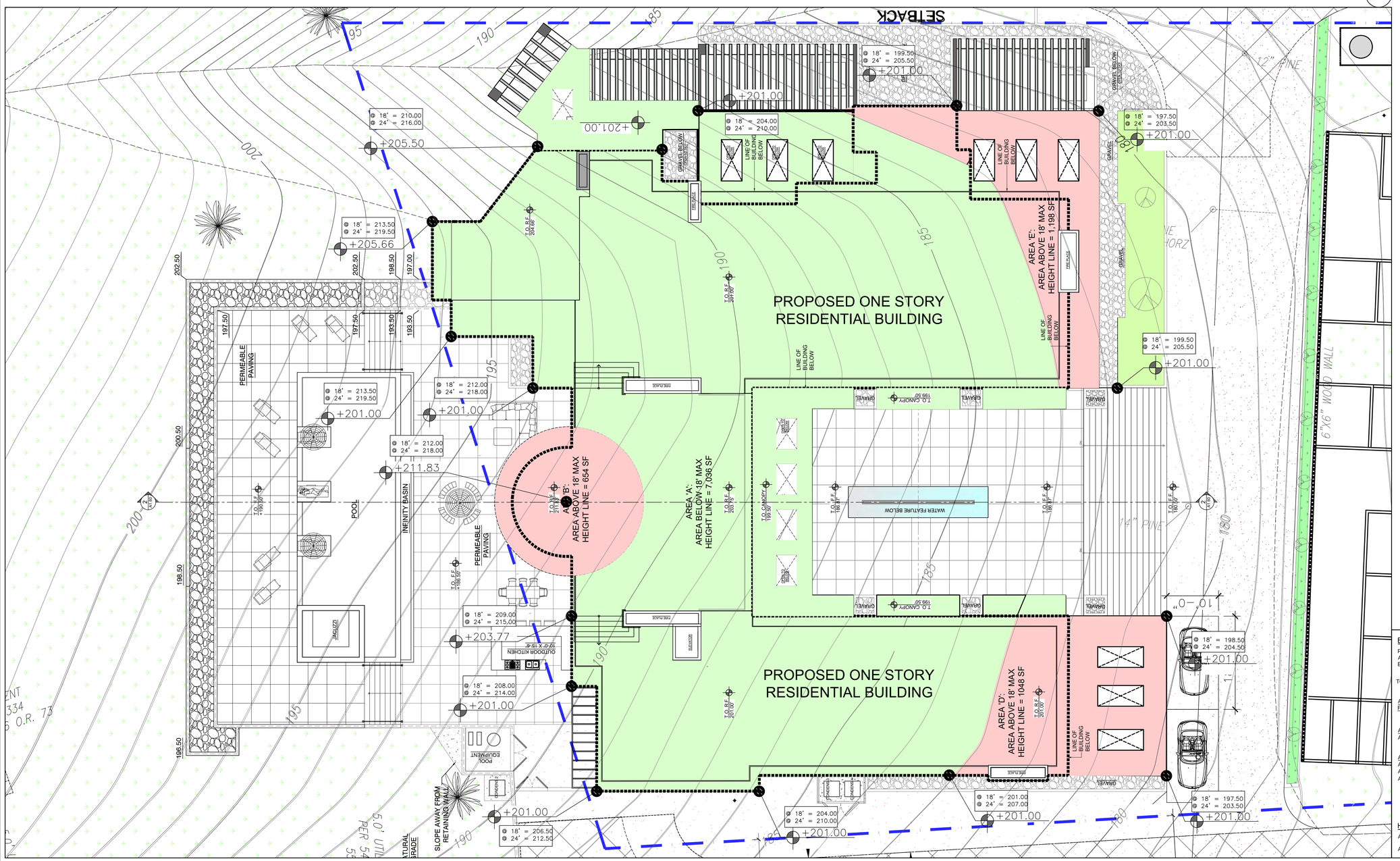
01	Client Revision	10/12/2023

SHEET TITLE
IMPERMEABLE SURFACES SITE PLAN

SHEET NO.
A1.50



SITE SECTION 2
SCALE: 1/8" = 1'-0"



2/3 HEIGHT ANALYSIS PLAN 1
SCALE: 1/8" = 1'-0"

North

BUILDING HEIGHT ANALYSIS

PER LIP SECTION 3.6(K)(2):
ANY PORTION OF THE STRUCTURE ABOVE 18' IN HEIGHT, SHALL NOT EXCEED 2/3 OF THE FLOOR AREA BELOW 18'.

TOTAL BUILDING AREA: = 8,615 SF
TOTAL DECK AREAS WITH OPEN ROOF: = 1,124 SF
GRAND TOTAL: = 9,739 SF

ALLOWABLE 2/3 OF FLOOR AREA ABOVE 18' LINE: = 8,615 X (2/3) = 5,743 SF

AREAS *BELOW* 18' HEIGHT LINE:
AREA 'A' = 9,739 SF

AREAS *ABOVE* 18' HEIGHT LINE:
AREA 'B' = 654 SF
AREA 'D' = 1014 SF
AREA 'E' = 736 SF

TOTAL = 2,404 SF < 5,743 SF

HEIGHT/AREA LEGEND:
AREA ABOVE 18' HEIGHT LINE
AREA BELOW 18' HEIGHT LINE

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27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

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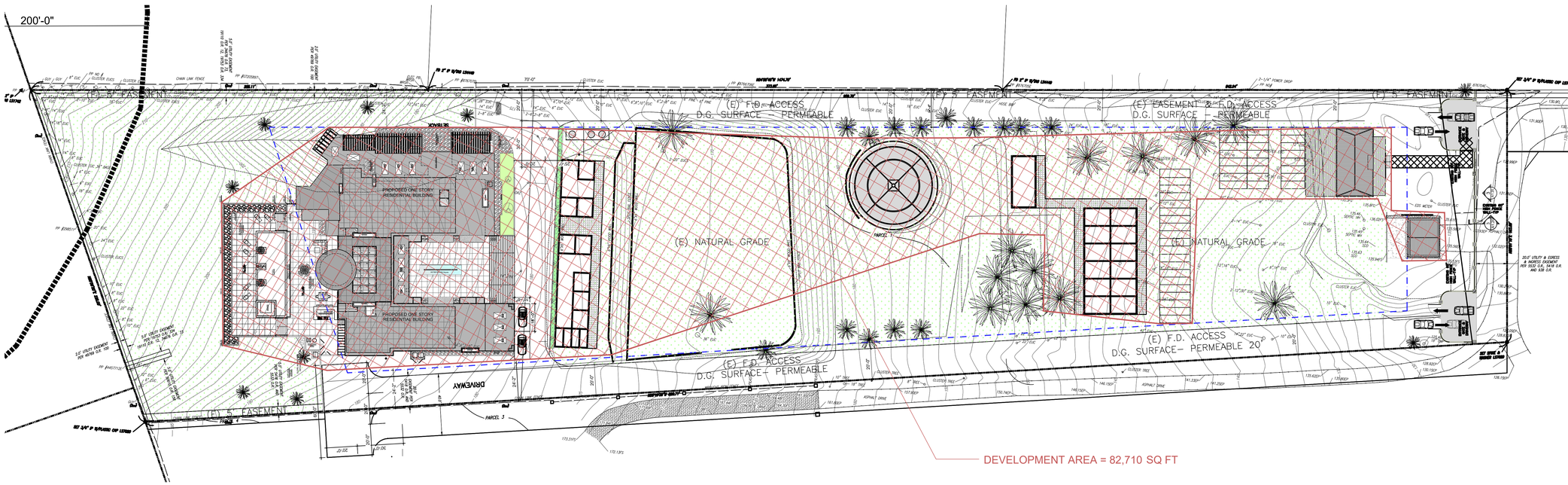
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Revisions

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SHEET TITLE
BUILDING HEIGHT ANALYSIS PLAN

SHEET NO.
A1.60



DEVELOPMENT AREA ANALYSIS
SCALE: 1"=30'-0"

1

North

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09	7th Planning Submittal	12/22/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
Development Area Analysis

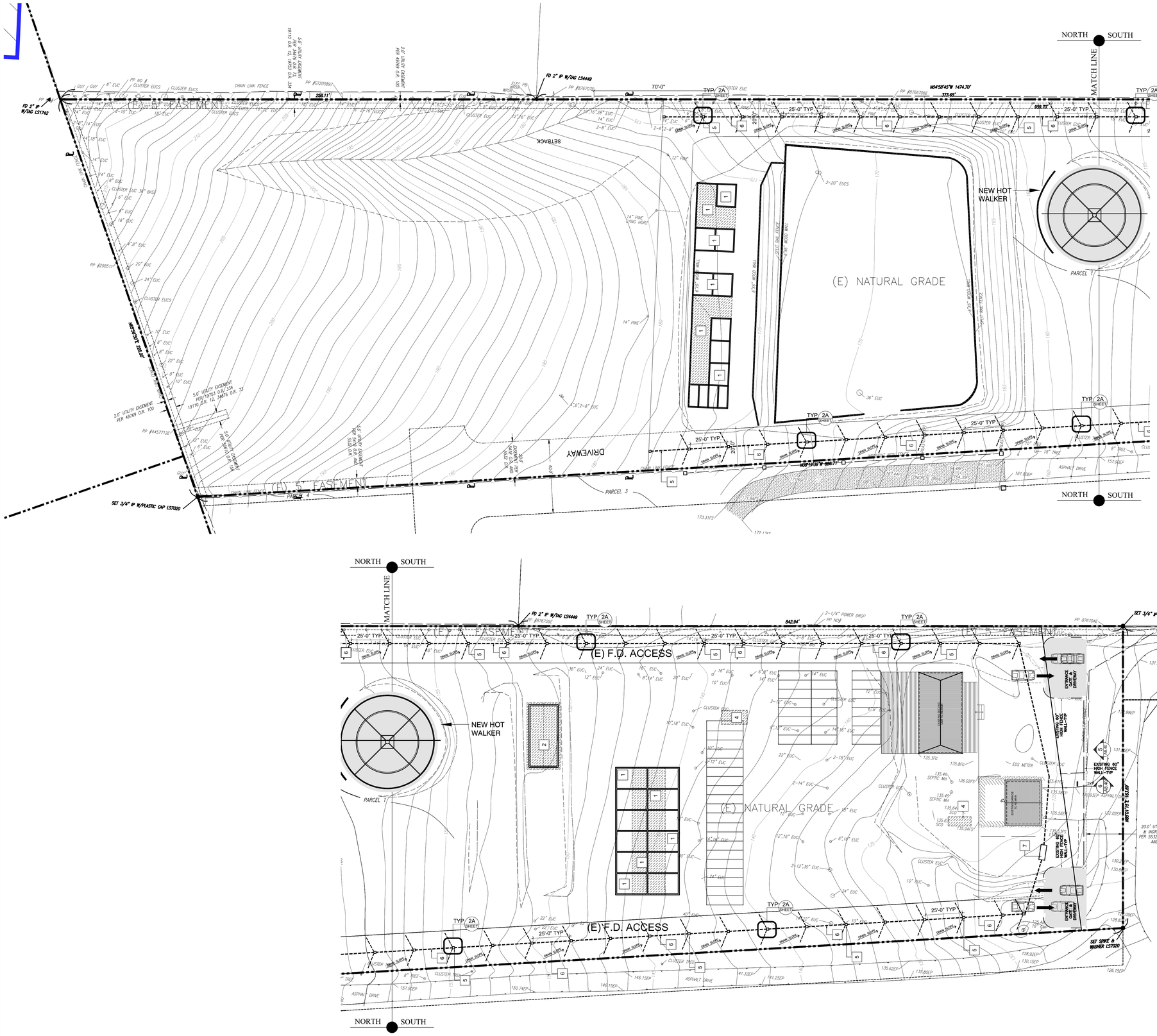
SHEET NO.
A1.70

EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
3. EXISTING ARENA TO REMAIN
4. EXISTING STRUCTURE TO BE DEMOLISHED
5. 12"x12" CONCRETE CATCH BASIN
6. 6" PVC DRAIN PIPE
7. EXISTING STORM DRAIN (CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD)

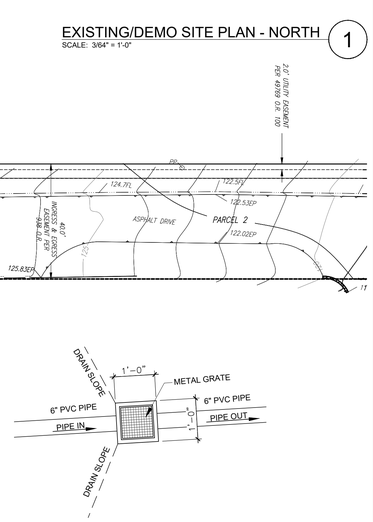
SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE



EXISTING/DEMO SITE PLAN - NORTH (1)

SCALE: 3/64" = 1'-0"



12" DEEP ENLARGED CONCRETE DRAIN BASIN-TYP (2A)

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

EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
3. EXISTING ARENA TO REMAIN
4. EXISTING STRUCTURE TO BE DEMOLISHED
5. 12"x12" CONCRETE CATCH BASIN
6. 6" PVC DRAIN PIPE
7. EXISTING STORM DRAIN (CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD)

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE

SITE DRAINAGE PLAN (2)

SCALE: 3/64" = 1'-0"

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ZAD RESIDENCE

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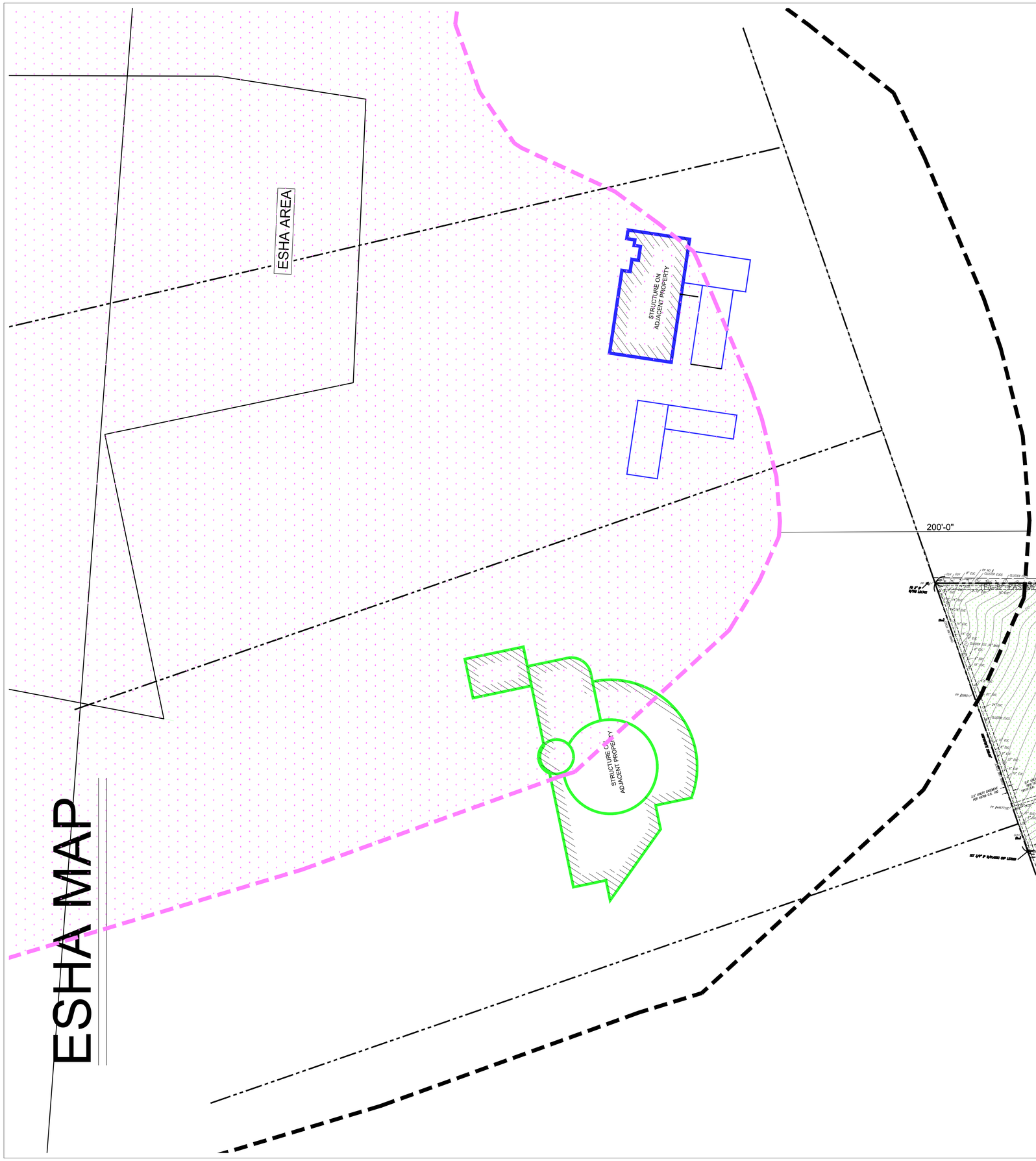
SHEET TITLE

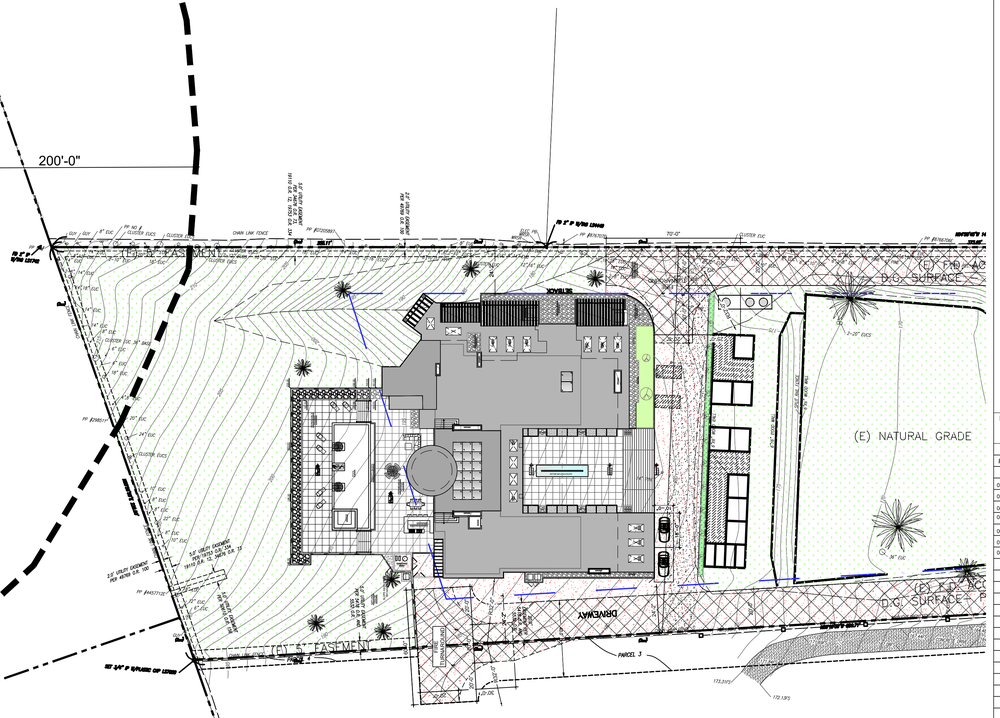
SITE DRAINAGE PLAN

SHEET NO.

