JUNE 15, 2026 REGULAR MEETING

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

1. Meeting Agenda

   Documents:

   PC260615_AGENDA.PDF

2. Item 3B1

   Administrative Coastal Development Permit No. 24-037 / 31201 Bailard Road

   Documents:

   PC260615_ITEM 3B1.PDF

3. Item 3B2

   De Minimis Waiver No. 24-009 / 30099 Harvester Road

   Documents:

   PC260615_ITEM 3B2.PDF

4. Item 3B3

   De Minimis Waiver No. 25-001 / 6973 Birdview Avenue

   Documents:

   PC260615_ITEM 3B3.PDF

5. Item 4A

   Coastal Development Permit No. 18-029 / 31618 Sea Level Drive

   Documents:

   PC260615_ITEM 4A.PDF

6. Item 5A

   Administrative Plan Review No. 24-053 / 4764 Latigo Canyon Road

   Documents:

PC260615_ITEM 5A.PDF

7. Item 5B

   Coastal Development Permit No. 23-052 / 21373 Rambla Vista

   Documents:

   PC260615_ITEM 5B.PDF

8. Item 5C

   Coastal Development Permit No. 26-031 / 23575 Civic Center Way

   Documents:

   PC260615_ITEM 5C.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 15, 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 – June 5, 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. 24-037 and Site Plan Review No. 25-038 – An application to construct a new detached second unit, install a new onsite wastewater treatment system, and associated development

Location: 31201 Bailard Road, not within the appealable coastal zone
APN: 4470-011-035
Owner: Bailard Malibu LLC
Case Planner: Associate Planner Azzaz, 456-2489, ext. 302

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038.

2. De Minimis Waiver No. 24-009 – An application for a replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire

Location: 30099 Harvester Road, not within the appealable coastal zone
APN: 4469-044-010
Owner: H Greg Investments, Inc.
Case Planner: Assistant Planner Turner, 456-2489, ext. 295

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 24-009 for a new replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire.

3. De Minimis Waiver No. 25-001 – An application for a replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire

   Location: 6973 Birdview Avenue, appealable coastal zone
   APN: 4468-015-002
   Owner: Bradshaw Family Trust
   Case Planner: Contract Planner Shah, 456-2489, ext. 385

   Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 25-001 for a replacement onsite wastewater treatment system damaged by the Woolsey Fire.

4. **Continued Public Hearings**

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

   Locations: 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: Adopt Planning Commission Resolution No. 26-18 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 18-029 for a follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary slope protection measures and the construction of permanent slope protection measures consisting of a new shoreline protection device including two revetments on the ocean side of a private street located in the Single-Family Medium Density zoning district at 31618 Sea Level Drive and APNs 4470-001-014, 4470-001-015, 4470-001-016, 4470-001-017, 4470-001-018, 4470-001-019, 4470-001-020, 4470-001-021, 4470-001-022, 4470-001-023, 4470-001-024, 4470-001-025 and 4470-001-026 (Malibu Encinal Homeowners Association Inc.; 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).

5. **New Public Hearings**

A. Administrative Plan Review No. 24-053 and Variance No. 26-009 – An application for a new detached garage with basement and associated site improvements

Location: 4764 Latigo Canyon Road
APN: 4459-002-020
Owner: James Rowton and Susan Rowton Trust
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-24 determining the project is exempt from the California Environmental Quality Act, and approving Administrative Plan Review No. 24-053 to construct a 12 foot (ft), 6 inch tall, detached 768 sf. garage with a flat roof and 768 sf. basement, and associated site improvements; including Variance No. 26-009 for a 66.7 percent (40 ft.) reduction in the front yard setback from 60 ft. (required) to 20 ft. (proposed) on a parcel located in the Rural Residential, Two-Acre zoning district at 4764 Latigo Canyon Road (James Rowton and Susan Rowton Trust); or 2) deny the project as proposed and direct staff to return with a resolution of denial.