A1.80

ESHA MAP





PROPOSED SITE PLAN - NORTH
SCALE: 1/32" = 1'-0"

2

North

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE

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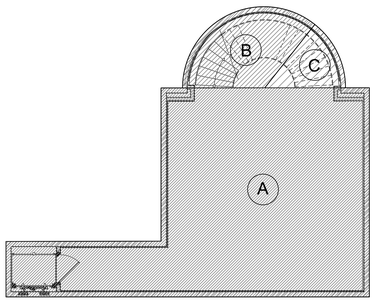
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SHEET TITLE
ENLARGED ESHA PLAN

SHEET NO.
A1.90



2 BASEMENT AREA INSET
SCALE: 1/8" = 1'-0"

BASEMENT AREA "A" = 887 SQ FT

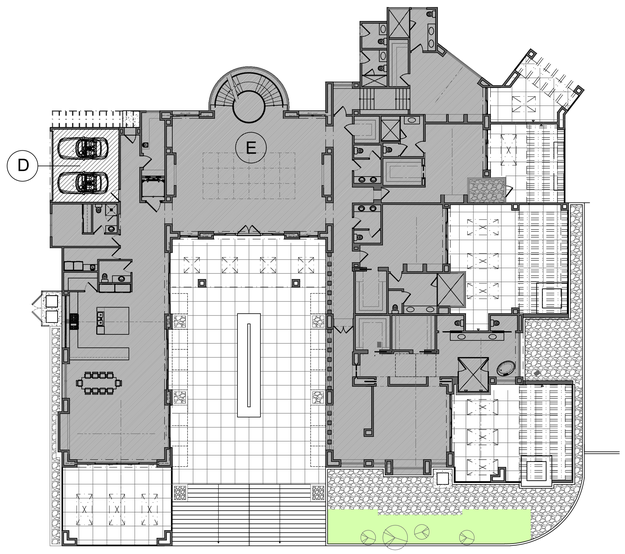
BASEMENT AREA "B" = 162 X .5 = 63 SQ FT

BASEMENT AREA "C" = 50 SQ FT

887 SQ FT + 63 SQ FT + 50 SQ FT = 1000 SQ FT

BASEMENT OCCUPANCY 1000 / 200 = 5 OCCUPANTS

1 EXIT REQUIRED 1 EXIT PROVIDED

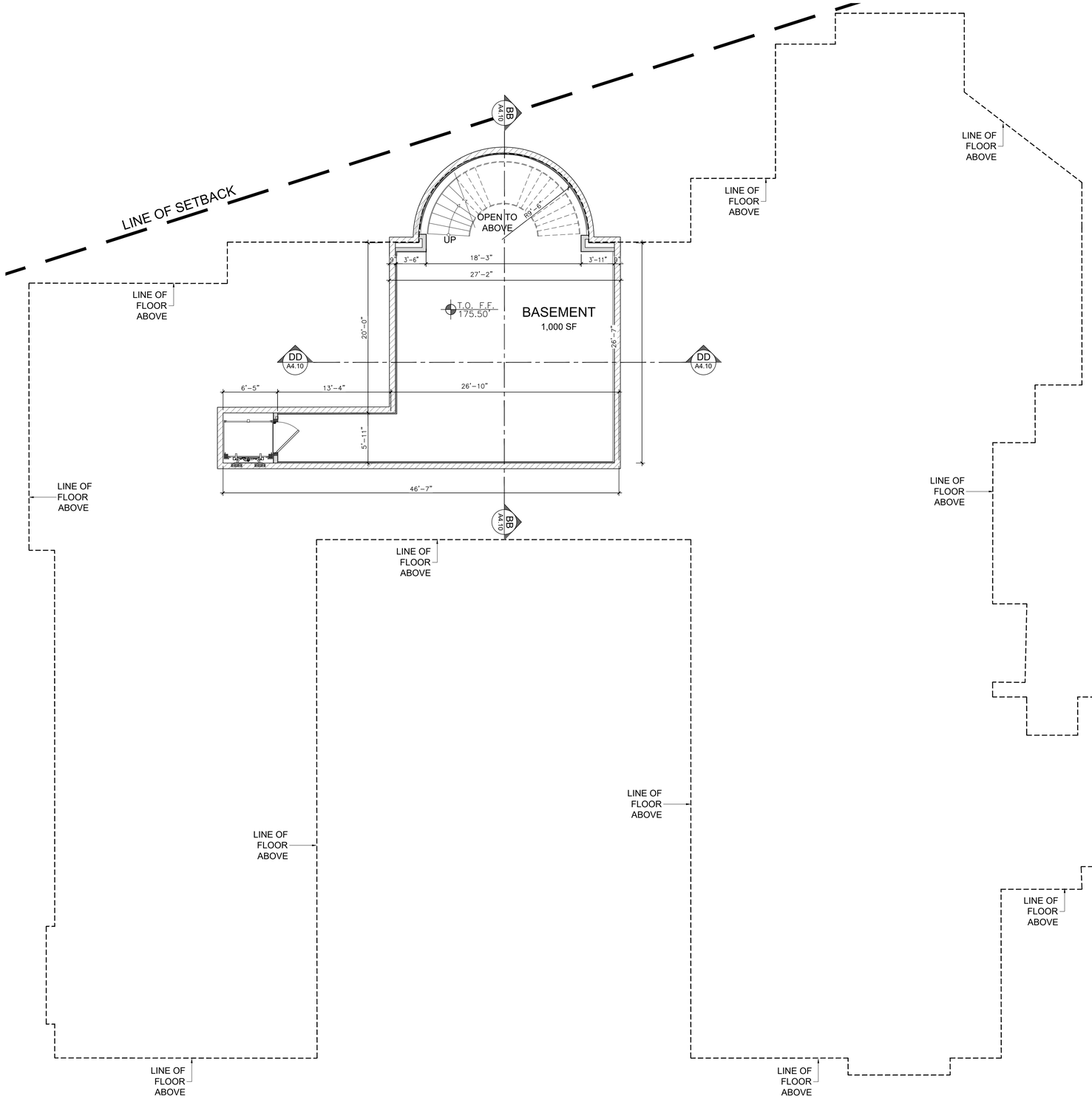


FIRST FLOOR GARAGE AREA "D" = 330 SQ FT

FIRST FLOOR MAIN RESIDENCE AREA "E" = 8,285 SQ FT

TOTAL = 8,615 SF

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



1 PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

North

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10	3rd FD Submittal	01/08/2026

Revisions

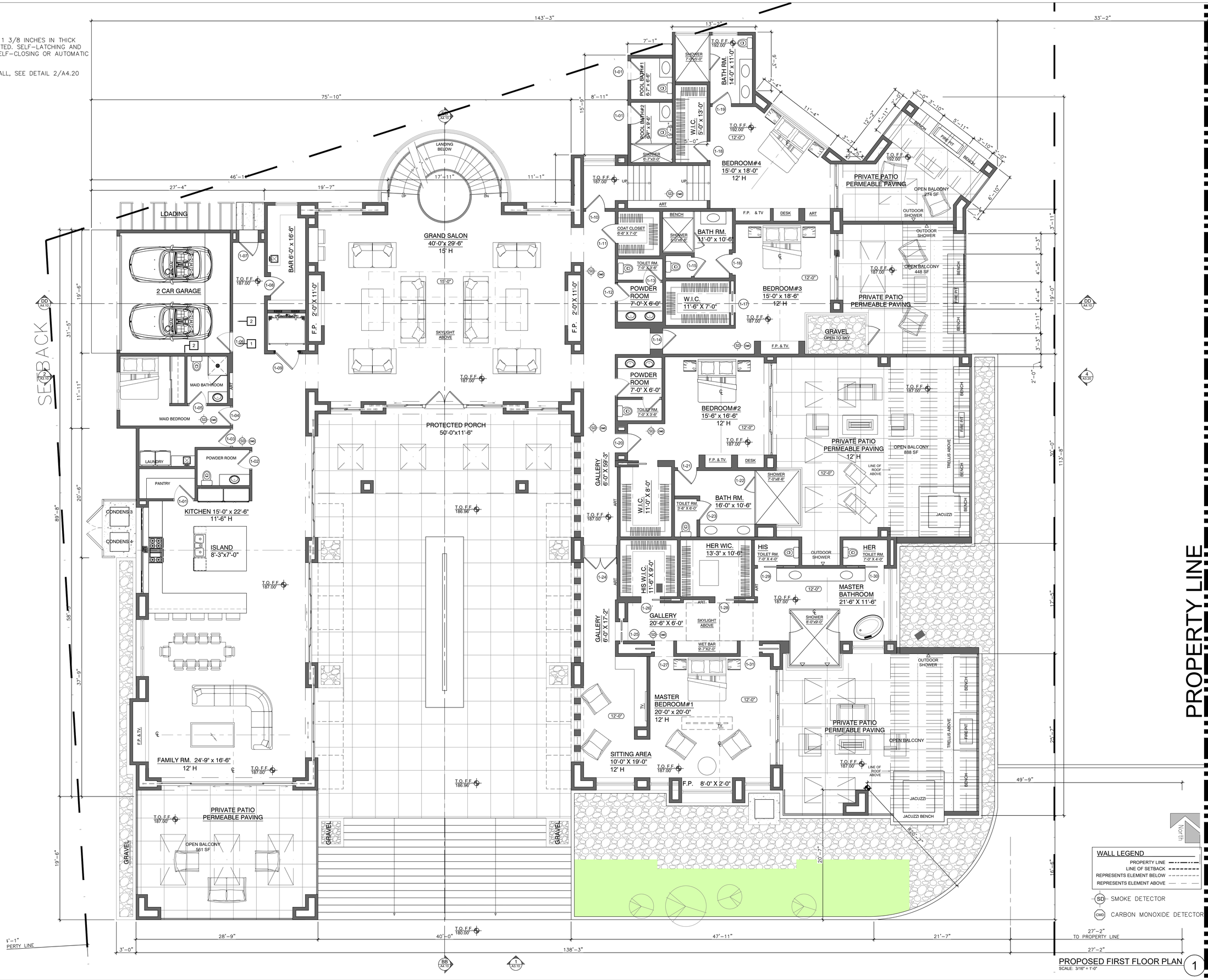
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SHEET TITLE
BASEMENT PLAN

SHEET NO.
A2.10

1 SOLID WOOD DOORS 1 3/8 INCHES IN THICK 20-MINUTE FIRE-RATED. SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE.

2 1 HR SEPARATED WALL, SEE DETAIL 2/A4.20



WALL LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- REPRESENTS ELEMENT BELOW
- REPRESENTS ELEMENT ABOVE

(SD) SMOKE DETECTOR

(CMD) CARBON MONOXIDE DETECTOR

North

PROPOSED FIRST FLOOR PLAN (1)
SCALE: 3/16" = 1'-0"

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PROPERTY LINE

PROJECT NUMBER
162900 ZAD

SUBMITTALS

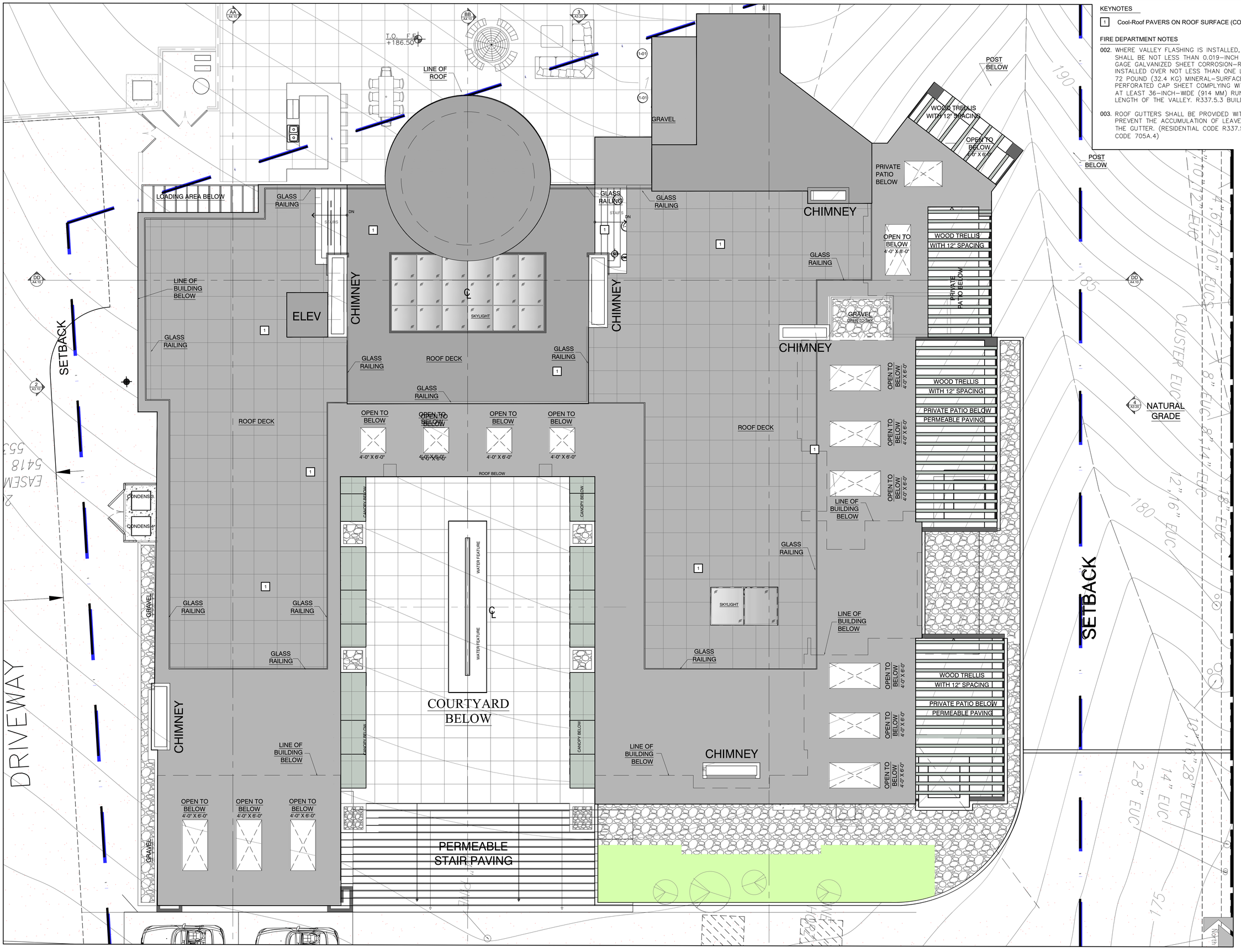
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SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A2.20



PROPOSED ROOF PLAN (1)
SCALE: 3/16" = 1'-0"

KEYNOTES

1 Cool-Roof PAVERS ON ROOF SURFACE (COOL-WHITE)

FIRE DEPARTMENT NOTES

002. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019–INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION–RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL–SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36–INCH–WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY. R337.5.3 BUILDING CODE 705A.3.

003. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

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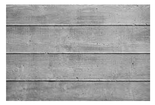
Revisions

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01	Client Revision	10/12/2023

SHEET TITLE
ROOF PLAN

SHEET NO.
A2.30

1 POURED IN PLACE BOARD AND BATTEN CONCRETE - SMOOTH NATURAL COLOR



2 LIME PLASTER EXTERIOR FINISH - DOVE GREY

3 WOOD LATTICE - 4X TREATED LUMBER RECLAIMED NATURAL LUMBER



4 3/16" GLASS RAILING NON-GLARE GLASS



5 4 X 12 SPLIT FACE GREY VOLCANIC FINISH



6 3/16" DUAL GLAZED GLASS - NON GLARE



7 HARDWOOD EXTERIOR DOORS DUNN EDWARDS CHARCOAL GREY



8 HARDWOOD EXTERIOR GARAGE DOOR - DUNN EDWARDS CHARCOAL GREY

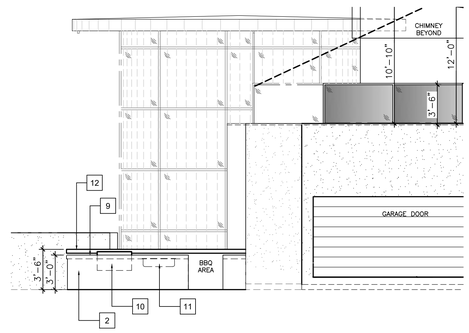


9 4" POLISHED CONCRETE COUNTER TOP

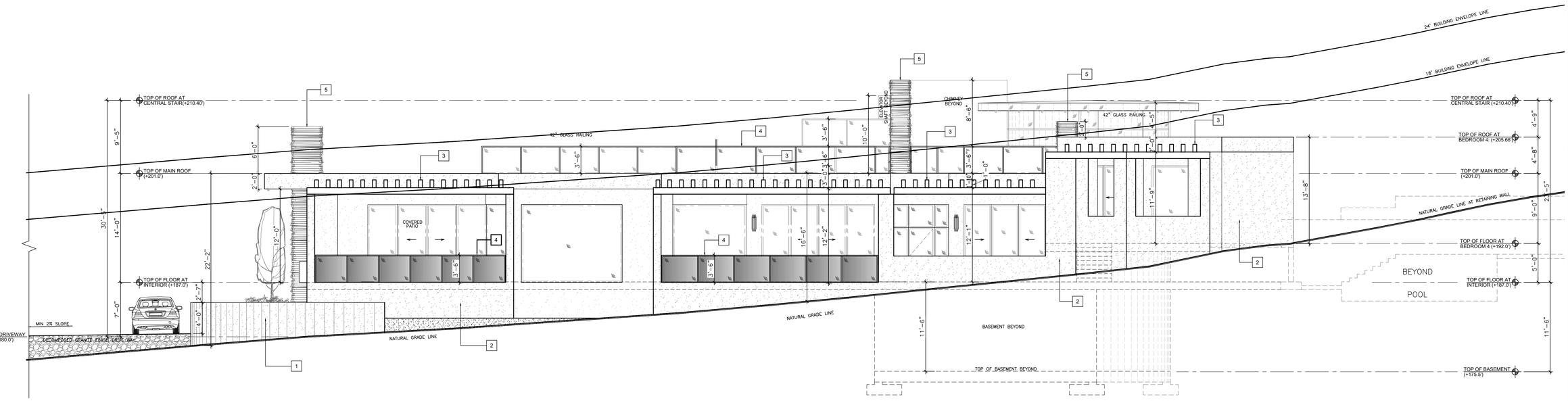
10 STAINLESS STEEL BBQ

11 SINK

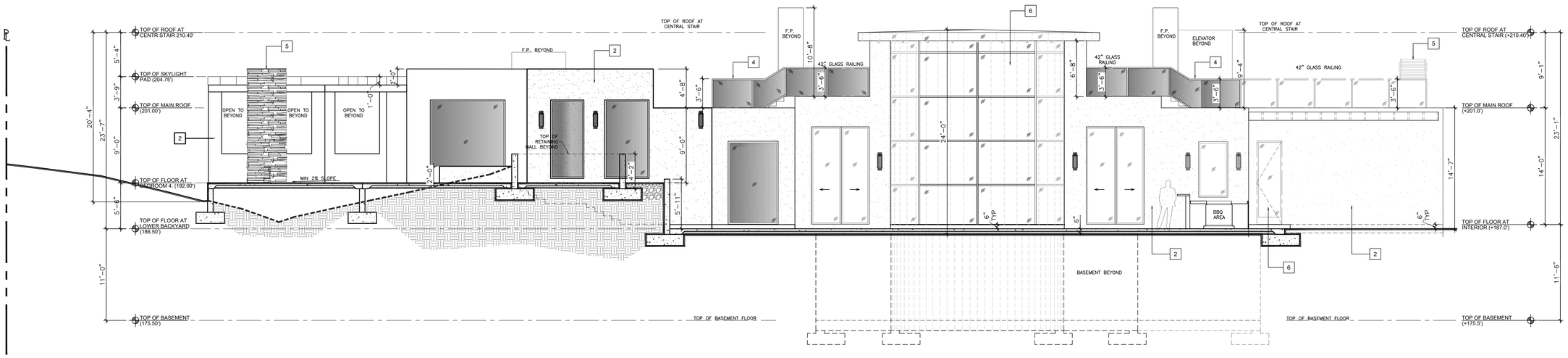
12 4" RAISED POLISHED CONCRETE COUNTER TOP



EXTERIOR ELEVATION - BBQ AREA 3
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION - EAST 2
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION - NORTH 1
SCALE: 3/16" = 1'-0"

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal - Fire Exhaust	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2025

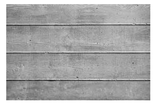
Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.10

1 POURED IN PLACE BOARD AND BATTEN CONCRETE - SMOOTH NATURAL COLOR



2 LIME PLASTER EXTERIOR FINISH - DOVE GREY

3 WOOD LATTICE - 4X TREATED LUMBER RECLAIMED NATURAL LUMBER



4 3/16" GLASS RAILING NON-GLARE GLASS



5 4 X 12 SPLIT FACE GREY VOLCANIC FINISH



6 3/4" DUAL GLAZED GLASS - NON GLARE

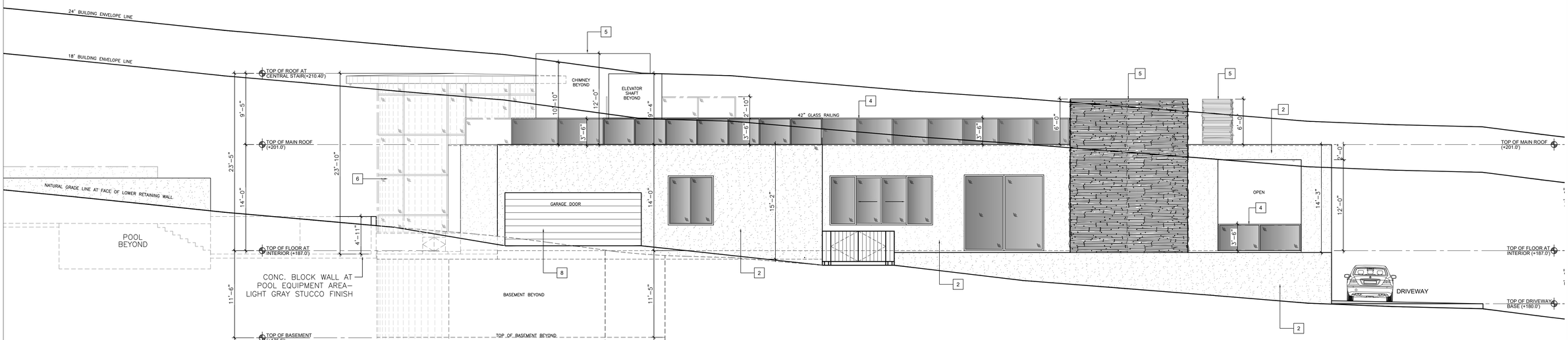


7 HARDWOOD EXTERIOR DOORS DUNN EDWARDS CHARCOAL GREY

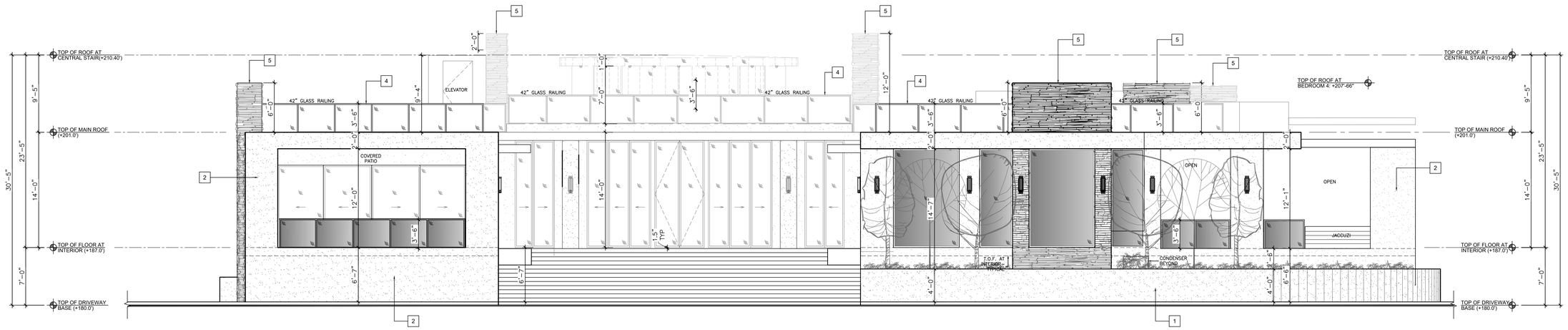


8 HARDWOOD EXTERIOR GARAGE DOOR - DUNN EDWARDS CHARCOAL GREY





EXTERIOR ELEVATION - WEST 2
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION - SOUTH 1
SCALE: 3/16" = 1'-0"

ROCHA NUEZ ASSOCIATES
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REGISTERED PROFESSIONAL ARCHITECT
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MALIBU. CALIFORNIA 90265

PROJECT NUMBER
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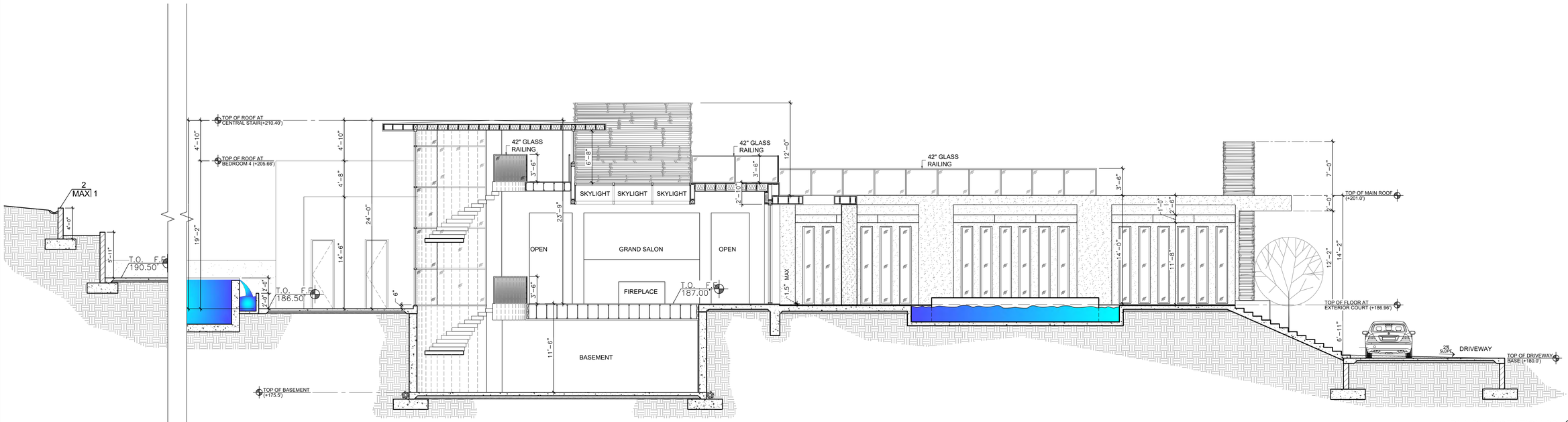
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10	3rd FD Submittal	01/08/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.20



BUILDING SECTION BB 2
SCALE: 3/16" = 1'-0"

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27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

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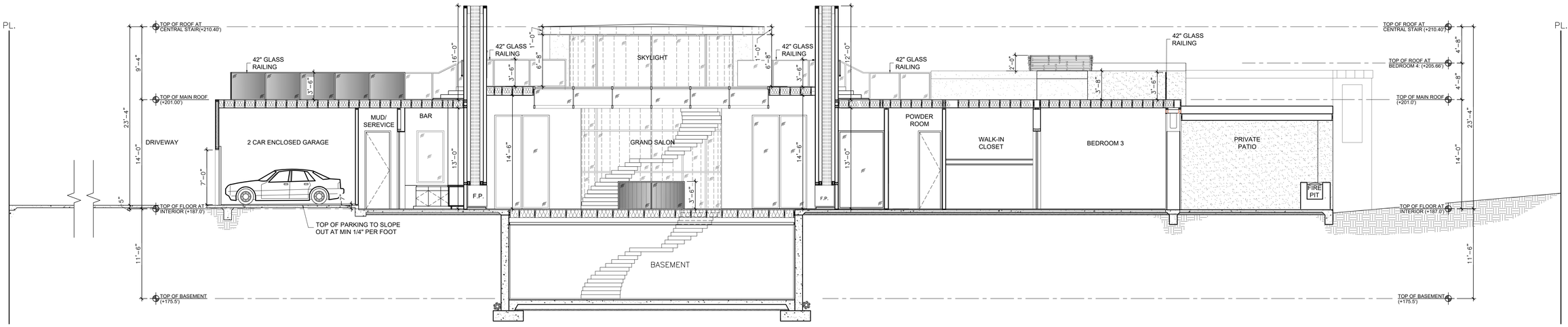
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06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
SECTIONS AA & BB

SHEET NO.
A4.10



BUILDING SECTION DD
SCALE: 3/16" = 1'-0"

2

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27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

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07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
SECTIONS
CC & DD

SHEET NO.
A4.20



VIEW FROM PROPERTY LOOKING NORTH
scale: NOT TO SCALE

1

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PROJECT NUMBER
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08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
VIEW LOOKING NORTH

SHEET NO.
A5.00



VIEW FROM IZUMI TRAIL
scale: NOT TO SCALE

1

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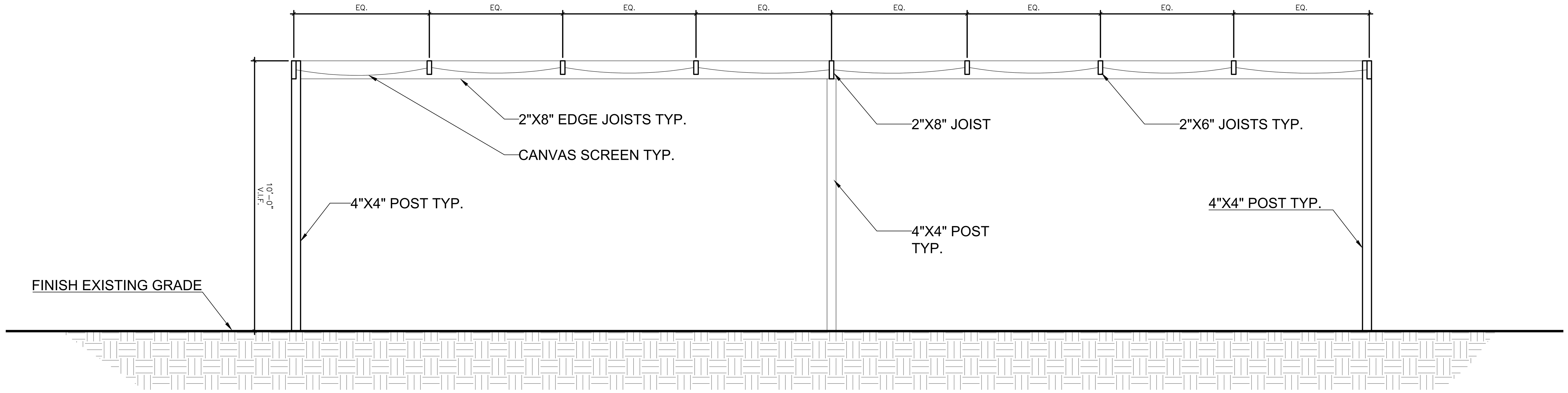
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Revisions

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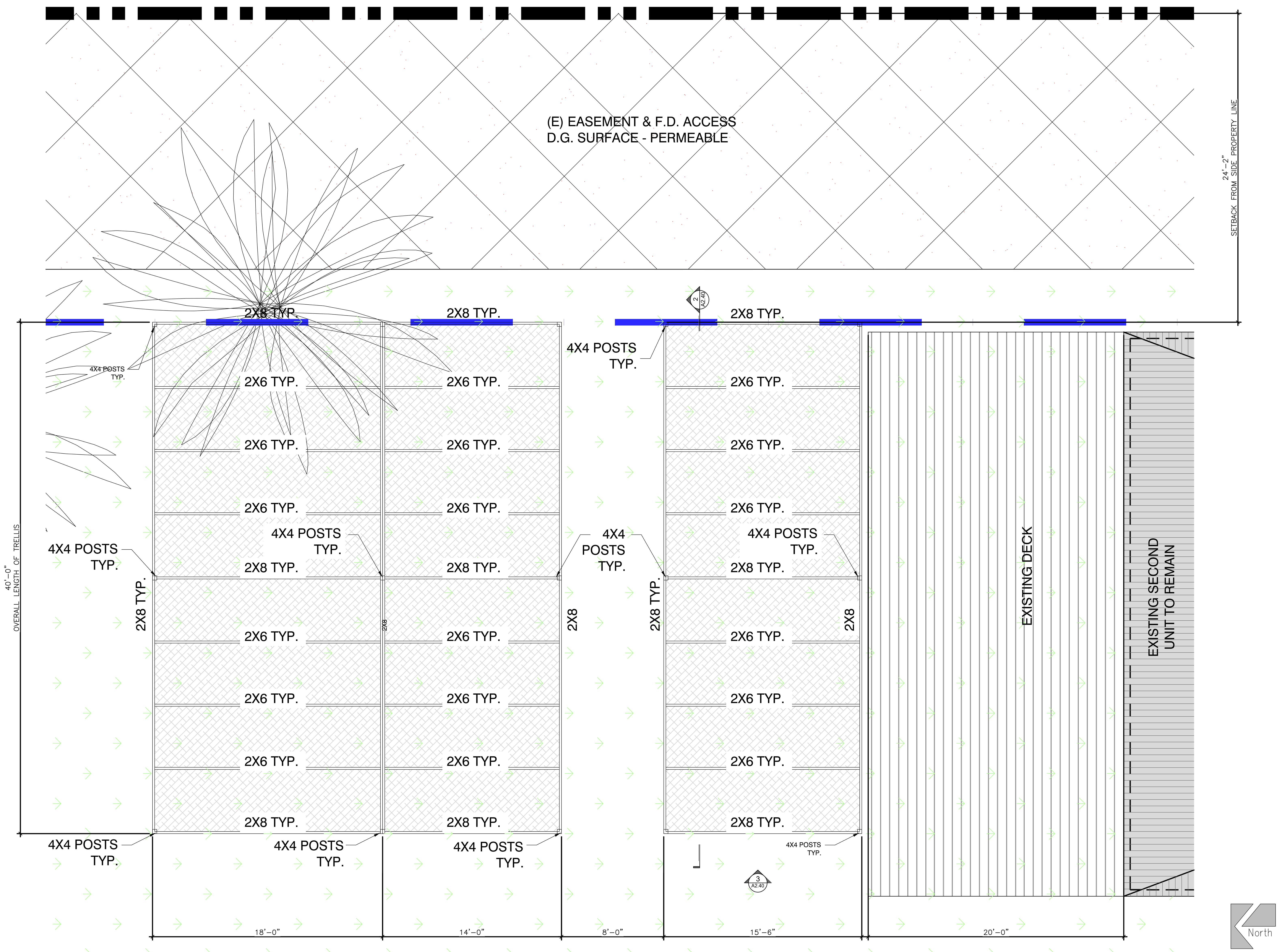
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RENDERING

SHEET NO.
A5.10

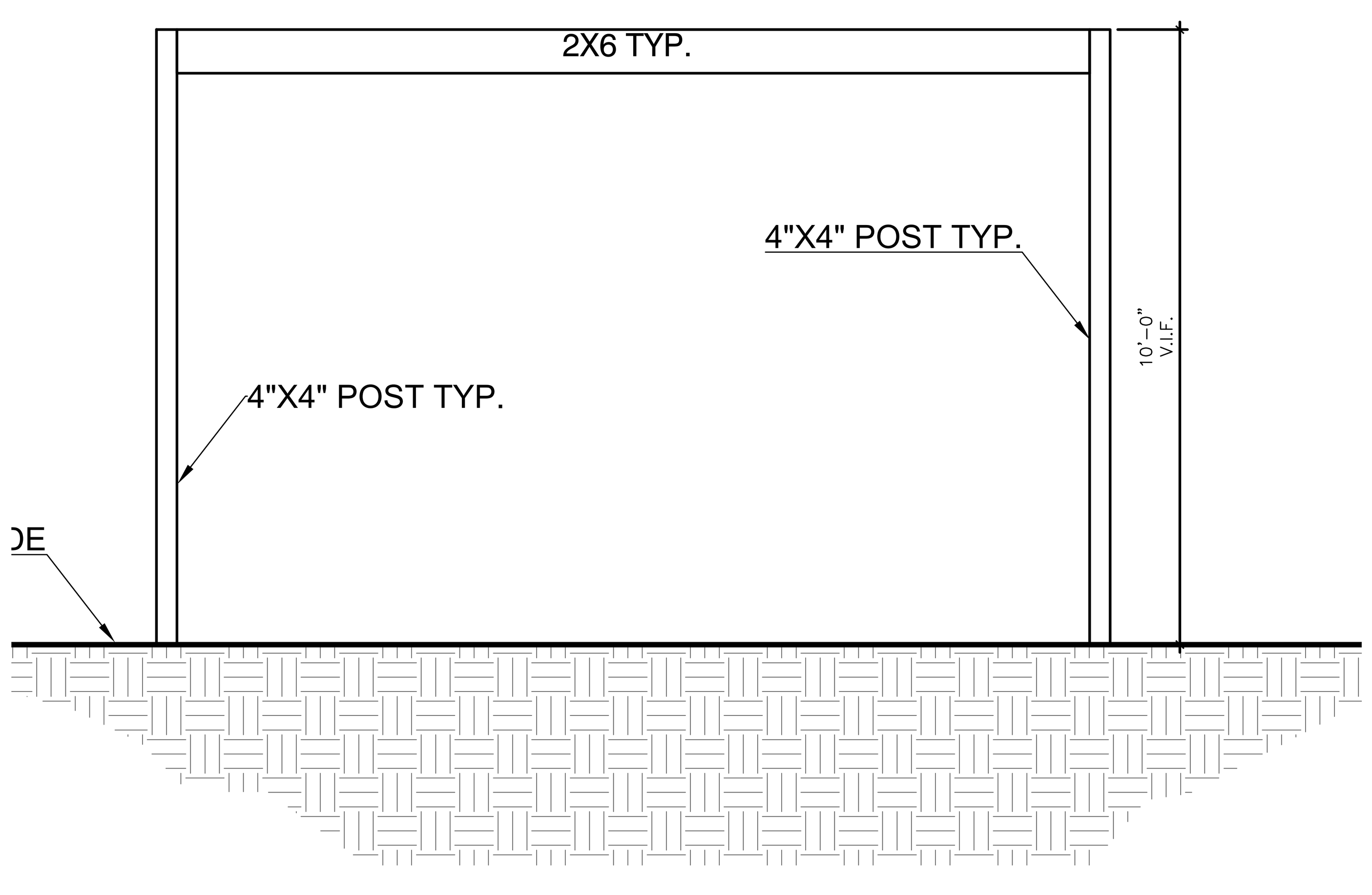


PROPOSED TRELLIS SECTION TYP. (2)
SCALE: 1/2" = 1'-0"

NOTE:
ALL TRELLIS ELEMENTS TO BE OF HOLLOW STEELTUBES WELDED IN FIELD.



PROPOSED TRELLIS PLAN (1)
SCALE: 1/4" = 1'-0"



PROPOSED TRELLIS ELEVATION (3)
SCALE: 1/2" = 1'-0"

RNA
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27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

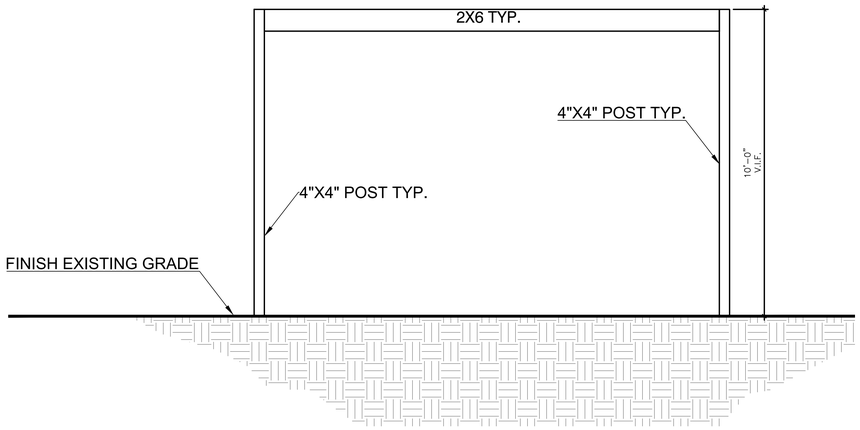
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Revisions

01	Client Revision	10/12/2023

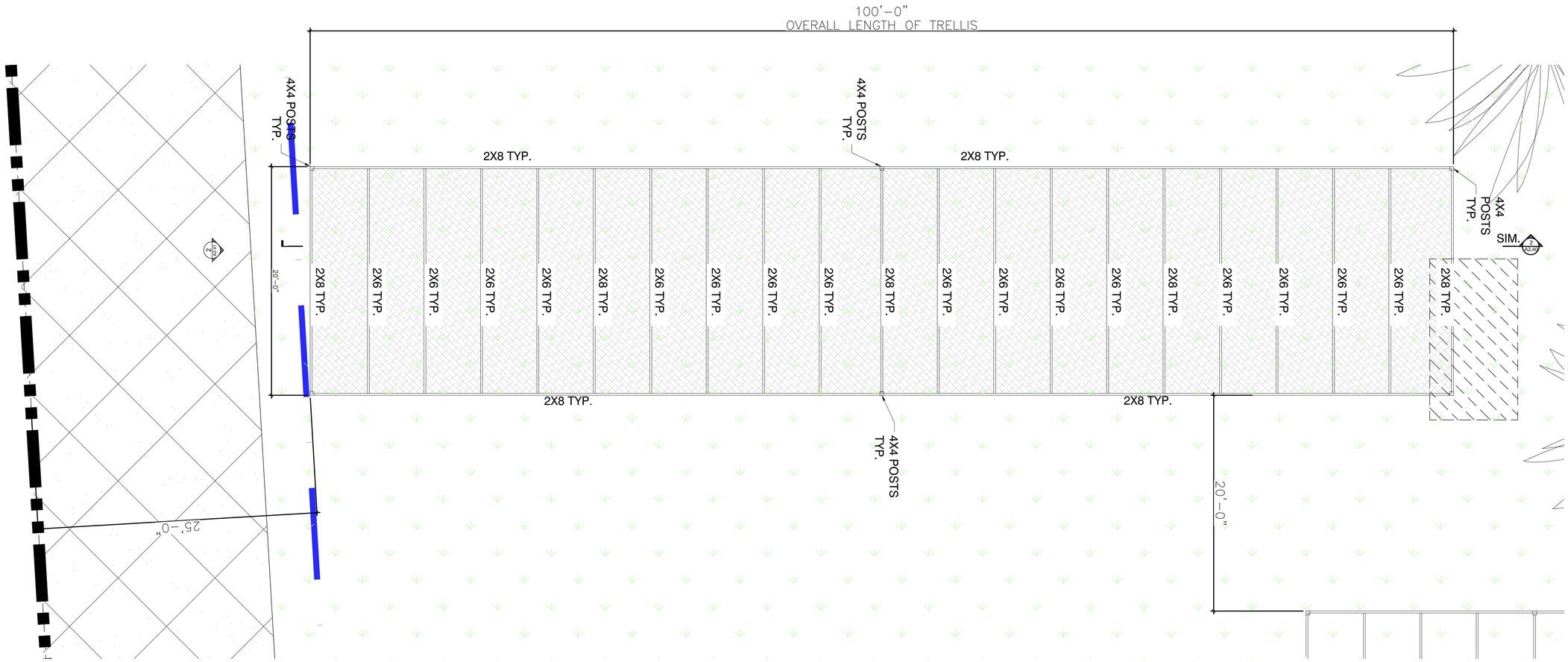
SHEET TITLE
TRELLIS PLAN

SHEET NO.
A5.20



PROPOSED TRELLIS ELEVATION 2
SCALE: 1/2" = 1'-0"

NOTE:
ALL TRELLIS ELEMENTS TO BE OF HOLLOW STEELTUBES WELDED IN FIELD.



PROPOSED ACCESSORY TRELLIS PLAN 1
SCALE: 1/4" = 1'-0"

North

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27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

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Revisions

01	Client Revision	10/12/2023

SHEET TITLE
PROPOSED ACCESSORY TRELLIS PLAN

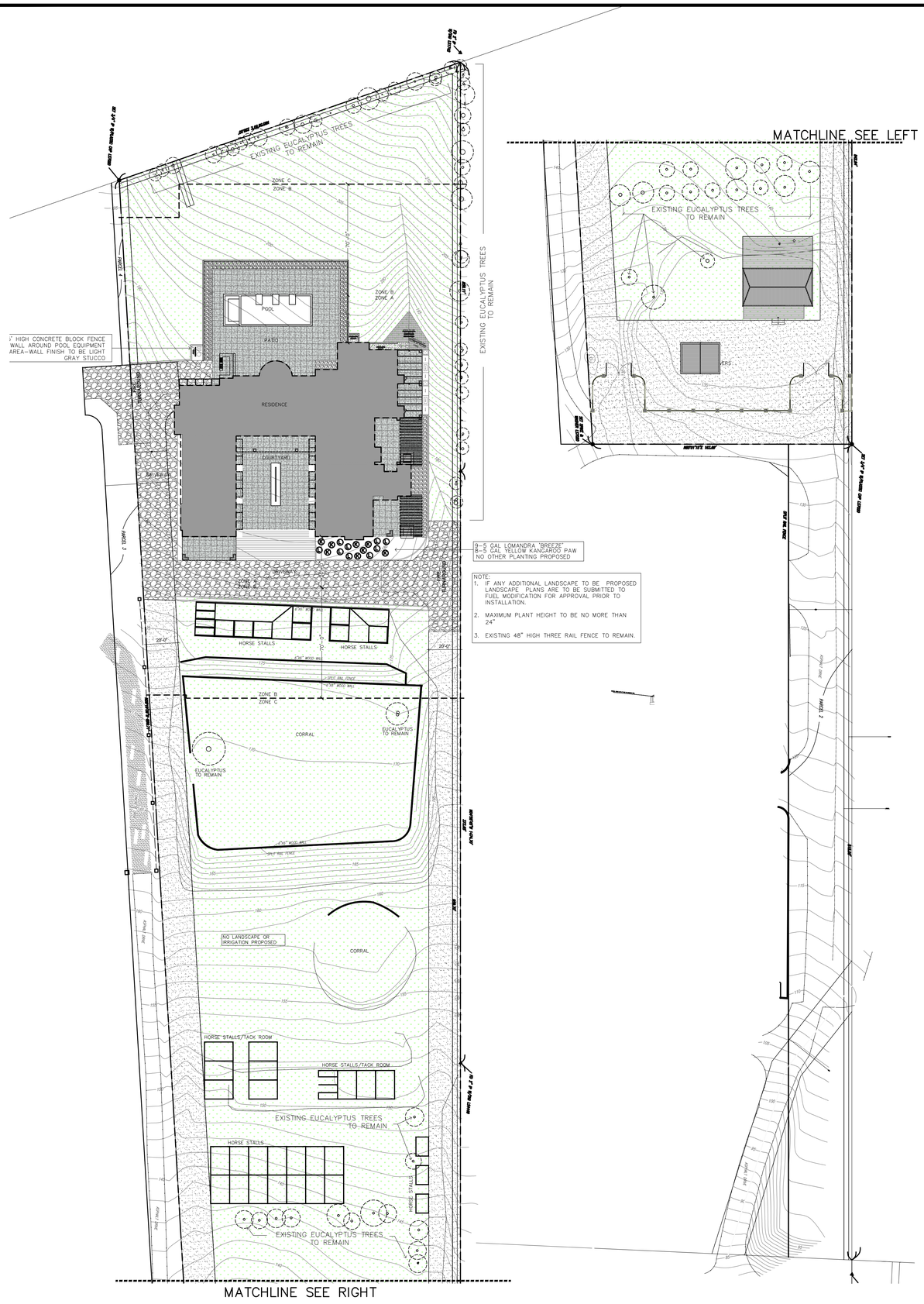
SHEET NO.
A5.30

SCOPE OF WORK: NEW CONSTRUCTION

MWELO NOTE:

PROPOSED PLANTING IS LESS THAN 500 SF. DOES NOT MEET REQUIREMENTS TO SUBMIT FOR MWELO REVIEW.