B. Coastal Development Permit No. 23-052, Variance No. 23-034 and Site Plan Review No. 23-033 – An application for a new single-family residence and associated site improvements

Location: 21373 Rambla Vista, not within the appealable coastal zone
APN: 4451-022-010
Owner: Zeta Stone Development LLC
Case Planner: Senior Planner Brown, 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 26-25 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-052 to construct a new 1,796 square foot (sf.), two-story single-family residence, with a basement and subterranean garage, advanced onsite wastewater treatment system and associated site improvements; including Variance No. 23-034 for development on slopes steeper than 2.5 to 1 and Site Plan Review No. 23-033 for construction above 18 feet (ft.) in height, up to 24 ft. for flat roof, located in the Single-Family Medium zoning district at 21373 Rambla Vista (Zeta Stone Development LLC).

C. Coastal Development Permit No. 26-031 and Temporary Use Permit No. 26-003 – An application for the Annual Chili Cook-Off and Carnival, a four- day event, Labor Day weekend, and a one-day private fundraising event

Event Location:	23575 Civic Center Way, not within the appealable coastal zone
APN:	4458-022-907
Owner:	City of Malibu
Parking Owners:	City of Malibu, Wave Enterprises, Inc., Los Angeles County, Santa Monica-Malibu Unified School District, KW Malibu Colony LLC, and Cross Creek Ranch Malibu LLC
Applicant:	The Boys and Girls Club of Malibu
Parking Locations:	23825 Stuart Ranch Road (APN 4458-021-901) 23805 Stuart Ranch Road (APN 4458-021-173) 3542 Coast View Drive (APN 4458-021-003) 23525 Civic Center Way (APN 4458-022-906) 23841 Malibu Road (APN 4458-019-010) 23465 Civic Center Way (APN 4458-022-032)
Ride Share/Drop:	23525 Civic Center Way (APN 4458-022-906)

Recommended Action: Adopt Planning Commission Resolution No. 26-26 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-031 and Temporary Use Permit No. 26-003 to allow the Annual Chili Cook-Off and Carnival proposed to take place Friday, September 4, 2026, through Monday, September 7, 2026, located in the Community Commercial zoning district at 23575 Civic Center Way (APN 4458-022-907) (City of Malibu) and nearby offsite parking lots located at 23825 Stuart Ranch Road (APN 4458-021-901)(City of Malibu), 23805 Stuart Ranch Road (APN 4458-021-173)(Wave Enterprises, Inc), 3542 Coast View Drive (APN 4458-021-003) (Wave Enterprises, Inc), 23525 Civic Center Way (APN 4458-022-906) (Los Angeles County), 23841 Malibu Road (APN 4458-019-010)(KW Malibu Colony LLC), and 23465 Civic Center Way (APN 4458-022-032)(Cross Creek Ranch Malibu LLC).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

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
Monday, August 17, 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.

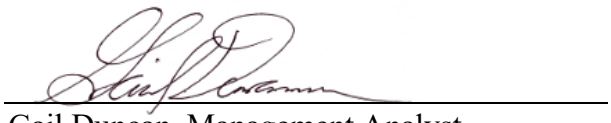
Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are available 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 5th day of June 2026 at 3:00 p.m.



Gail Duncan, Management Analyst

Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Larbi Azzaz, Associate 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: June 4, 2026 Meeting date: June 15, 2026

Subject: Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038 – An application to construct a new detached second unit, install a new onsite wastewater treatment system, and associated development

Location: 31201 Bailard Road, not within the appealable coastal zone
APN: 4470-011-035
Owner: Bailard Malibu LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038.