PROPOSED NEW LANDSCAPE = 491 SF



EXISTING FRONT FENCE WALL ELEVATION AND SECTION (1)
SCALE: 1/2" = 1'-0"

SITE LEGEND:

- NATURAL GRADE: PERMEABLE
- GRAVEL DRIVEWAY: PERMEABLE
- GRAVEL FILLED AREA: PERMEABLE
- PAVERS WITH GAP: PERMEABLE
- ROOF AREA: IMPERMEABLE
- STAIRS AT ENTRANCE: PERMEABLE
- NEW LANDSCAPING: PERMEABLE
- EXISTING STABLES: PERMEABLE
- D & G DRIVEWAY: PERMEABLE
- ROOF AREA AT 2ND UNIT: IMPERMEABLE
- EXISTING DECKS AT 2ND UNIT: PERMEABLE

0 30 60 90 120 150

SCALE: 1"=30'-0"

REVISIONS	DATE

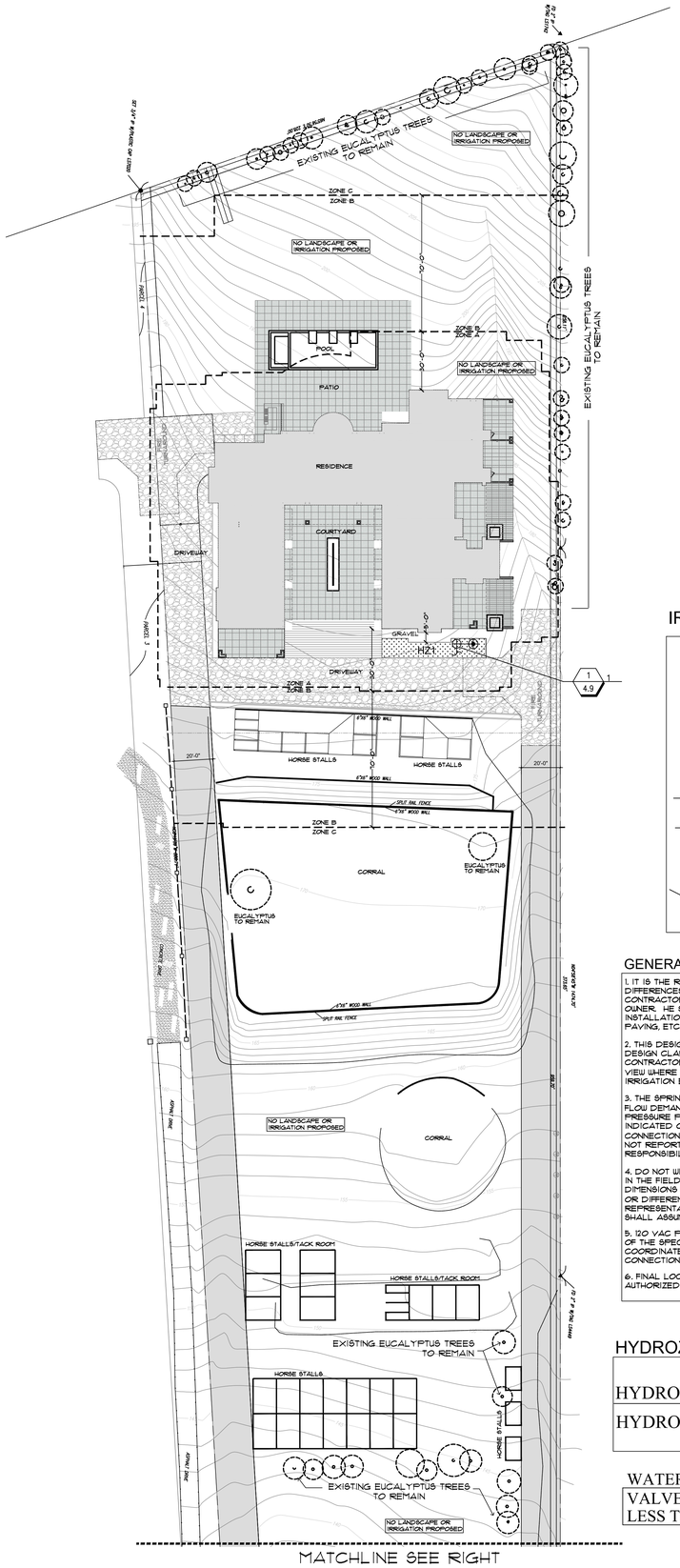
STEPHANIE ANN DAVIS
Landscape Design
28025 Dorothy Drive, Suite 204
Agoura Hills, CA 91301
(818) 597-1417
stephanie@stephanieanndavis.com
www.stephanieanndavis.com

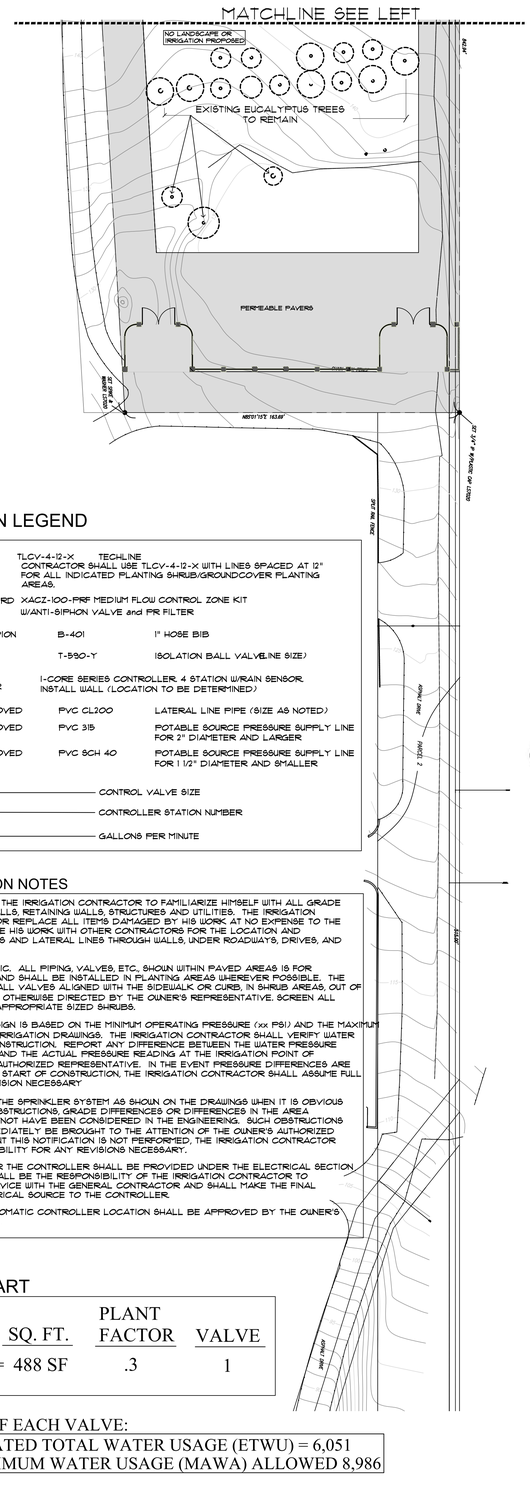
Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
PLANTING PLAN

APN: 4460-008-023

DRAWN	
CHECKED	
DATE	9-28-21
SCALE	1"=30'-0"
JOB NO.	
SHEET	L-1





IRRIGATION LEGEND

NETAFIM	TLCV-4-12-X	TECHLINE CONTRACTOR SHALL USE TLCV-4-12-X WITH LINES SPACED AT 12" FOR ALL INDICATED PLANTING SHRUB/GROUNDCOVER PLANTING AREAS.	
RAINBIRD	XACZ-100-PRF	MEDIUM FLOW CONTROL ZONE KIT W/ANTI-SIPHON VALVE and PR FILTER	
CHAMPION	B-401	1" HOSE BIB	
NIBCO	T-590-Y	ISOLATION BALL VALVE(LINE SIZE)	
HUNTER		I-CORE SERIES CONTROLLER, 4 STATION W/RAIN SENSOR. INSTALL WALL (LOCATION TO BE DETERMINED)	
APPROVED	PVC CL200	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	

1 — CONTROL VALVE SIZE
1 — CONTROLLER STATION NUMBER
20.0 — GALLONS PER MINUTE

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. 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.

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

HYDROZONE CHART

HYDROZONE	SQ. FT.	PLANT FACTOR	VALVE
HYDROZONE 1	= 488 SF	.3	1

WATER USAGE OF EACH VALVE:
VALVE 1: ESTIMATED TOTAL WATER USAGE (ETWU) = 6,051
LESS THAN MAXIMUM WATER USAGE (MAWA) ALLOWED 8,986

0 30 60 90 120 150
SCALE: 1"=30'-0"

MWELO Water Compliance Calculations

TO CALCULATE MAWA - Maximum Applied Water Allowance		
	54	
LA	488	
SLA	0	
MAWA (Gallons)		8,986
MAWA (Inches per sq.ft.)		29.5
MAWA (Inches per DAY)		0.08

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	54	
PFxHA (see chart)	146.4	
HA (same as LA)	488	
IE (see chart)	0.81	
SLA	0	
ETWU (Gallons)		6,051
ETWU (Inches per sq.ft.)		19.9
ETWU (Inches per DAY)		0.05

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

To Determine Plant Factor with Multiple Hydro Zones

H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	Shrubs	0.3	488	146.4
	Totals		488	146.4

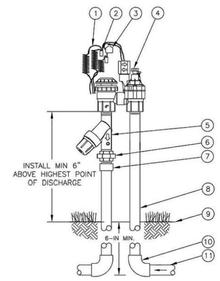
To Determine Average

H.Z.	Type	Sprinkler	HA	"IE"	Weighted Area
1	0.3	Netafim Drip	488	0.81	395.28
			488	Totals	395.28
					0.81

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

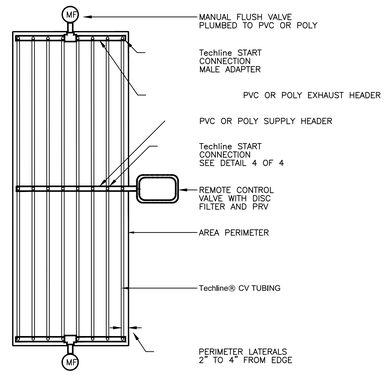
Does ETWU Qualify? **ETWU= 6,051 < MAWA= 8,986**

Yes - ETWU Does Not Exceed Maximum Allowed

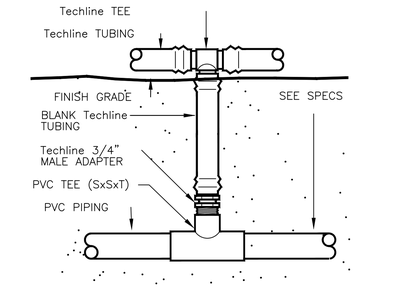


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI-SIPHON VALVE: RAIN BIRD 100-ASVF VALVE (INCLUDED IN XACZ-100-PRF KIT)
5. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XACZ-100-PRF KIT)
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

D XACZ-100-PRF 1" ANTI-SIPHON CONTROL ZONE KIT
N.T.S. 1-25-10



Techline® CV CENTER FEED LAYOUT



Techline START CONNECTION

STATIC WATER PRESSURE
per L.A. COUNTY WATER DISTRICT = 115 psi

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: R Crandall
PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/26/24

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.

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. 2/26/24 — STATE OF CALIFORNIA

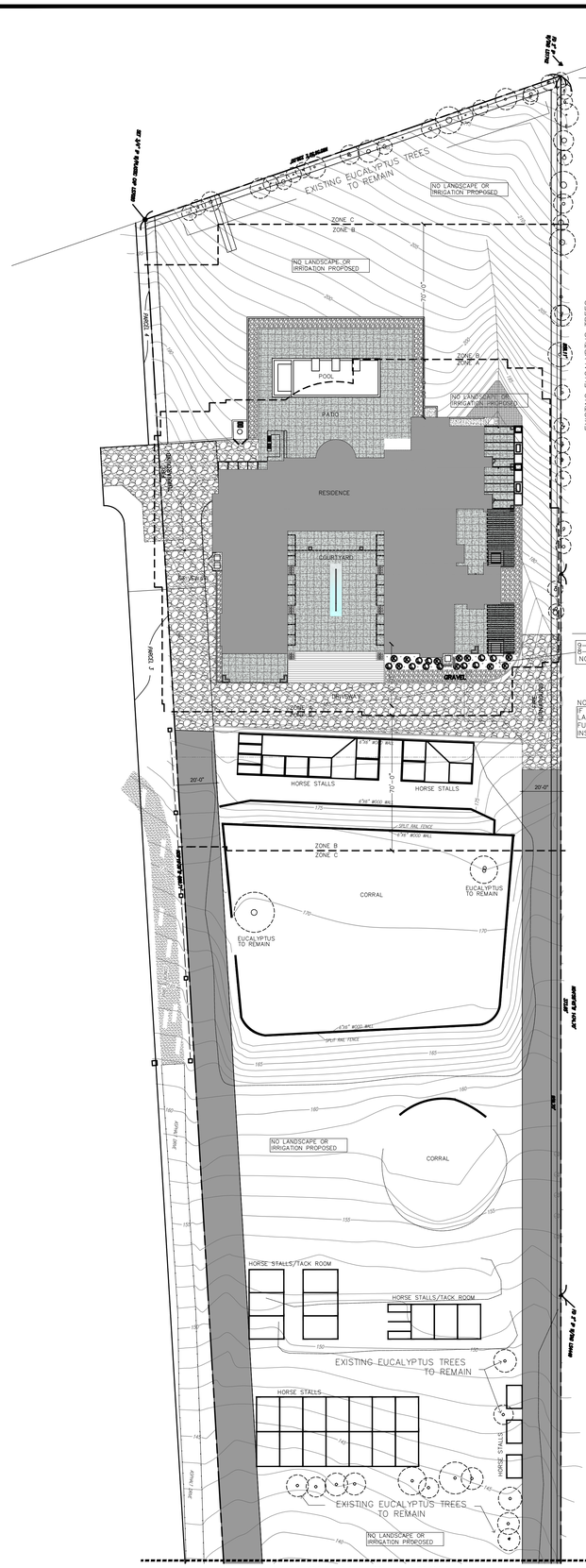
REVISIONS	DATE

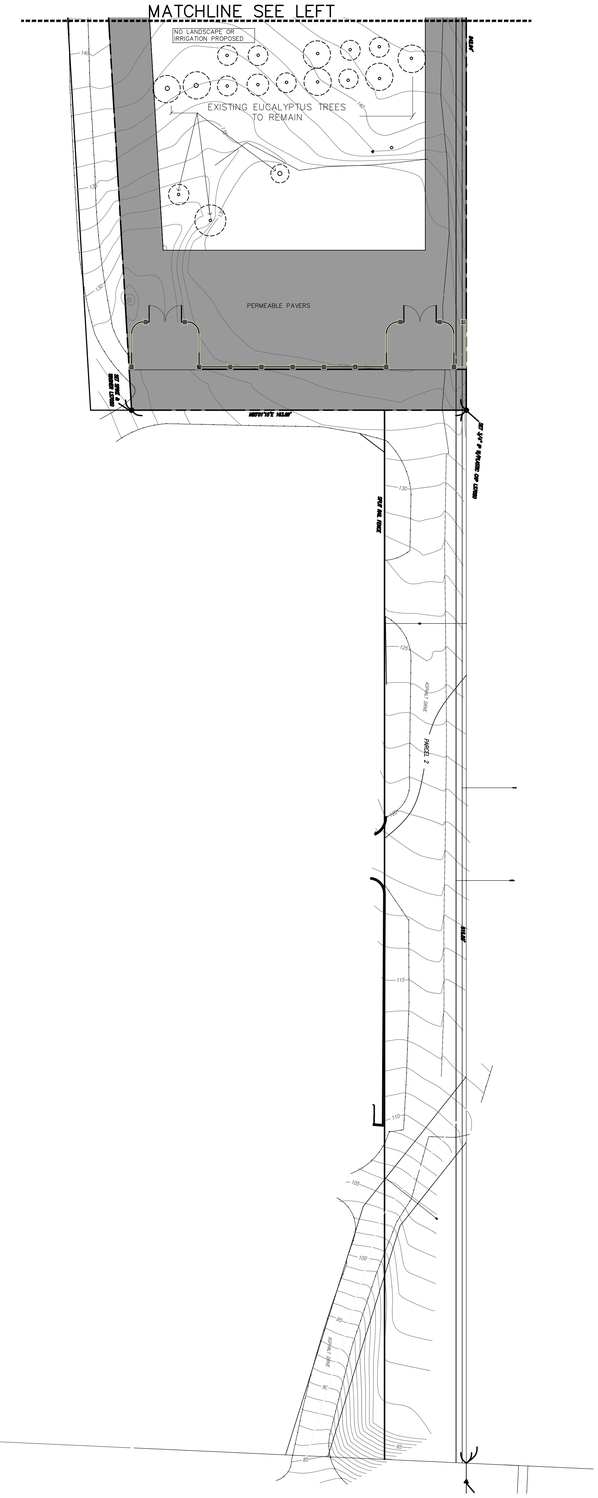
STEPHANIE ANN DAVIS
Landscape Design
28025 Dorothy Drive, Suite 204
Agoura Hills, CA 91301
tel: 805-231-4617
stephanie@stephanieanndavis.com
www.stephanieanndavis.com

Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
IRRIGATION/HYDROZONE PLAN
MWELO WATER CALCULATIONS
APN: 4460-008-023

DRAWN: RC
CHECKED:
DATE: 6-21-23
SCALE: 1"=30'-0"
JOB NO.
SHEET: L-2





SCOPE OF WORK: NEW CONSTRUCTION

PROPOSED PLANTING IS LESS THAN 500 SF.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

BARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS
HILDA L. SOLIS
FIRST DISTRICT
MARK RIDLEY-THOMAS
SECOND DISTRICT
SHEILA KUEHL
THIRD DISTRICT
JANICE HAHN
FOURTH DISTRICT
KATHRYN BARGER
FIFTH DISTRICT

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current *Fuel Modification Plant List*, available from the Fuel Modification Unit.
- Trees are generally **not recommended,** except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- 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 grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

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.

0 30 60 90 120 150

SCALE: 1"=30'–0"

REVISIONS	DATE

STEPHANIE ANN DAVIS
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stephanie@stephanieanndavis.com
www.stephanieanndavis.com

Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
FUEL MODIFICATION PLAN
PLANTING PLAN

APN: 4460–008–023

DRAWN	
CHECKED	
DATE	6–27–23
SCALE	1"=30'–0"
JOB NO.	
SHEET	FM–1



WALL-MOUNTED LIGHT

CEILING-MOUNTED LIGHT



STAIR LIGHT

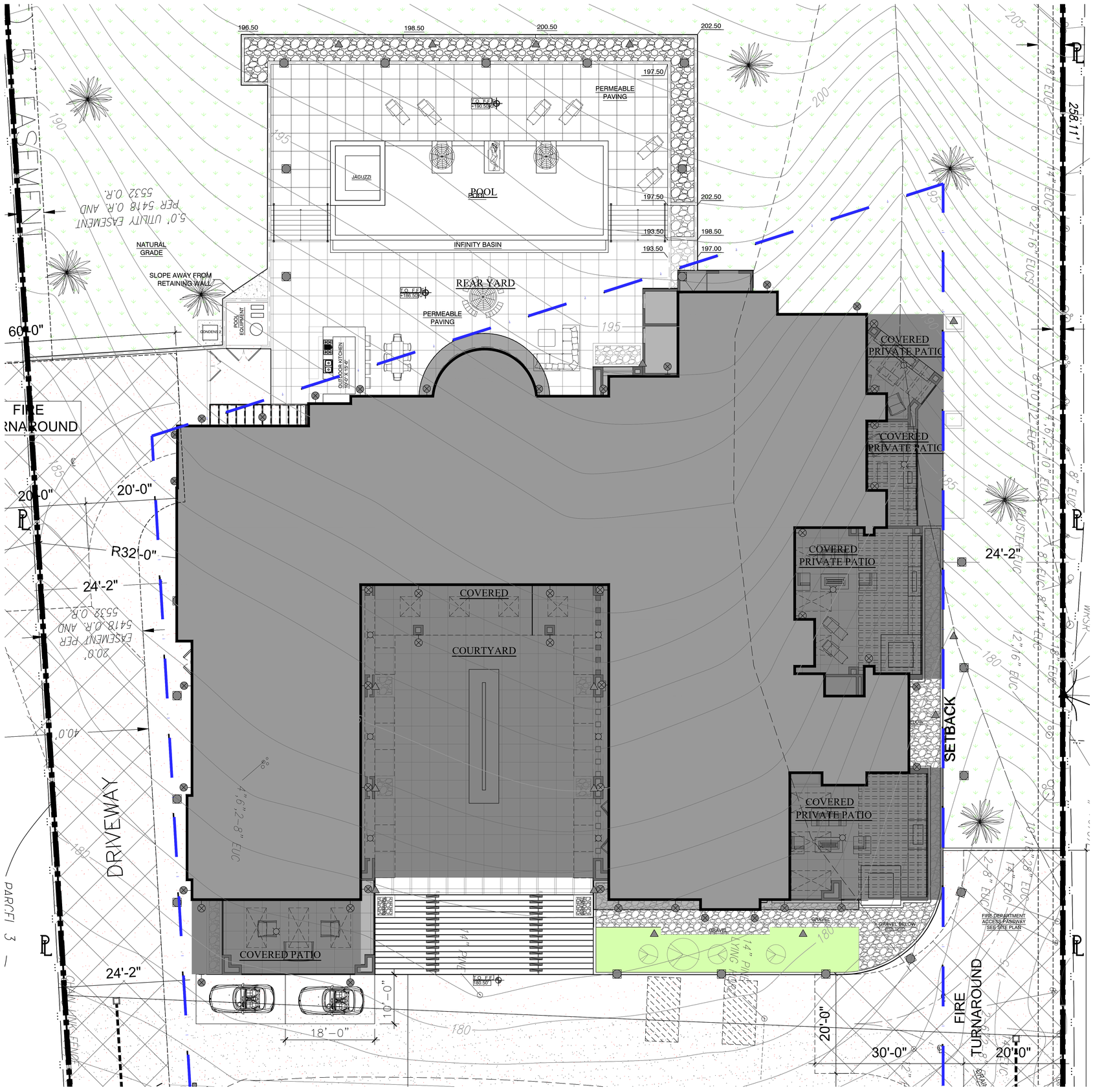


PATH LIGHT

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	CEILING-MOUNTED LIGHT
	WALL-MOUNTED LIGHT
	PATH LIGHT
	STAIR LIGHT

NOTE:

PER CITY'S DARK SKY ORDINANCE NO EXTERIOR UP-LIGHTING TO BE INSTALLED IN THIS PROJECT.



OUTDOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

1

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28225 DOROTHY DRIVE SUITE 100 AGOURA HILLS, CA 91301
TEL 818 . 575 . 9400 FAX 818 . 575 . 9411

REGISTERED PROFESSIONAL ARCHITECT
CARLOS J. ROCHA
C 19775
STATE OF CALIFORNIA

ROCHA NUEZ ASSOCIATES OWNS THE COPYRIGHT OF THIS UNIT DRAWING UNAUTHORIZED PARTIAL OR DIMENSIONAL FORM MAY RESULT IN LEGAL ACTION. THE USE OF THESE PLANS, DETAILS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT AND NO PART SHALL BE COPIED IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT AND VISUAL CONTACT WITH THESE PLANS IS DEEMED ACCEPTANCE OF THESE RESTRICTIONS.

ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	06/18/2023
04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Path Exchange	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
OUTDOOR LIGHTING PLAN

SHEET NO.
E.1

CITY OF MALIBU
23815 STUART RANCH ROAD . MALIBU, CALIFORNIA 90265-4861
(310) 456-2489 ♦ FAX (310) 317 0950 ♦ www.ci.malibu.ca.us

CITY OF MALIBU

GRADING PLAN

27357 PACIFIC COAST HWY., MALIBU CA

PUBLIC WORKS DEPARTMENT GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.

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

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

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

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

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

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

19. GRADING QUANTITIES: (SEE TABLE BELOW)
CUT: 2498 CU.YD. FILL: 1455 CU.YD.
EXPORT: 1043 CU.YD. IMPORT: 0 CU.YD.
REMOVAL AND RECOMPACTION 3295 CU.YD.

20. TOTAL DISTURBED AREA ACRES 0.93 AC.
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA____SQ.FT.
(TOTAL PROPOSED IMPERVIOUS SURFACE AREA____SQ.FT.
FLOOD ZONE ON FIRM:_________ BASE FLOOD ELEVATION:__________ FT.

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

22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS AND FILLS) [3312, 3313 & MALIBU LCP 8.3]:

1. CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROPRIATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL.

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. 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.

2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.

3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.

4. 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 THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING REPORTS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.

5. 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-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".

6. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]

7. FILL INSPECTION:

7.1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2]
7.2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.
7.3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2HORIZONTAL TO 1 VERTICAL. [3313.7

8. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.

9. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

COMPACTION TESTING REQUIREMENTS:

1. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:

2. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISHED GRAD, AND

3. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE

4. 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-DONE 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]

5. 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:

5.1. ONE TEST FOR EACH TWO FOOT VERTICAL LEFT.

5.2. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.

5.3. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

GENERAL NOTES:

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

2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.

3. THIS PLAN HAS BEEN CHECKED ON THE ASSUMPTION THAT THE FILLS SHOWN WILL NOT BE COMPACTED. PLACE THE FOLLOWING NOTE NO THE PLAN STATING: "FILLS ARE UNCOMPACTED AND NOT SUITABLE FOR THE SUPPORT OF STRUCTURES. ALL FOUNDATIONS FOR FUTURE BUILDINGS ARE TO BE EXTENDED THROUGH THE FILL INTO NATURAL GROUND." IF THE FILLS ARE TO BE COMPACTED, COMPLY WITH CORRECTION NUMBERS 94, 95 & 96.

4. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.

5. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.

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

7. SECURE PERMISSION FROM (CITY ENGINEER), (STATE HIGHWAY DEPARTMENT) FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.

8. 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]

9. 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 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]

10. 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 PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)

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

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

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

14. 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 PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.

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

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

ADDITIONAL GRADING GENERAL NOTES:

1. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.

2. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.

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

4. 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 OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.

5. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.

6. 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.

7. 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.

8. 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.

9. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE 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.

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

11. 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.

12. 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.

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

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

15. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLICATION PLAN (LIP), SECTION 8.3.

NO GRADING WILL BE ALLOWED ON SLOPES GREATER THAN 4:1 BETWEEN NOVEMBER 1 AND MARCH 31. DO NOT BEGIN ANY GRADING WORK WHICH CANNOT BE COMPLETED PRIOR TO NOVEMBER 1 OR IS LOCATED WITHIN OR ADJACENT TO ESHA. LIP SEC. 17.3.1

ENGINEERING GEOLOGIC GRADING NOTES::

1. FOR REFERENCE, SECTION 1804.3 OF THE 2010 CBC STATES THAT THE GROUND IMMEDIATE ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET AS MEASURED PERPENDICULAR TO THE FACE OF THE STRUCTURE. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. EXEMPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL (ICC, 2010).

2. ALL UNDERGROUND WATER LINES AND DRAINAGE LINES SHALL BE ABSOLUTELY LEAK FREE. IT IS RECOMMENDED THAT WATER REMAINS, IRRIGATION LINES, AND DRAINAGE LINES BE PERIODICALLY CHECKED FOR LEAKS FOR EARLY DETECTION OF WATER INFILTRATING THE UNDERLYING SOILS THAT COULD CAUSE DETRIMENTAL SOIL MOVEMENTS. IF A LEAK IS DETECTED AT ANY TIME, IT MUST BE REPAIRED IMMEDIATELY.

3. LANDSCAPE WATERING SHALL BE HELD TO A MINIMUM WHILE MAINTAINING A UNIFORMLY MOIST CONDITION WITHOUT ALLOWING THE SOIL TO DRY OUT. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST. DURING EXTREME HOT AND DRY PERIODS, ADEQUATE WATERING MAY BE NECESSARY TO KEEP SOIL FROM SEPARATING OR PULLING BACK FROM THE FOUNDATIONS OR SLABS.

4. SITE AREA DRAINS, CATCH BASINS, ROOF GUTTERS, DOWNSPOUTS, AND ANY SUBDRAIN OUTLETS SHOULD BE INSPECTED PERIODICALLY TO INSURE THAT THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY. IN ADDITION, CRACKS IN PAVED SURFACES SHALL BE SEALED TO LIMIT INFILTRATION OF SURFACE WATERS.

SLOPE MAINTENANCE:

1. A RIGOROUS SLOPE MAINTENANCE PROGRAM SHOULD BE ADOPTED TO MAINTAIN THE EXISTING AND ANY PROPOSED SLOPES. THE FOLLOWING RECOMMENDATIONS SHOULD PROVIDE GUIDELINES FOR MAINTENANCE OF THE SLOPES:

1.1. THE SLOPES BE LANDSCAPED. AN EXPERIENCED LANDSCAPE ARCHITECT COULD BE CONSULTED FOR RECOMMENDATIONS REGARDING THE TYPE OF LANDSCAPE TO USE ON THE SLOPE THAT WOULD HELP TO REDUCE SURFACE EROSION AND WOULD NEED MINIMUM AMOUNT OF IRRIGATION SUCH AS DROUGHT RESISTANT PLANT. TREES WITH ROOTING SYSTEMS THAT COULD SEVERELY DISTURB THE OUTER SLOPE MATERIALS SHOULD BE AVOIDED AND/OR REMOVED.
1.2. THE MOISTURE CONTENT OF THE SLOPE OUTER FACE MATERIALS SHOULD BE MAINTAINED CLOSE TO THE OPTIMUM THROUGHOUT THE YEAR. EXCESSIVE WATERING OR DRYING OF THE SLOPE FACE MUST BE AVOIDED. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST.
1.3. PROPER SURFACE DRAINAGE SHOULD BE MAINTAINED. DRAINAGE SWALES SHOULD BE INSPECTED AND CLEANED BEFORE THE RAINY SEASON. ANY EROSION AROUND AND UNDERNEATH THE SWALES SHOULD BE REPAIRED TO PREVENT FURTHER UNDERMINING OF THE SUBGRADE AROUND THE SWALES.
1.4. IF SLOPE SUBDRAIN OUTLETS ARE PRESENT ON A SLOPE, THEIR LOCATIONS SHOULD BE CAREFULLY NOTED AND EXTREME CARE SHOULD BE TAKEN TO INSURE THAT THE SUBDRAIN OUTLETS DO NOT BECOME BURIED OR BLOCKED. MEASURES SHOULD BE UNDERTAKEN TO INSURE THAT RODENTS OR SMALL ANIMALS CANNOT ENTER OR RESIDE IN A SUBDRAIN OUTLET. IF A SUBDRAIN OUTLET BECOMES BURIED OR BLOCKED, IT MUST BE LOCATED AND/OR THE OBSTRUCTION MUST BE REMOVED IMMEDIATELY SO THAT WATER MAY FREELY DRAIN FROM THE THE SUBDRAINAGE SYSTEM. IT SHOULD BE NOTED THAT A BURIED OR BLOCKED SUBDRAIN OUTLET COULD PREVENT GROUNDWATER FROM DRAINING FROM WITHIN THE SLOPE THUS CAUSING THE SATURATION OF THE EARTH MATERIALS AS WELL AS AS A RISE IN THE HYDROSTATIC PRESSURES WITHIN THE SLOPE. THIS CONDITION COULD POSSIBLY LEAD TO FAILURE OF THE SLOPE.
1.5. BURROWING BY RODENTS DISTURBS THE SUPERFICIAL MATERIALS AND SURFACE DRAINAGE CONDITIONS. IF BURROWING RODENTS ARE OBSERVED ON OR WITHIN THE SLOPE, THEY SHOULD BE EXTERMINATED IMMEDIATELY AND ANY DISTURBANCE TO THE SLOPE SHOULD BE CORRECTED.

BENCH MARK:

BM# 11698 ELEV.=123.966
50MM(2IN) IP W/FLAT HD SPK IN N EDGE AC PAV
11M(36') N/O CL PACIFIC COAST HWY & 36M(118')
W/O WINDING WY CARSONITE MARKER 1.5M(5') N/O
MKD (1 52.6 6951)
NAVD 88 DATUM

APN:

APN: 4460-008-023

CONSULTING GEOTECHNICAL:

GEOCONCEPTS, INC.
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
(818)994-8895, PROJECT 5890,
DATED 01/15/2021

CITY AND POOL CONTRACTOR NOTE:

1. OZONIZATION SYSTEM TO BE USED FOR THE POOL WATER NO DISCHARGE TO THE STREET OR ANY RECEIVING WATERS IS ALLOWED. BMP'S MUST BE IN PLACE TO PREVENT EROSION MAY BE USED FOR IRRIGATION IF THE ABOVE ITEMS ARE MET OR WATER MUST BE TRANSPORTED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS

2. " IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET OR DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 D 5". POOL CONTRACTOR TO POST A SIGN STATING THIS. THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY



VICINITY MAP
N.T.S.

City of Malibu
23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 456-7650 ♦
www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 27357 PACIFIC COAST HWY.

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 Division 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 or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	3295	1246	385	867	0	2498
Fill	3295	1455	0	0	0	1455
Total	6590	2701	385	867	0	3953
Import	0	209	0	0	0	0
Export	0	0	385	867	0	1043

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 Depart. access approval beyond the fifteen 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 residence structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site.The information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: RICHARD E. DOSS
PRINT NAME
SIGNATURE
DATE: 1/19/24

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-24
CIVIL
STATE OF CALIFORNIA

INDEX

SHEET	DESIGNATION
1	TITLE SHEET / NOTES
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3	EXISTING ACCESS PLAN
4	DETAILS AND SECTIONS
5	EROSION AND SEDIMENT CONTROL PLAN - ESCP LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

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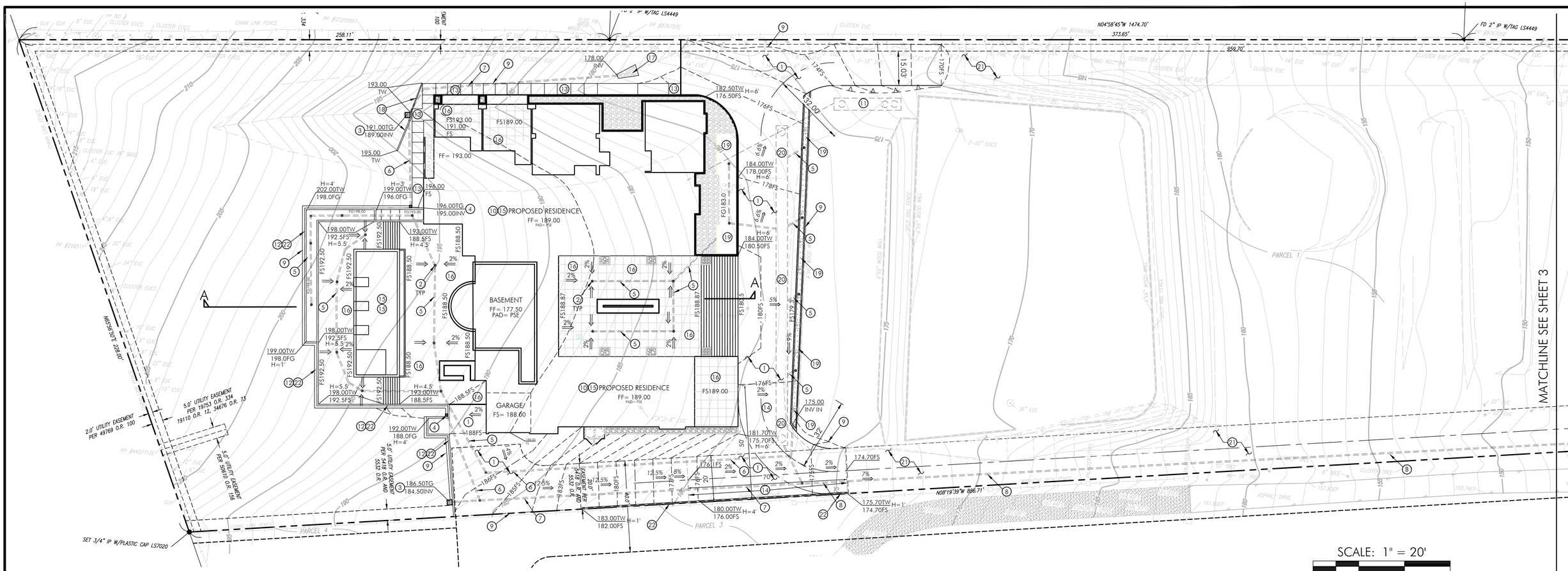
PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
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AGOURA HILLS, CA 91301
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FAX: (818) 865-4198
PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 — 1/19/24 DATE

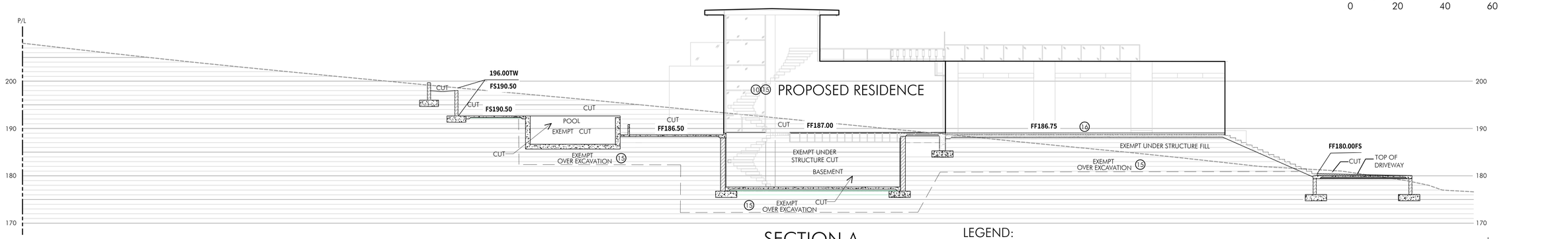
NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU
27357 PACIFIC COAST HWY., MALIBU CA
TITLE SHEET / NOTES AND SECTIONS

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE N.T.S.
PROJECT NUMBER

Sheet 1 of 5 Sheets





SECTION A

SCALE: 1" = 10'

0 10 20 30

CONSTRUCTION NOTES: ON-SITE

1. CONSTRUCT PERMEABLE PAVEMENT PER DETAIL 1 ON SHEET 4
2. AREA DRAIN PER DETAIL 4 ON SHEET 4
3. 24" SQ. CATCH BASIN PER JENSEN PRODUCTS
4. 12" SQ. CATCH BASIN PER DETAIL 2 ON SHEET 4
5. 6" DIA PVC STORM DRAIN 1% MIN SLOPE
6. 8" DIA PVC STORM DRAIN 1% MIN SLOPE
7. 10" DIA PVC STORM DRAIN 1% MIN SLOPE
8. 12" DIA PVC STORM DRAIN 1% MIN SLOPE
9. LIMITS OF DISTURBED AREA. 0.93 ACRES
10. CONNECT ALL ROOF DRAIN OUTLETS TO CONNECT TO STORM DRAIN SYSTEM TO PLANTER BOX
11. PROPOSED SEPTIC SYSTEM PER SEPARATE PLANS AND PERMIT
12. SWALE AT WALL PER DETAIL 6 ON SHEET 4
13. 5' WIDE FIRE DEPARTMENT ACCESS AT GRADE NON COMBUSTIBLE SURFACE
14. FIRE DEPARTMENT TURN AROUND 2% MAX
15. LIMITS OF REMOVAL AND RECOMPACTION PER SOILS ENGINEERS RECOMMENDATIONS AND NOTE HEREON
16. CONSTRUCT SURFACE PER ARCHITECTS PLAN
17. RIP RAP OUTLET PER DETAIL 4 ON SHEET 4
18. SPLASH WALL PER DETAIL 7 ON SHEET 4
19. STORMWATER PLANTER BOX PER DETAIL 3 ON SHEET 4
20. STORMWATER DETENTION PIPE PER DETAIL 8 ON SHEET 4
21. EXISTING FIRE DEPARTMENT ACCESS
22. RETAINING WALL PER SEPARATE PERMIT
23. POOL PER SEPARATE PERMIT

(15) REMOVAL AND RECOMPACTION NOTE :

OVER EXCAVATION DEPTHS BELOW STRUCTURES 3' BELOW THE BASE OF PROPOSED FOUNDATIONS AND POOL, LIMITS OVER-EX OUTSIDE OF BUILDING TO AT LEAST 5 FEET .

LEGEND:

AL	AREA LIGHT	SD	STORM DRAIN
AC	ASPHALT	SL	STREET LIGHT
BFD	BACKFLOW DEVICE	SS	SANITARY SEWER
BW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TS	TRAFFIC SIGNAL
CONC	CONCRETE	TW	TOP OF WALL=
CF	CURB FACE	WM	WATER METER
CTV	CABLE TELEVISON	WV	WATER VALVE
DCD	DOUBLE CHECK DETECTOR		FIRE HYDRANT
DS C	DOWNSPOUT	(X)	EXISTING
C F	DAY LIGHT LINE CUT/FILL	(X)	EXISTING CONTOUR
FDC	FIRE DEPT. CONNECTION		RETAINING WALL PER SEPARATE PERMIT
FF	FINISHED FLOOR		BUILDING WALL PER SEPARATE PERMIT
FL	FLOWLINE	X	PROPOSED CONTOUR
FS	FINISHED SURFACE		DIRECTION & RATE OF FLOW
GB	GRADE BREAK		2% MIN ON CONCRETE, 5% MIN ON DIRT
GTE	GENERAL TELEPHONE		LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
NAT	NATURAL GRADE		BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.
PL	PROPERTY LINE		
SCE	SO. CAL. EDISON		
SCO	SEWER CLEAN OUT		

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RICHARD E. DOSS R.C.E. C48987 — DATE 9/26/25

NO.	REVISION	DATE

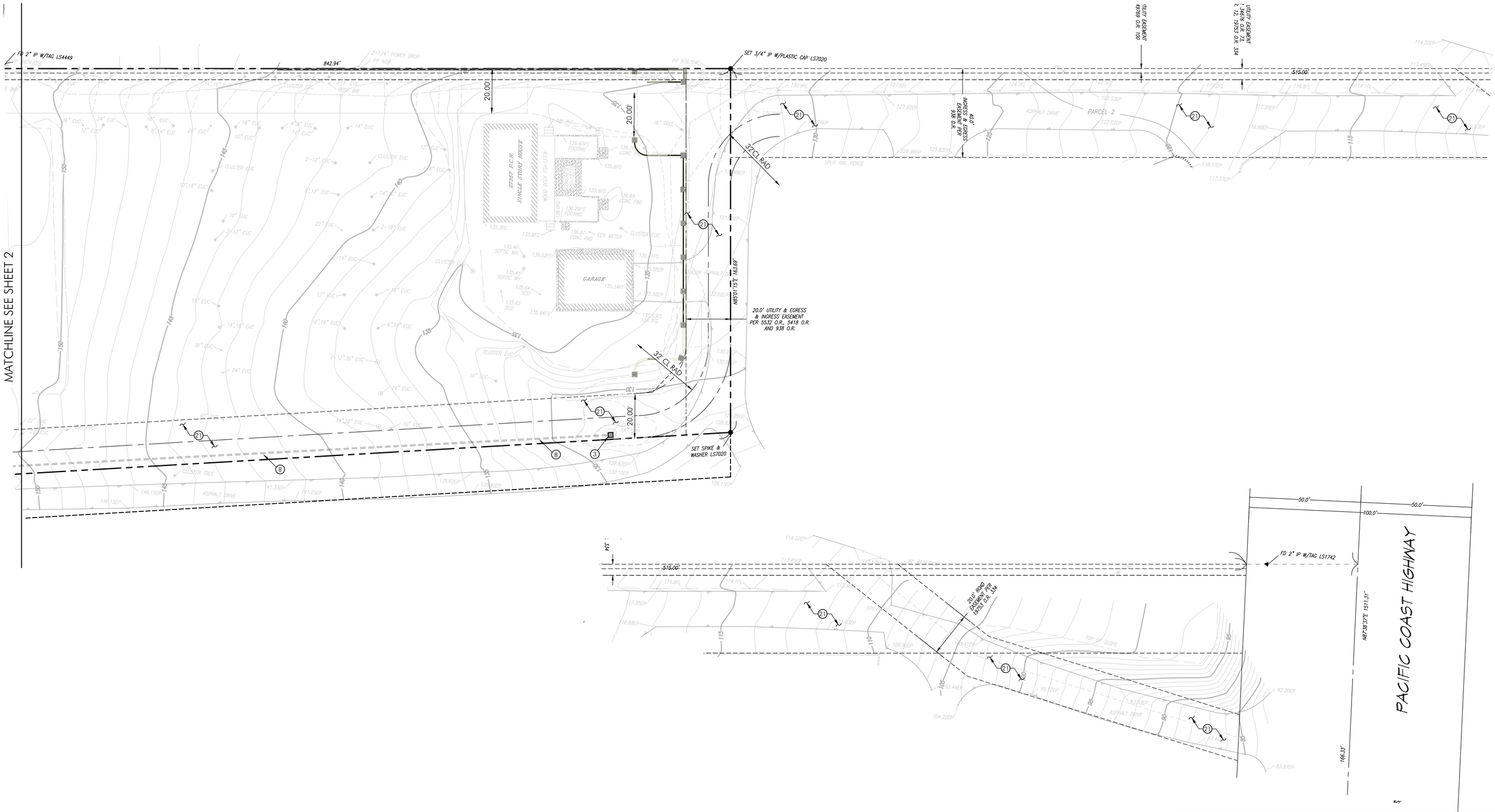
CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