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 that were approved by the City of Malibu. If the majority of the Planning Commissioners present so request, the issuance of an administrative coastal development permit shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

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

The Community Development Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; (e) water wells; (f) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed by a natural disaster that do not meet the criteria for a de minimis waiver; (g) attached or detached second dwelling units; or (h) replacement of a failed onsite wastewater treatment system (OWTS) or an upgrade to an existing OWTS. Notwithstanding any other provisions of the LCP, attached or detached second dwelling units shall be processed as administrative permits, except that the approval of such permits shall be appealable to the Coastal Commission if the project is located in the appealable zone.

Permit Issuance and Local Appeal Period

On June 9, 2026, the Community Development Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on June 10, 2026 and end on June 22, 2026. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission as depicted on the Post- LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

The project is more specifically described in the 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: Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038

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. 24-037
Categorical Exemption No. 24-171
Site Plan Review No. 25-038
31201 Bailard Road
APN 4470-011-035

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Dina Tabolskyon behalf of the property owner, Bailard Malibu LLC for an administrative coastal development permit (ACDP) to allow the construction of a new 840 square foot (sf.) detached second unit, including an 1,168 sf. concrete patio, a 100 sf. slough and retaining walls, a 2,040 sf. of paths, pavers, and stairways, landscaping, grading, and a new Onsite Wastewater Treatment System (OWTS) with a 3,634 gallon tank to replace an existing OWTS. The subject parcel is zoned Rural Residential Five-Acre (RR-5) 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.

Proposed Project

The approved project includes the following scope of work (Attachment 1 – Project Plans):

1. Construction of:
    a. New 840 sf. detached second unit up to 11 feet (ft.), 3 inches (in.) high;
    b. New 1,168 sf. impermeable patio and decks;
    c. 100 sf. of slough and retaining walls not to exceed 6 ft. in height;
    d. New 2,040 sf. of paths, pavers, and stairways; and
2. 208 cubic yards (c.y.) of non-exempt grading;
3. Installation of a new OWTS, including a 3,634-gallon septic tank;
4. New landscaping; and

Discretionary Request

1. Site Plan Review (SPR) No 25-038 for structures on a slope steeper than 3:1 to 2.5:1

Total Development Square Footage (TDSF)

Main Residence	2,151 sf. (existing)
Garage	790 sf. (existing)
Proposed Second Unit	**840 sf. (proposed)**
	Total: 3,781 sf.

Project Description and Setting

The subject parcel is located north of Trancas Beach and Pacific Coast Highway, within the Trancas Canyon neighborhood on the north side of Bailard Road at Lunita Road. The subject parcel encompasses approximately 95,232 sf., is accessed via Bailard Road, and includes a shared access easement along the southerly portion of the parcel to provide access residential parcels to the east and north of the parcel. The subject parcel is developed with a two-story residence (identified in County Assessor records as a duplex) and a detached garage, originally constructed in 1961. Neighboring properties comprise a mix of single-family homes, duplexes, triplexes, vacant land, and a 14-unit condominium complex, with accessory buildings and structures, such as garages, pools, and sport courts. The property contains ruderal vegetation typical of disturbed areas, with slopes descending to the southeast toward Bailard Road. According to the LCP Environmentally Sensitive Habitat Area (ESHA) and Marine Resources Map, no ESHA or a mapped blue-line stream is identified on or near the parcel as illustrated in Figure 1.