GRADING AND DRAINAGE PLAN

DESIGNED BY:	DATE	SCALE	
DRAWN BY:	DATE	NOTED	
CHECKED BY:	DATE	PROJECT NUMBER	

Sheet 2 of 5 Sheets



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0 20 40 60

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NO.	REVISION	DATE

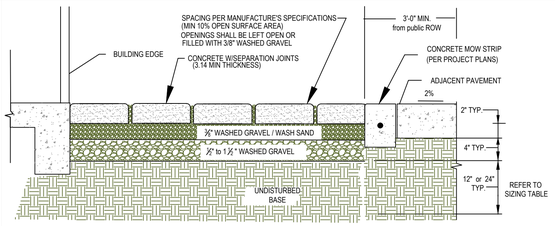
CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

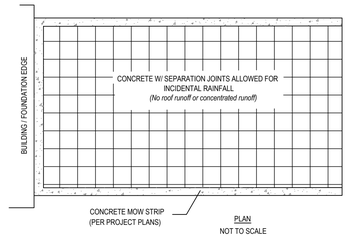
EXISTING ACCESS PLAN

DESIGNED BY:	DATE	SCALE	
DRAWN BY:	DATE	NOTED	
CHECKED BY:	DATE	PROJECT NUMBER	

Sheet 3 of 5 Sheets



SECTION
NOT TO SCALE



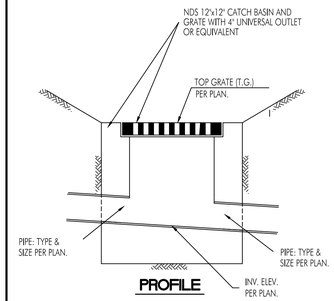
PLAN
NOT TO SCALE

NOTES:

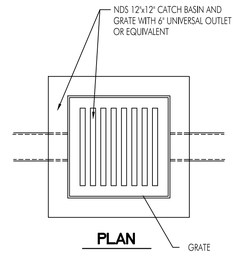
1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

PERMEABLE PAVERS

1 N.T.S.



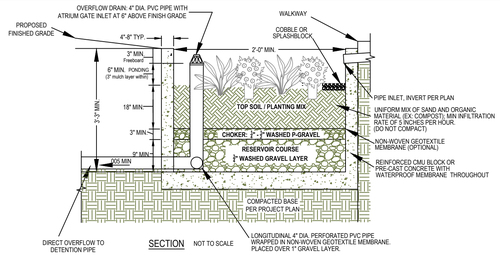
PROFILE



PLAN

12" CATCH BASIN

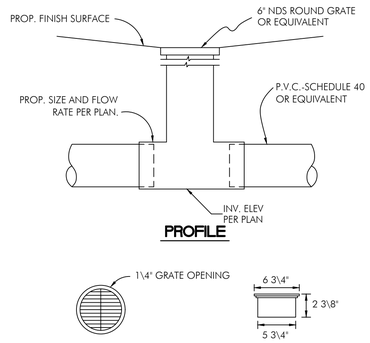
2 N.T.S.



SECTION NOT TO SCALE

WQMP PLANTER BOX

3 N.T.S.

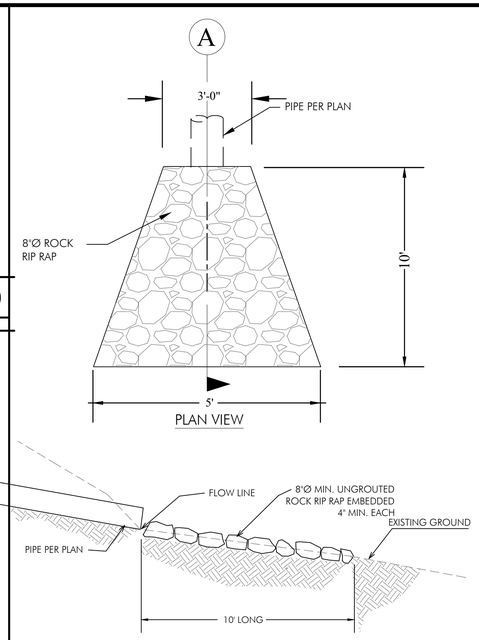


PROFILE

PLAN

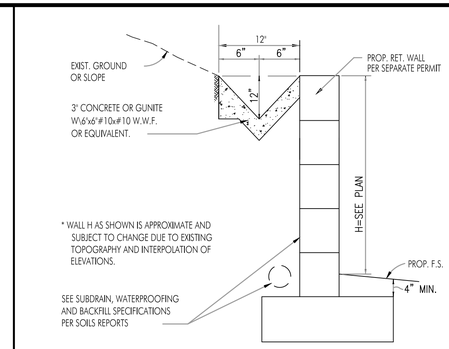
6"x6" AREA DETAIL

4 N.T.S.



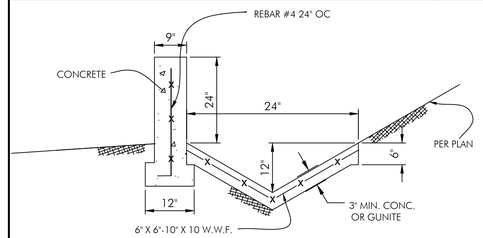
PLAN VIEW

5 N.T.S.



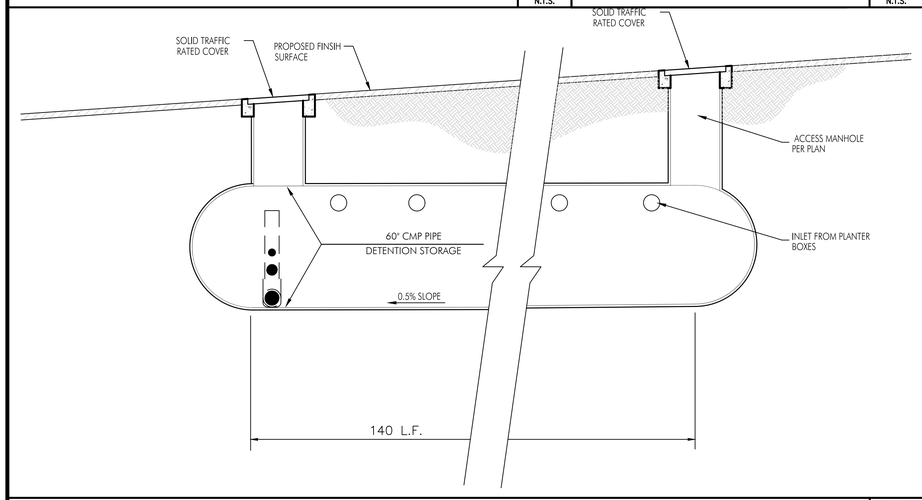
SWALE AT BACK OF WALL

6 N.T.S.



SPLASH WALL

7 N.T.S.



SQUMP DETENTION STORAGE PIPE

8 N.T.S.

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c/o CARLOS ROCHA
ARCHITECT
28025 DOROTHY DRIVE,MALIBU
PH: (818) 575-9400
CARLOS@ROCHANUEZ.COM

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-24
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987
1/19/24
DATE

NO.	REVISION	DATE

CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

DETAIL / CROSS SECTION SHEET

DESIGNED BY:	DATE	SCALE
DRAWN BY:	DATE	N.T.S.
CHECKED BY:	DATE	PROJECT NUMBER

Sheet 4 of 5 Sheets

GENERAL NOTES

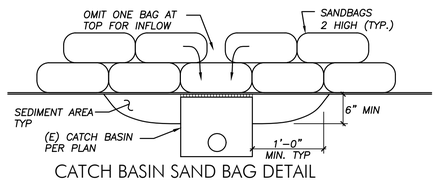
1. IN CASE OF EMERGENCY, CALL _____ AT _____
2. TOTAL DISTURBED AREA 0.93 ACRES WDID N/A
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE 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 OCTOBER 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 COARSE, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY 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 WASTED 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 CHECK LIST 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 CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECTS 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.

1/19/24
CIVIL ENGINEERS/QSD SIGNATURE DATE

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

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONDSIBLE 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.



CATCH BASIN SAND BAG DETAIL
NTS

23. THE FOLLOWING BMP FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATE, DETAILS FROM THE "CALTRANS STORM WATERQUALITY HANDBOOKS, CONDTRUCTION SITE BMP MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

ATTACHMENT "B" NOTES

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANKBSTABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

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

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

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

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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

Preventative Measures
- Schedule construction activities to minimize exposed area (EC-1, Scheduling).
- Quickly stabilize exposed soil using vegetation, mulching, spray-on adhesives, calcium chloride, sprinklingm, and stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Direct most construction traffic to stabilized roadways within the project site.
- Water should be applied by means of pressure-type distributors or pipeline equipped with a spray system or hose and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at lease one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed water is used, the source and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be use to convey potable water and there should be no connection between potable and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, "NON-POTABLE WATER - DO NOT DRINK."
- Materials applied as temporary soil stabilizers and soil binders also generally provide wind erosion control benefits.
- Pave or chemically stabilize access points where unpaved traffic surfaces adjoin paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for wet suppression or chemical stabilization of exposed soils.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and vehicle wash down areas.
- Stabilize inactive construction sites using vegetation or chemical stabilization methods.
- Limit the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

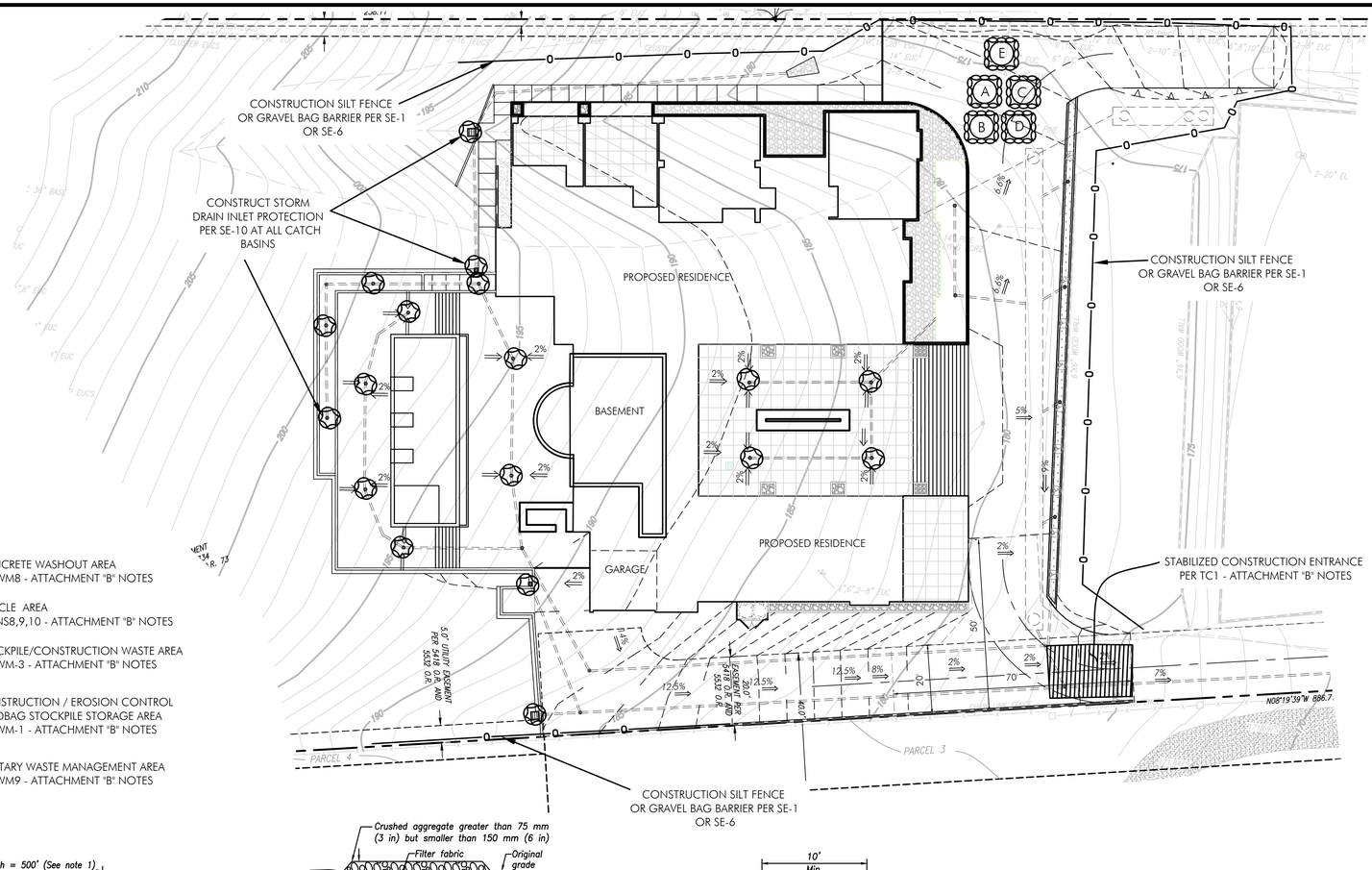
Inspection & Maintenance
- Inspect and verify that activity-based BMPs are in place to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and at two-week intervals in the non-rainy season to verify continued BMP implementation.
- Check areas protected to ensure coverage.
- Most dust control measures require frequent, often daily, or multiple times per day attention.

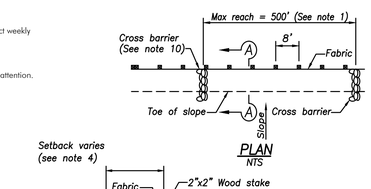
WIND CONTROL DETAIL

Implementation
- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.
- Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.
- Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.
- Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
- Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and large excavators, most vehicles should be able to travel to a designated area with little lost time.
- Train employees and subcontractors in proper fueling and cleanup procedures.
- When fueling must take place onsite, designate an area away from drainage courses to be used. Fueling areas should be identified in the SWPPP.
- Dedicted fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 feet away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.
- Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.
- Use vapor recovery nozzles to help control drips as well as air polution where required by Air Quality Management Districts (AQMD).
- Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Inspection and Maintenance
- Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.
- Keep ample supplies of spill cleanup materials onsite.
- Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

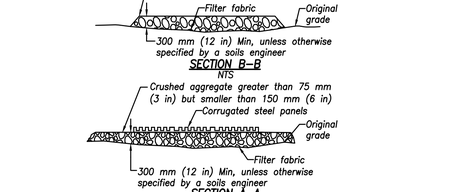
VEHICLE/EQUIPMENT FUELING DETAIL

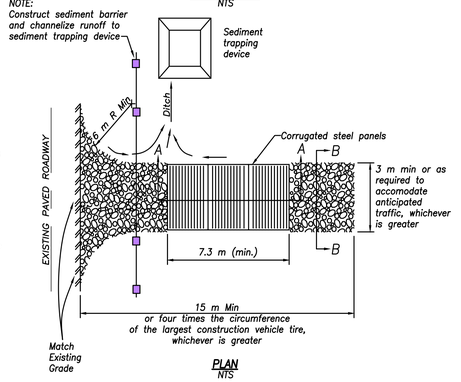




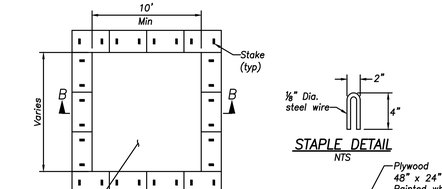
NOTES:
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed ⅓ the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'–0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow–through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of ⅓ and a maximum of ½ the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers should be offset to eliminate gaps.

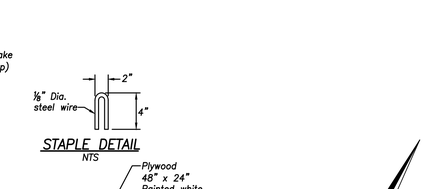
SILT FENCE DETAIL
NTS





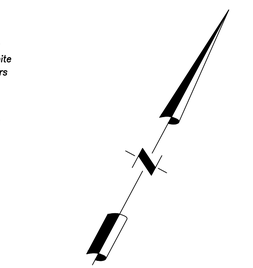
CONSTRUCTION ENTRANCE DETAIL
NTS





NOTES:
1. Actual layout determined in field.
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.

CONCRETE WASHOUT DETAIL
NTS



SCALE: 1" = 20'
0 20 40 60

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28025 DOROTHY DRIVE,MALIBU
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CARLOS@ROCHANUEZ.COM

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-24 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 1/19/24 DATE

NO.	REVISION	BY	CHKD.	DATE

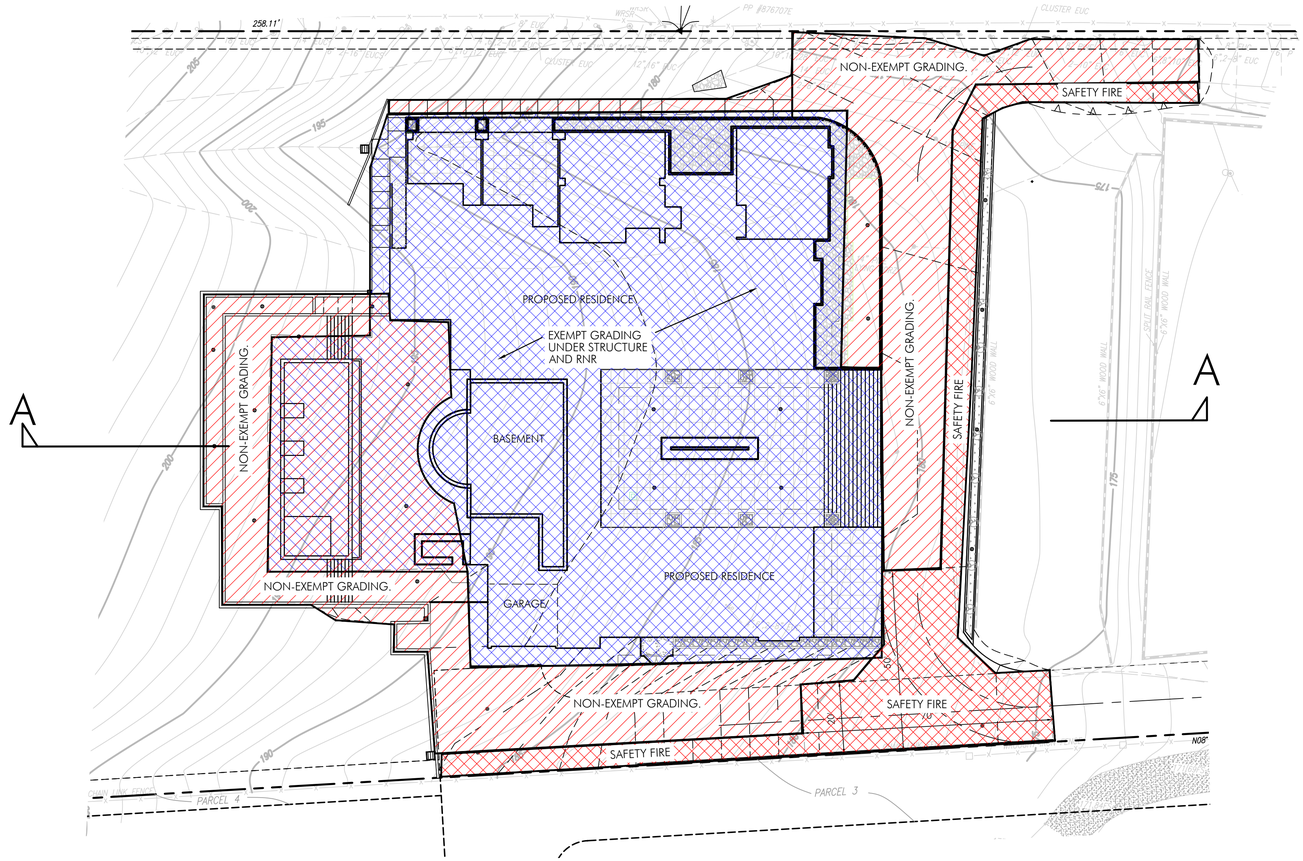
CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

EROSION AND SEDIMENT CONTROL PLAN - ESCP
LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE 1"=20'
PROJECT NUMBER

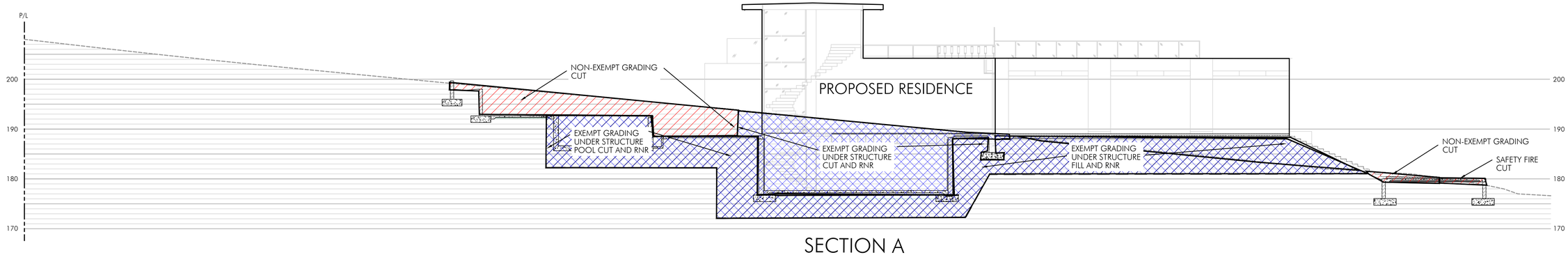
Sheet 5 of 5 Sheets



EARTHWORK LEGEND:

- EXEMPT AND RNR
  REMOVAL AND RECOMPACTION UNDER HOUSE AND POOL CUT AND FILL EXEMPT
- NON EXEMPT
  CUT FOR YARD, HOUSE AND DRIVEWAY AREA
- EXEMPT SAFETY
  5' FIRE ACCESS AND TURN-AROUND

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	3295	1246	385	867	0	2498
Fill	3295	1455	0	0	0	1455
Total	6590	2701	385	867	0	3953
Import	0	209	0	0	0	0
Export	0	0	385	867	0	1043



SECTION A

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

SCALE: 1" = 20'
0 20 40 60

PREPARED FOR:
PROPERTY OWNER
c/o CARLOS ROCHA
ARCHITECT
28025 DOROTHY DRIVE,MALIBU
PH: (818) 575-9400
CARLOS@ROCHANUEZ.COM

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DR, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
WWW.PACIFICCOASTCIVIL.COM

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987
4/13/26
DATE

NO.	REVISION	DATE

CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

YARDAGE EXHIBIT

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE NOTED
PROJECT NUMBER

Sheet 6 of 6 Sheets

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department
FROM: City of Malibu Planning Department **DATE:** 7/21/2021

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT ADDRESS:	29711 Mulholland Hwy Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 517-1842
APPLICANT FAX #:	(818) 889-4053
PROJECT DESCRIPTION:	NSFR

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is _____ 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.

Michael Bair _____ 03/13/2026
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

ATTACHMENT 3

FIRE DEPARTMENT NOTES:

024. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANTS, VIA FIRE APPARATUS ACCESS, ON-SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 305 TO 400 FEET(91 440 MM TO 121 920 MM) WHERE THE FIRE FLOW IS 4,000 GALLONS PER MINUTE (15 140 L/MIN) OR LESS AND THE DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 250 FEET (76 200 MM) FOR A DURATION OF 2 HOURS, IF MORE THAN ONE ON-SITE HYDRANT IS REQUIRED. WHERE THE FIRE FLOW CALCULATED IS LESS THAN 4,000 GALLONS PER MINUTE (15 140 L/MIN) FIRE FLOW OF THE BUILDING, OR 2,000 GALLON PER MINUTE (8443.53 L/MIN) AT 20 PSI (137.895KPA) FOR A DUARATIO OF 2 HOURS, ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7620 MM) FROM A STRUCTURE OF PROTECTED BY A 2 – HOURS FIRE WALL IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1

027. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL. ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1

029. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

030. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 501.3 AND 901.5.1

031. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7

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

KEYNOTES

1 FIRE DEPARTMENT ACCESS WALKWAY-5' CLEAR TO SKY-NO MORE THAN 150' FROM FIRE TRUCK AT EACH FIRE TRUCK LOCATION ON SITE

TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE VA
VARIISZ YES

SIZE OF LOT (4.04 ACRES): GREATER THAN 1 ACRE
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA 1,750 GPM

REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 000 GPM

TOTAL FIRE FLOW REQUIRED 1,250 GPM

NOTE:
WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:

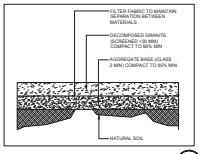
WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL NOT BE LESS THAN 20 FEET (6096 MM), EXCEPT ON A FIRE APPARATUS ACCESS ROADWAY APPROVED TO BE A LESSER WIDTH, IN WHICH CASE THE GATE SHALL NOT RESTRICT THAT WIDTH. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 15 FEET (4572 MM) FOR RESIDENTIAL USE AND 20 FEET (6096 MM) FOR COMMERCIAL USE OR MORE.
GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
GATES AND THE ASSOCIATED BARRIER WALLS, WHERE PROVIDED, SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

ABBREVIATIONS

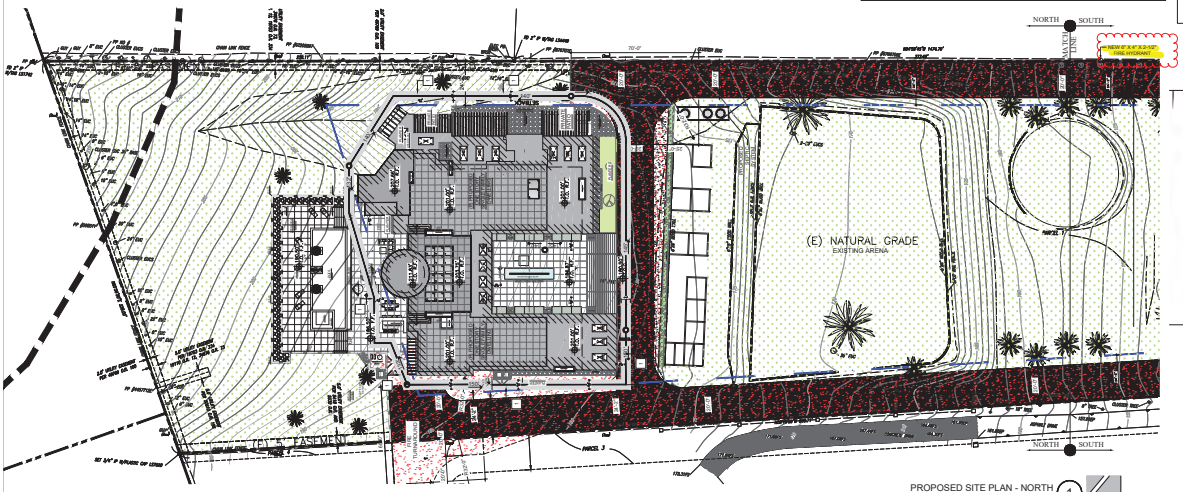
T.O. TOP OF
T.O. F.F. TOP OF FLOOR FINISH
T.O. R.F. TOP OF ROOF FINISH

SITE LEGEND:

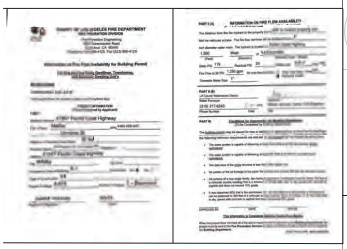
GREAT MATS PAVER
EXISTING TO BE DEMOLISHED
FIRE DEPARTMENT ACCESS DRIVEWAY
BUILDING LINE
PROPERTY LINE
SET BACK LINE
ESHA BOUNDARY
200' ESHA BUFFER ZONE



TYPICAL PARKWAY DETAIL 3
SCALE: NTS



PROPOSED SITE PLAN - NORTH 1
SCALE: 3/64" = 1'-0"



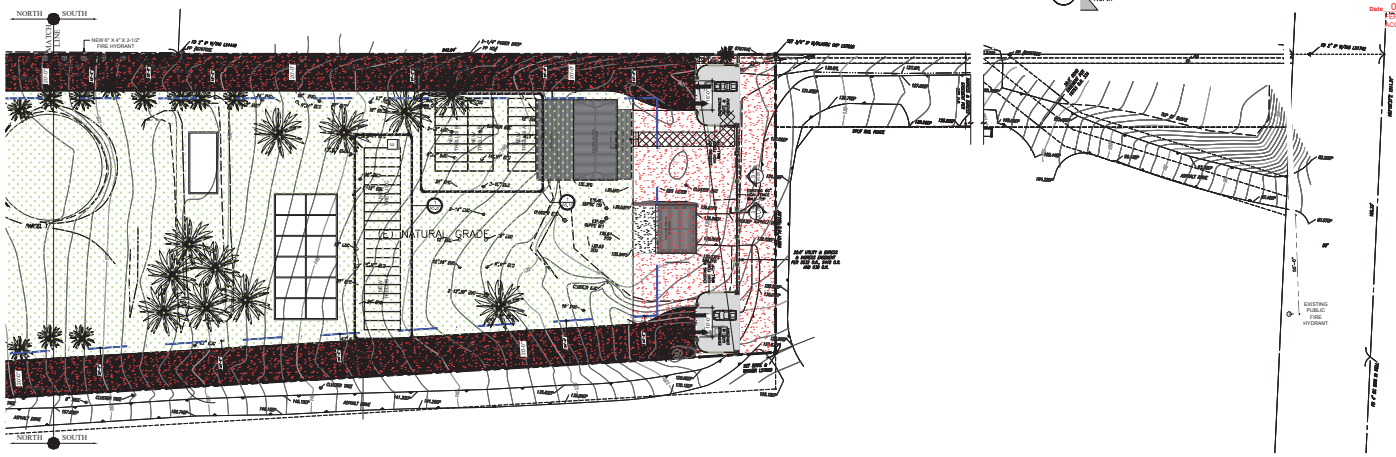
APPROVED FIRE FLOW 4
SCALE: NTS

THE REQUIRED FIRE FLOW IS 1,250 @ 20 PSI
RESIDUAL PRESSURE FOR A MINIMUM DURATION OF 2 HOURS.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED
FIRE HYDRANT LOCATION ONLY

By M. Grace
Fire Prevention Engineer
Date 01/20/2026
PC2022-0330(FD ACCESS & WATER).PDF



PROPOSED FIRE DEPARTMENT ACCESS PLAN 2
SCALE: 3/64" = 1'-0"

ROCHA NUÑEZ ARCHITECTS ENGINEERS
3333 SORRENTO RD. SUITE 200 ANNEVILLE CA 91301
TEL 818.970.4900 FAX 818.970.4911

C 19775

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE LOANED, COPIED OR REPRODUCED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS TO THE PLANS AND SPECIFICATIONS ARE RESERVED BY THE ARCHITECT. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE USER.

ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU, CALIFORNIA 90265

PROJECT NO.
162900 ZAD

SUBMITTALS

#	NOTE	DATE
01	1st Planning Submittal	03/28/2023
02	2nd Planning Submittal	05/19/2023
03	3rd Planning Submittal	09/20/2023
04	4th Planning Submittal	03/21/2024
05	5th Submittal - ZONA	09/03/2024
06	6th Planning Submittal	12/20/2024
07	7th Planning Submittal	03/28/2025
08	8th Planning Submittal	07/31/2025
09	1st CC Submittal	11/14/2025

Revisions

#	Description	Date
01	Client Review	12/29/2025

SHEET TITLE
PROPOSED F.D. ACCESS PLAN

SHEET NO.
A1.30

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

"Proud Protectors of Life, Property, and the Environment"

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

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SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

November 17, 2021

Stephanie Davis
28025 Dorothy Drive Suite 204
Agoura Hills, CA 91301

Dear Applicant:

FUEL MODIFICATION PLAN – 27357 PACIFIC COAST HIGHWAY, CITY OF MALIBU
PARCEL # 4460-008-023 FM PROJECT #9349 – FFFM #202100399

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.

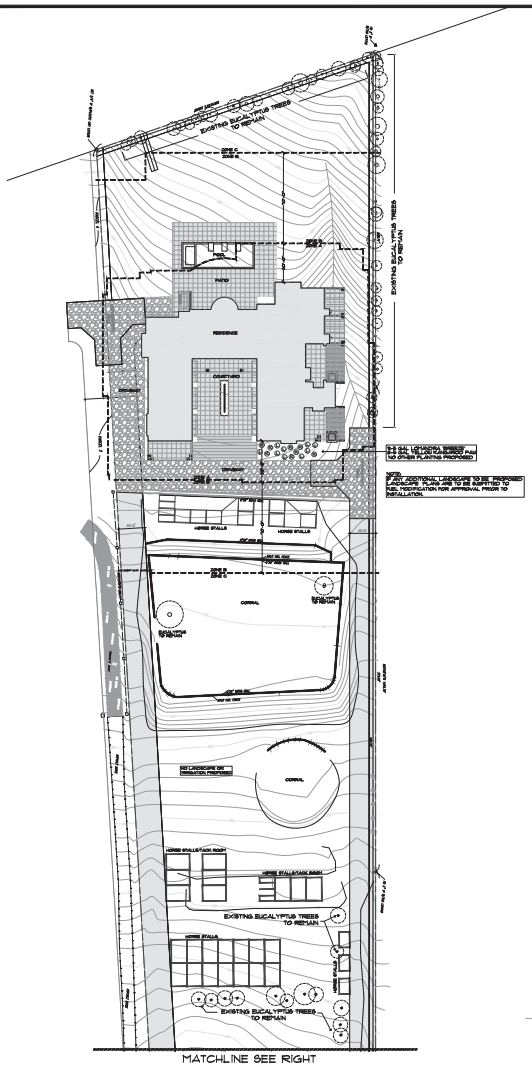
Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. for plan submittal and general questions. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

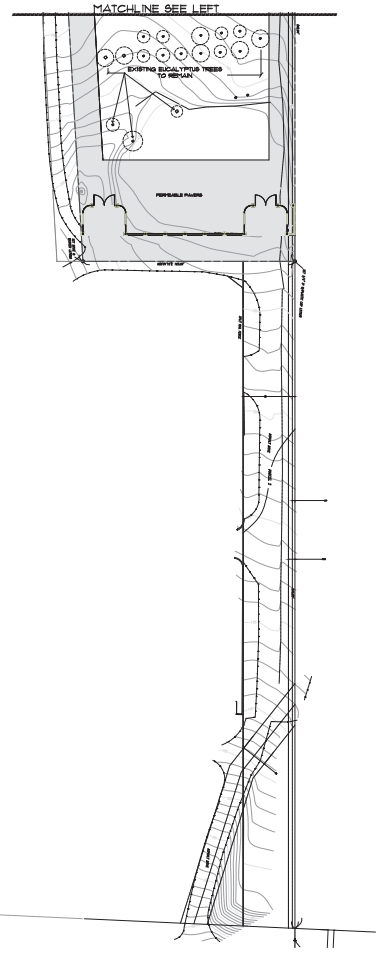
Very truly yours,

KEVIN T. JOHNSON, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

LP:lp

Enclosures





SCOPE OF WORK: NEW CONSTRUCTION

MWELO NOTE:

PROPOSED PLANTING IS LESS THAN 500 SF. DOES NOT MEET REQUIREMENTS TO SUBMIT FOR MWELO REVIEW.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

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KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may require the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and sufficiently spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Trees shall be planted and maintained in an irregularly spaced, appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plants re-evaluated 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Plants identified as not to be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Trees, shrubs, lawns, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 30 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses in weeds shall be maintained at a height not to exceed 4 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in the environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Native vegetation consisting of existing native plants, adequately spaced ornamental shrubs and trees may be approved for planting to meet minimum City or County slope coverage requirements or ornamental plants will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants consisting of, but not limited to, the following: Pine, Cypress, Acacia, Eucalyptus, sage brush, and brush piles.
- Annual grasses and weeds shall be maintained at a height not to exceed 4 inches.
- Dead plants, grass, and weeds shall be removed. Plants may be thinned to leave 3 inches between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing in existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting equipment.
- Clear and remove all flammable growth for a minimum of 10 feet on each side of Fire Access Roads. Fire Code 325.10Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Code 503.2.1 A minimum of 13 feet 6 inches unobstructed vertical clearance clear to the sky for a width of 20 feet. Fire Code 503.2.1
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in addition to fire clearance requirements.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of unacceptable combustible vegetation and removal of dead or dying vegetation shall be done on a regular basis, as required.
- Pruning and thinning to reduce the overall fuel load, and continuity of fuel.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or if fuel from lower hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the understory plants, or limbed up to a maximum of 6 feet, whichever is less, to help prevent fire from spreading to the crowns of the trees.
- Accumulated plant litter, dead wood, wood shelf, or overwood, thatch, any shavings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and adjusted seasonally. Irrigation systems shall be regularly evaluated to avoid over or under-watering.
- 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 grasses and fire fuels, between the months of April and June depending on geographic areas. Inspection for compliance with an approved Fuel Modification Plan may occur at any time.
- Brush Clearance enforcement issues on adjacent properties shall be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- Questions regarding the Fuel Modification Plan process, Los Angeles Fire Department Fuel Modification Guidelines, and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding, landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

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.

9349
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED
By Date
E=daniel.sheng@fire.lacounty.gov, C=LACoFD Forestry, OU=Fuel Modification Unit, 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

0 30 60 90 120 180
SCALE: 1"=30'-0"

REVISIONS	DATE

STEPHANIE ANN DAVIS
Landscape Design
29012 Agoura Road, Agoura Hills, CA 91301
Agoura Office: (818) 991-7900
stephanie@stephanieanndavis.com
www.stephanieanndavis.com

Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
FUEL MODIFICATION PLAN

APN: 4460-008-023

DRAWN
CHECKED
DATE
9-28-21
SCALE
1"=30'-0"
JOB NO.
SHEET
FM-1

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 09/12/2025

PROJECT NUMBER: CDP 21-036

JOB ADDRESS: 27357 PACIFIC COAST HWY

APPLICANT / CONTACT: Jaime Massey, Permits Unlimited

APPLICANT EMAIL: jaimesmassey@gmail.com

PLANNER: Rick Casswell

PROJECT DESCRIPTION: New single-family residence w/ basement and subterranean garage.

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 9/22/25

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)	Jaime Massey, Permits Unlimited jaimesmassey@gmail.com	
Project Address:	**27357 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 21-036	
Project Description:	New single-family residence w/ basement and subterranean garage.	
Date of Review:	September 22, 2025	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	8/19/24
Site Survey:	8/19/24
Landscape Plan:	8/19/24
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	8/19/24
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	9/12/25 (ESHA overlay exhibit)
Previous Reviews:	7/30/21 (Incomplete), 7/1/23 (Incomplete), 8/23/24 (Incomplete), 7/23/25 (Incomplete)

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. Pursuant to MMC Section 17.53.030, the proposed project is not subject to the Landscape Water Conservation Ordinance as the project is for a single-family residential use proposing a new or altered landscape area and the newly planted landscape area is less than 500 square feet. The total landscape area proposed for the project is (*491*) square feet.

2. Based on the submitted ESHA exhibit, there is existing overlapping fuel modification zones as required by the Los Angeles Fire Department. Therefore, per the Malibu LUP 3.1, "Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA."

RECOMMENDATIONS:

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

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

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

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

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

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

   F. 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.

   G. 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.

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 08/19/2024

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT ADDRESS:	29711 Mulholland Hwy Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 517-1842
APPLICANT FAX #:	(818) 889-4053
APPLICANT EMAIL:	jaimesmassey@gmail.com
PROJECT DESCRIPTION:	New single-family residence w/ basement and subterranean garage.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

Signature 8/21/2024 Date

* Please refer to the appended Environmental Health conformance review dated 8-3-2021 for conditions of final OWTS and building plan check.
*Note: The drainage fixture unit count on the most recent set of floor plans exceeds the count in the original OWTS design report by Larry Young dated 4-9-2021. The OWTS deigner shall review and accept the final floor plans and update the certified fixture unit worksheet and design report to reflect the updated changes in building plan check.

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** **08/19/2024**

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

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ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **DATE:** 7/21/2021

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT ADDRESS:	29711 Mulholland Hwy Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 517-1842
APPLICANT FAX #:	(818) 889-4053
APPLICANT EMAIL:	jaimesmassey@gmail.com
PROJECT DESCRIPTION:	NSFR

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 Sunk — August 3, 2021

Signature **Date**

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)	Jaime Massey, Permits Unlimited jaimemassey@gmail.com		
Project Address:	**27357 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 21-036		
Project Description:	NSFR		
Date of Review:	August 3, 2021		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Rocha Nuez Architects: Plans dated 12-10-2020 (received 7-22-2021)
Grading Plans:	ECG: Plans dated 2-23-2021
Landscape Plans:	Rocha Nuez Architects: Plan dated 12-10-2020
OWTS Plan:	Larry Young: OWTS plans dated 4-9-2021
OWTS Report:	Larry Young: OWTS report dated 4-9-2021; Percolation Test report dated 4-9-2021
Geology Report:	GeoConcepts: OWTS report dated 2-23-2021; Geologic and Geotechnical report dated 1-15-2021
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Architectural and Grading Plans:** The final Architectural Site Plan (Sheet A1.10) and Grading 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) **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. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

3) **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.]

4) **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.

5) **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.*"

6) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

7) **Outdoor Drainage Fixtures:** The architectural plans show a sink in the outdoor kitchen. All outdoor drainage fixtures must be covered by a permanent cover to decrease uncontrolled flow into the OWTS per the California Plumbing Code (1101.3).

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

9) **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.

10) **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**.

11) **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**.

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

13) **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.

14) **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.

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

16) **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.