Figure 1 – Project Area Aerial

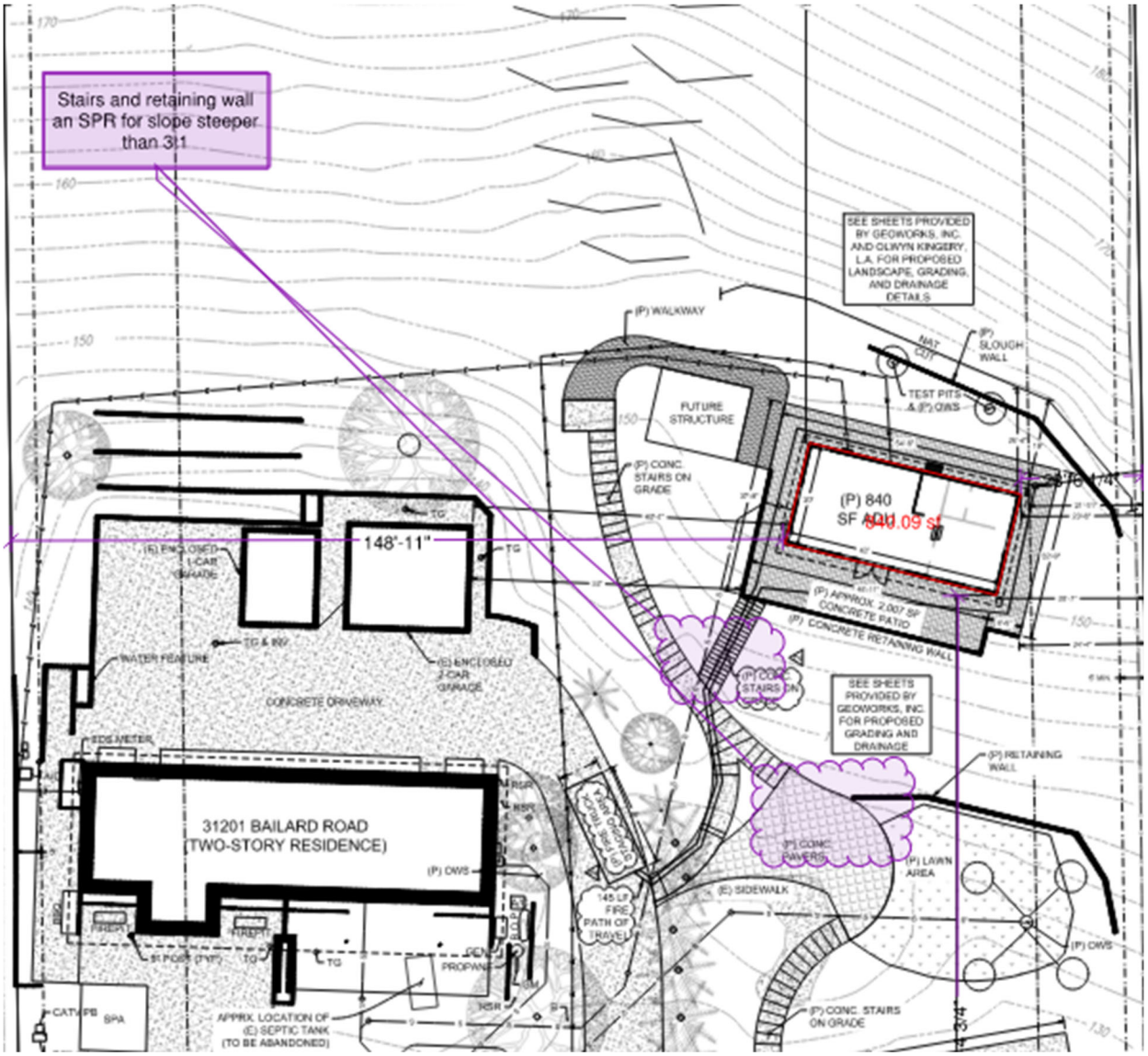


Source: City of Malibu GIS 2026

The proposed project consists of a new 840 sf. detached second unit that will be located on the northeastern side of the parcel, including a 1,168 sf. concrete patio, a 100 sf. slough and retaining walls, 2,040 sf. of paths, pavers, and stairways, landscaping, grading, and a new OWTS with a 3,634-gallon tank. No portions of the proposed project are over 18 ft. in height. Staff performed a site visit to assess the visual impacts of the site and determined that there would be no adverse effects to public views from scenic viewing areas. The applicant is proposing a site plan review to develop on slopes steeper than 3:1 but flatter than 2.5:1 in order to install an access stairway that leads from the

existing residential structure to the proposed accessory dwelling unit (ADU), as shown in Figure 2 below. Nearby development on adjacent lots within the neighborhood have existing development on similar slopes as what is proposed.