17) **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

27357 PACIFIC COAST HWY (CDP 21-036)
MALIBU, CA 90265

S.F.D.:	5 Bedroom/101 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 6′ x 20′ BI w/5′ Cap (N) (projected; B-1, B-2)
FUTURE:	2 – 6′ x 20′ BI w/5′ Cap (F) (projected; B-3, B-4)
PERC RATE:	9,000 gpd/23.9 gpsf (proj; B-1)
	9,000 gpd/23.9 gpsf (proj; B-2)
	8,400 gpd/22.3 gpsf (proj; B-3)
	9,450 gpd/25.1 gpsf (proj; B-4)
DESIGNER:	Larry Young, REHS 3738
REFERENCE:	Larry Young: OWTS design report dated 4-9-2021
	GeoConcepts: OWTS report dated 2-23-2021

NOTES:

1. This conformance review is for a 5 bedroom (101 fixture units) 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: 8/3/2021

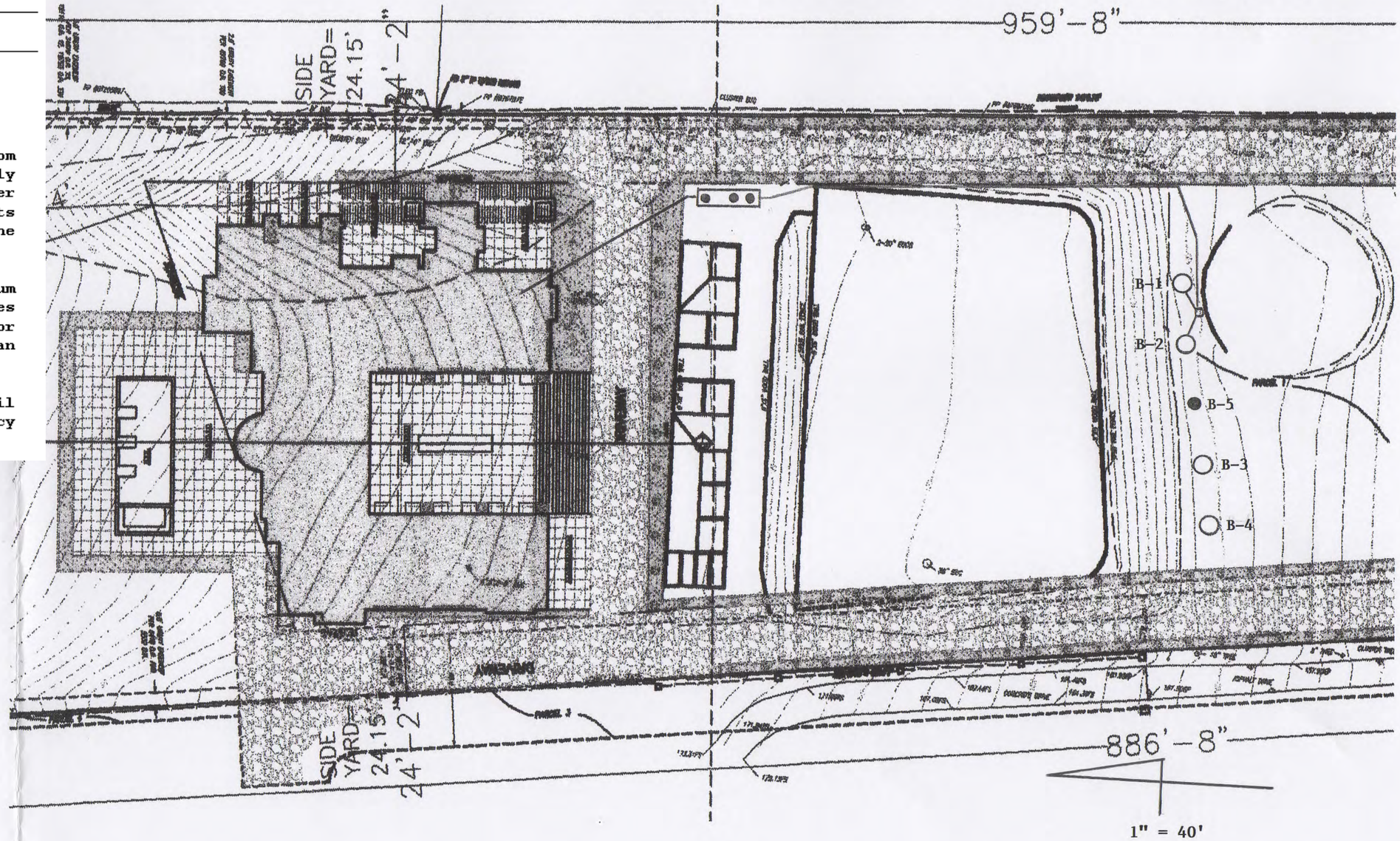
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

ENVIRONMENTAL HEALTH SPECIALIST
LAWRENCE YOUNG
REG NO. 3738
STATE OF CALIFORNIA

4.9.21

MicroSepTec ES12
w/UV Disinfection

B-1 & B-2: 6' X 20' w/5' Cap (Active)
B-3 & B-4: 6' X 20' w/5' Cap (Future)



City of Malibu

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(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date: January 8, 2026 **Review Log #:** **4778**
Site Address: 27357 Pacific Coast Highway
Lot/Tract/PM #: **Planning #:** **CDP 21-036 P5**
Applicant/Contact: Jaime Massey, jaimesmassey@gmail.com **BPC/GPC #:**
Contact Phone #: (818) 517-1842 **Fax #:** **Planner:** **Rick Casswell**
Project Type: New single-family residence, Onsite Wastewater Treatment System (OWTS), swimming pool and spa, deck, retaining walls, grading

Submittal Information

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

GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **12-22-2025**, 08-20-2025, 10-21-2021, 3-23-2021, 1-15-2021
Lawrence Young (REHS 3738): 4-9-2021 (2 reports)

5th Planning Submittal
Architectural plans prepared by Rocha Nuez Associates dated May 21, 2025.
Preliminary foundation plan prepared by Rocha Nuez Associates dated December 10, 2020.
Civil plans prepared by Pacific Coast Civil, Inc. e-stamped on January 9, 2024.
Landscape plans prepared by Stephanie Ann Davis Landscape Design dated June 27, 2023.
OWTS plan prepared by Lawrence Young dated April 9, 2021.

Previous Reviews: 09-04-2025, Geotechnical Review Referral Sheet dated 8-04-2025, 10-25-2024, 11-22-2021, 8-13-2021; Ref: Environmental Health Review Sheets dated 8-21-2024 and 8-3-2021.

Review Findings

Coastal Development Permit Review

☒ The new residence and OWTS project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The 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 by the city's consultants from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of 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 all requirements of the Planning and other reviewing department requirements, as appropriate; any questions regarding variances should be directed to the case Planner.

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

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

Remarks:

The referenced update geotechnical letter and plans, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. The proposed development includes constructing a new 8,295 square foot one-story single-family residence with an attached 330 square foot garage and 1,000 square foot basement, a swimming pool, spa, patios, trellises, decking, and retaining walls. The existing 900 square foot second unit, detached 430 square foot garage, horse stalls, and riding arenas will remain. Grading consists of 6,590 yards of removal and re-compaction (R & R); 1,246 yards of cut and 1,455 yards of fill under structure; 385 yards of cut for safety; 867 yards of cut non-exempt; and 1,043 yards of export.

A new onsite wastewater treatment system (OWTS) will be installed on the property that consists of a treatment tank system and two 6-foot diameter by 20-foot BI seepage pits with 5-foot caps at borings B-1 and B-2, and 100% expansion consisting of two 6-foot diameter by 20-foot BI seepage pits with 5-foot caps at borings B-3 and B-4.

The site is located within 200 feet of an unnamed fault mapped by Treiman (FER-229). A fault rupture hazard investigation was conducted for the proposed project and no active faulting was found in the trench excavation across the building site.

Building Plan-Check Stage Review Comments:

1. Please provide updated electronic sets of architectural, civil, and structural plans for review in BPC.
2. Section 7.9 of the City's current geotechnical guidelines requires one sand code density test for every four nuclear gauge tests. Please correct Compaction Testing Requirements note # 4 on Sheet 1 of 5 in the civil plans.
3. Please submit structural plans for review. The submitted preliminary foundation plan by Rocha Nuez Associates dated December 10, 2020, omits the basement foundation plan and must be revised to incorporate recommendations by the Project Geotechnical Consultant.

4. 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.
5. The foundation plans shall include the Project Geotechnical Consultant's recommendation for subgrade moisture conditioning prior to the placement of concrete slabs.
6. Clearly label all retaining walls on the Architectural and Grading site plan.
7. Provide a retaining wall detail on the plans based on the Project Geotechnical Consultant's recommendations.
8. The grading yardage quantities on the Grading plans prepared by Encompass Consultant Group dated 2-23-2021 do not match quantities listed on the Total Grading Yardage Verification Certificate. Please revise the plans, as appropriate.
9. Include the Project Geotechnical Consultant's recommendations for temporary excavations (slot cuts) along the property line on the Grading plans.
10. Please submit a set of swimming pool and spa plans for review. Please include a detail for the swimming pool subdrain on the swimming pool plans.
11. Include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans.*"
12. Provide recommendations for abandoning the existing OWTS components (i.e., septic tank and seepage pits) on the OWTS plans.
13. Include the Project Geotechnical Consultant's recommendation to include concrete liners to mitigate caving on the OWTS plans.
14. 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 Geotechnical Engineer and Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Engineering Geology Review by: _____ *1-8-2026*

Christopher Dean, C.E.G. #1751, Exp. 9-20-2026 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ *1-8-2026*

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

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc, contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, swimming pool, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 07/16/2025

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT EMAIL:	jaimesmassey@gmail.com
PROJECT DESCRIPTION:	New single-family residence w/ basement and subterranean garage.
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

08/13/2025
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: August 13, 2025

Re: Proposed Conditions of Approval for 27357 Pacific Coast Hwy, CDP 21-036

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.**

STORMWATER

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

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

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

4. 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.

5. 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

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

7. 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: 07/21/2021**

PROJECT NUMBER:	**CDP 21-036**
JOB ADDRESS:	**27357 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Jaime Massey, Permits Unlimited**
APPLICANT EMAIL:	**jaimesmassey@gmail.com**
APPLICANT PHONE #:	**(818) 517-1842**
PLANNER:	**Rick Casswell**
PROJECT DESCRIPTION:	**New single-family residence w/ basement and subterranean garage.**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	X
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	X*

The required fire flow for this project set by the Fire Department is 1,250** gallons per minute at 20 pounds per square inch for a 1** hour duration

Scope of water system improvements required:
*Scope of Improvements to be determined by Waterworks Plan Check Unit.
**FEPC2022-0330.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

Vir

SIGNATURE

3-19-2026

DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

City of Malibu

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PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 27326 Winding Way – John M. and Denise M. Gooden

On December 22, 2015, staff conducted a primary view determination at 27326 Winding Way. Staff documented the primary view standing on the ground level deck attached to the living room and kitchen (primary living area). The exact location is 10 feet south of the exterior surface of the residence and in line with the west corner of the living room. Such location was chosen by the property owner and is denoted by a red star in the aerial below.

On December 22, 2015, the view from this location on the property is as follows: The diagram below corresponds with the photographs from East to West. The nature of the view consists of the Pacific Ocean looking over existing development.



This is the general location of the view.

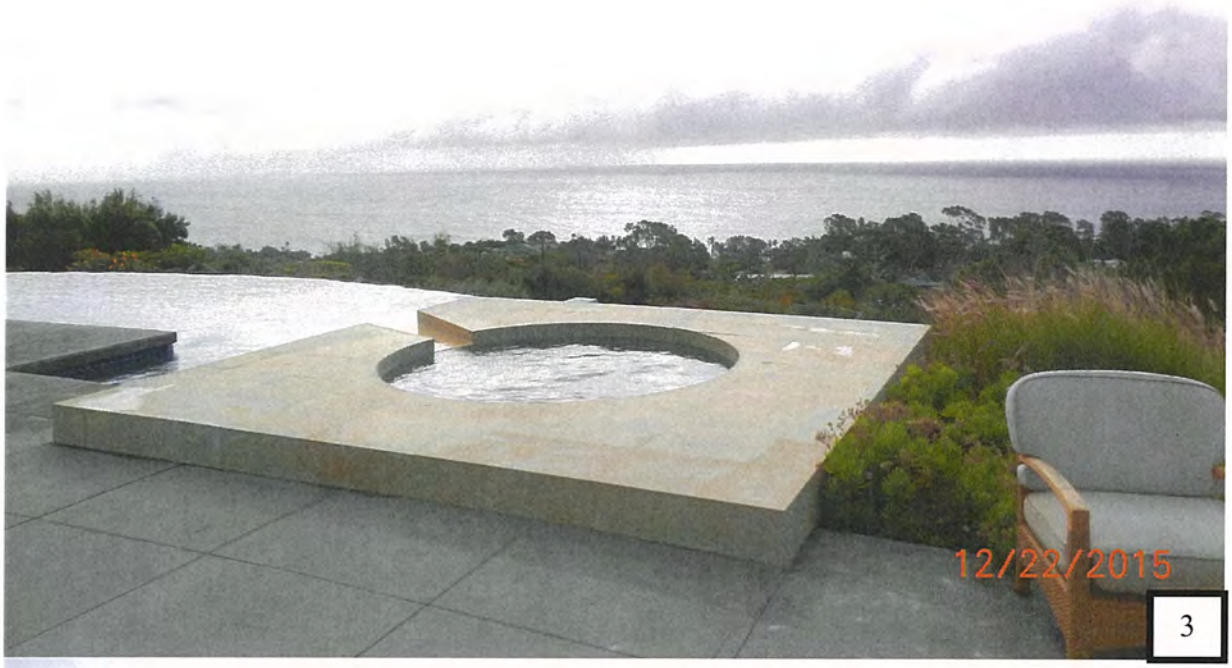
ATTACHMENT 4

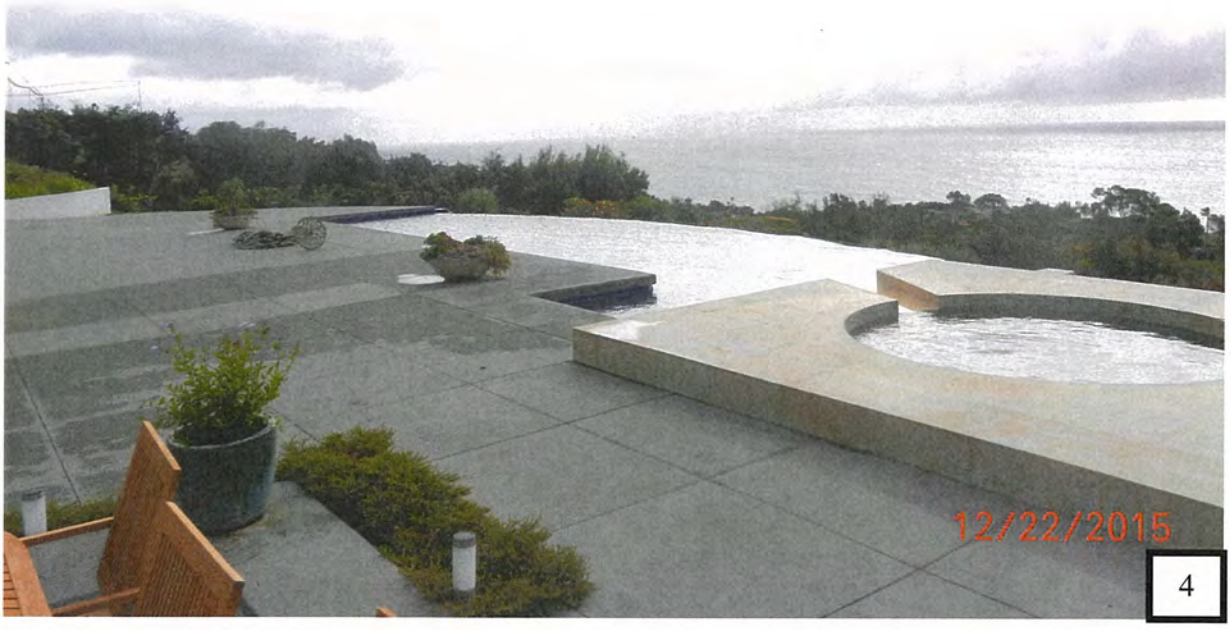


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12/22/2015
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City of Malibu

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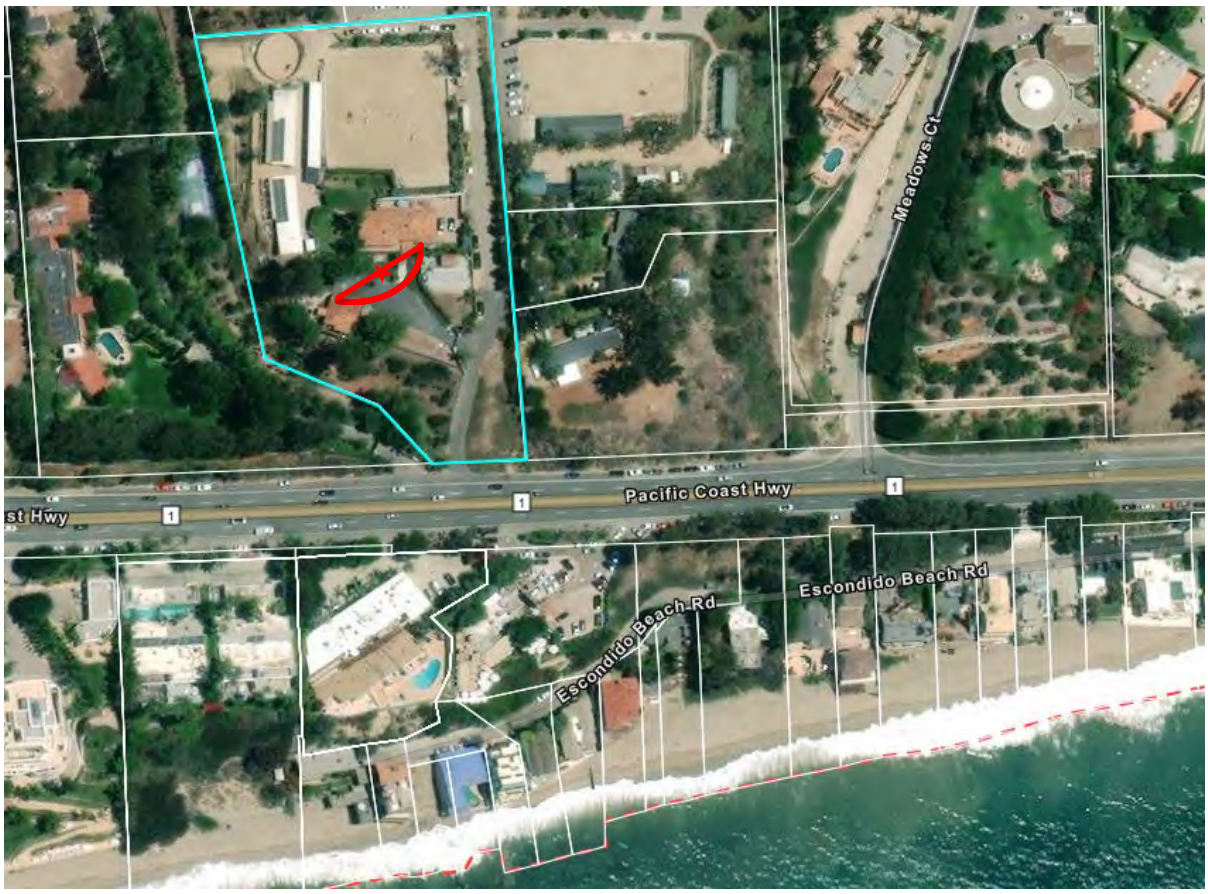
PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 17-002
27355 Pacific Coast Highway, Malibu, CA 90265

On March 09, 2022, staff conducted a primary view determination at 27355 Pacific Coast Highway pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner, Drew Leonard. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 27355 Pacific Coast Highway.



(City of Malibu ARCGIS, 2022)

A total of five photographs were captured in sequence from East to West. The nature of the view determination consisted of blue water Pacific Ocean views. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken ten feet from the front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 27355 Pacific Coast Highway.



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking East.



View 2 Looking South East.



View 3 Looking South.



View 4 Looking Southwest.



View 5 Looking West.



View 6 Photo taken ten feet from the patio doors of the main viewing area (living room).



View 7 Photo taken at an elevation of 5 feet.

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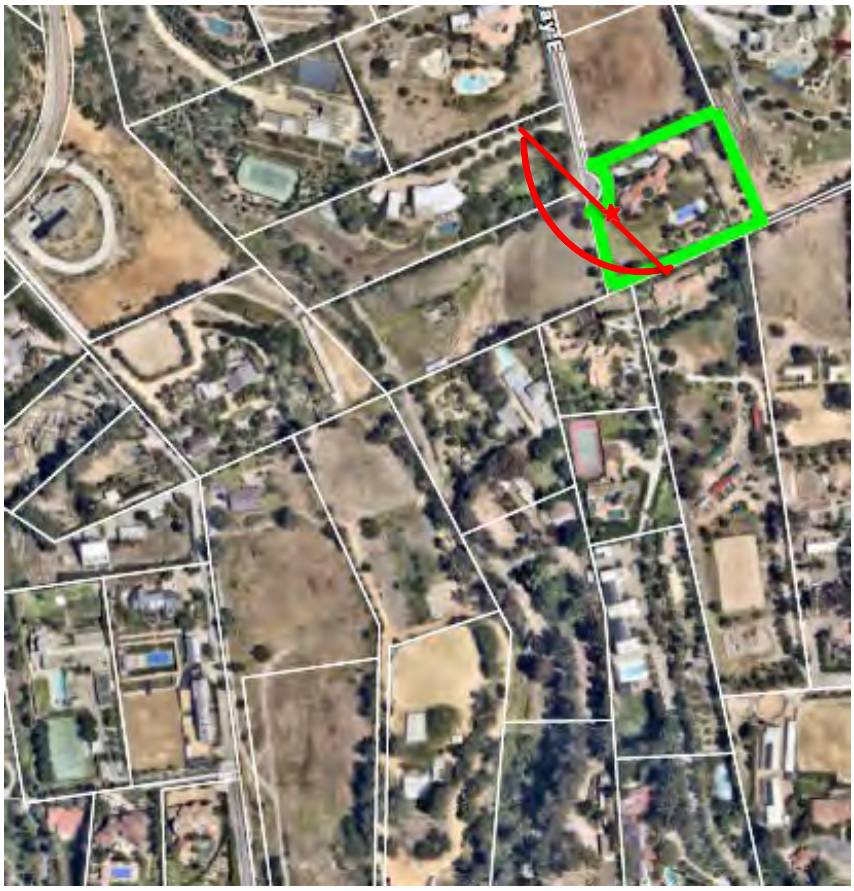
PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 22-019
27364 Winding Way, Malibu, CA 90265

On August 8, 2022, staff conducted a primary view determination at 27364 Winding Way pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 27364 Winding Way and immediate surroundings.



(City of Malibu GIS, 2022)

A total of five photographs were captured in sequence from the south to the north. The nature of the view determination consisted of blue water views of the Pacific Ocean and Point Dume. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken 10 feet in front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Wide Range Map of the Primary View Determination: 27364 Winding Way.



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking South.



View 2 Looking Southwest



View 3 Looking West.



View 4 Looking Northwest.



View 5 Looking North.



Photo taken 10 feet from the patio doors of the main living area (living room).



Photo taken at an elevation of 5 feet.

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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, June 1, 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. 21-036 AND SITE PLAN REVIEW NO. 25-016 - An application for a new 8,250 square foot, one-story, single-family residence with an enclosed, vaulted, stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system, swimming pool, and associated site improvements; including a site plan review for construction above 18 feet in height up to a maximum of 24 feet for a flat roof

LOCATION / APN:	**27357 Pacific Coast Hwy** / 4460-008-023
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Permits Unlimited / Zad Ranch, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a), 15303(e), and 15304(b)
APPLICATION FILED:	July 21, 2021
CASE PLANNER:	Rick Casswell, Contract Planner, rcasswell@malibucity.org / (619) 483-3950

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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: May 7, 2026

ATTACHMENT 5