Figure 2 – Proposed Site Plan



Source: Sheet A-001 Site Plan

Administrative Permits (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs if: 1) the proposed project is not appealable as defined in LCP Local Implementation Plan (LIP) Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; (e) water wells; (f) 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; (g) attached or detached second dwelling units; or (h) replacement of a failed OWTS or an upgrade to an existing OWTS. Notwithstanding any other provisions of the LCP, attached or detached second dwelling units shall be processed as administrative permits, except that the approval of such permits shall be appealable to the Coastal Commission if the project is located in the appealable zone.

The project is not appealable to the CCC and includes a second dwelling unit and accessory improvements to a primary use established with an existing residential structure. Therefore, the project can be processed administratively.

Project Background

Previous Approvals

- On July 21, 2011, APR No. 11-021 was approved for a remodel and addition to the residence.
- On April 18, 2019, a determination for Archeological Review (ARC) No. 19-008 was completed and determined to be a very low probability that buried cultural resources exist on the property due to the previous grading work that has taken place on the property, and that future development on the property will not have a direct impact on any known or suspected cultural resources.
- On November 22, 2021, APR No. 21-052 was approved for an addition to a Duplex and a patio extension.

ACDP Application

- Application Date: July 19, 2024
- Posting of Property: April 1, 2026
- Completeness Determination: March 4, 2026
- Notice of Application Mailer (Attachment 3): May 14, 2026
- Notice of Decision Mailer (Attachment 3): June 4, 2026
- Issuance of ACDP: June 9, 2026
- Planning Commission Reporting: June 15, 2026
- Appeal Period: June 10 through June 22, 2026

Surrounding Land Uses and Project Setting

As mentioned previously, the LCP ESHA and Marine Resources Map does not identify any ESHA on the subject parcel or any adjacent properties. The subject parcel cannot be seen from any public scenic areas, including Pacific Coast Highway, beaches, parks, or trails. Table 1 below shows the surrounding land uses.

Table 1 – Surrounding Land Uses

Direction	Address	APN	Lot Size	Zoning	Land Use
North	Unaddressed	4470-011-030	3.59 acre	RR-5	Vacant
	31011 Bailard Road	4470-011-034	1.01 acre	RR-5	Single-Family Residential
South	6408 Lunita Road 6422 Lunita Road	4470-029-029 4470-029-023	0.44 acre 0.69 acre	RR-5	Multi-Family Residential
East	31141 Bailard Road	4470-011-044	0.66 acre	RR-5	Single-Family Residetnial
West	31215 Bailard Road 31213 Bailard Road	4470-011-057 4470-011-056	1.02 acre 1.14 acre	RR-5 RR-5	Single-Family Residential Single-Family Residential

Table 2 – Property Data	
Lot Depth	372.58 ft.
Lot Width	218.96 ft.
Gross Lot Area	95,232 sf.
Area of Street Rights of Way	13,650 sf.
Area of 1 to 1 Slopes	0 sf.
*Net Lot Area	81,582 sf.

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

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(a) - 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).

LCP Analysis

The LCP consists of a Land Use Plan (LUP) and 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 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 under 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 herein, including the project scope of work, and substantial evidence in the record, only the findings in the following chapters are applicable to the proposed project: CDP including findings for the SPR; and Hazards.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (see Attachment 2 – Department Review Sheets). All conditions of approval from reviewers are included in this ACDP. 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 non-beachfront development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a project summary and indicates the proposed project meets the non-beachfront development standards, inclusive of the requested SPR.

Table 3 – LCP Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft., in.)			
Front Yard	65 (min.)	172 ft., 5 in.	Complies
Rear Yard	64 ft., 8 in. (min.)	152 ft.	Complies
Side Yard (10% min)	21ft., 9 in. (min.)	23 ft., 7 in.	Complies
Side Yard (25% cumulative)	32 ft., 8. in (min.)	148 ft., 9 in.	Complies
PARKING			
Unenclosed (Second Unit)	1 (min.)	1	Complies
TDSF. (sf.)	900 SF. (max.)	840	Complies
IMPERMEABLE COVERAGE (sf.)	24,474.6 (max.)	4,148	Complies
HEIGHT (ft.)	18 (max.)	11.6	Complies
STRUCTURES ON SLOPES	3 to 1 or flatter	3:1 to 2.5:1	*SPR No. 25-038*
NON-EXEMPT GRADING (c.y.)	1,000 (max.)	208	Complies
FENCES/WALLS/HEDGES/GATES (ft.)			
Retaining Walls	6 (max. height)	6	Complies

Grading (LIP Chapter 8)

As shown in Table 4 below, the project includes 208 c.y. of non-exempt grading. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel.

Table 4 – LCP Grading Conformance

	Exempt**			Non-Exempt	Remedial	Total
	R&R*	***Understructure***	***Safety*****			
Cut	924	44	0	84	0	1,052
Fill	924	3	0	125	0	1,052
Total	**1,849**	**47**	**0**	**208**	**0**	**2,104**
Import	0	0	0	0	0	0
Export	0	0	0	0	0	461

All quantities listed in c.y.
**R&R= Removal and Re-compaction*
***Exempt grading includes all R&R, understructure, and safety grading.*
****Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, and turnarounds, and any other increases in driveway width above 15 ft. required by the LACFD).*

The total amount of grading is 2,104 c.y., of which 1,849 c.y. is proposed as removal and recompaction of soil to sufficiently compact the grade below the second unit building pad. An additional 47 c.y. of understructure excavation will take place for the construction of the second unit, as well as the installation of the OWTS. The total

amount of non-exempt grading is 208 c.y., which is less than the maximum allowable. The project complies with the grading requirements as 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. An Initial Evaluation performed in February 2019 by Robert Wlodarski of H.E.A.R.T, Inc. states that no evidence of prehistoric occupation or use of the area was detected during the current investigation. There appears to be a very low probability that buried cultural resources exist on the property due to the previous grading work that has taken place on the property, and that future development on the property will not have a direct impact on any known or suspected cultural resources. Accordingly, Planning staff determined that no further study is required at this time and any proposed improvements within the project area will have no adverse impact on known cultural resources. Nevertheless, a condition of approval is included stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance with water quality protection for conformance with water quality protection pursuant to Malibu Municipal Code (MMC) Chapter 13.04. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan (LSWPPP) incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices (BMPs) must be approved by the City Public Works Department. Additionally, the Ocean between Latigo Point and the West City limits have been established by the State Water Resource Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. A standard condition of approval for this project requires that the applicant shall provide a drainage system that addresses ASBS requirements. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of the MMC.

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 main residence and the proposed development, which includes a 3,634-gallon MicroSepTec ES 12 tank with UV Disinfection Unit. The OWTS has been reviewed by the City Environmental Health Administrator. The system details are included in the Environmental Health approved plot plan in Attachment 2 and were found to meet the minimum requirements of the MMC, and the LCP. The proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval are included, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies with the inclusion of the SPR. 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. Coastal Development Permit (LIP Section 13.9)

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

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-5 residential zoning district, an area designated for residential uses, including single-family residences and second units. The project has been reviewed for conformance with the LCP by the Planning Division, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, inclusive of the SPR.

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. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply. Nevertheless, there are no trails on or adjacent to the subject parcel, and it is not visible from any existing improved trails or parkland. Furthermore, the subject parcel does not support coastal recreational uses whether directly or indirectly. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

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 second unit as an accessory to an existing single-family residence and associated development consistent with the RR-5 land use and zoning designations. Adjacent properties to the north, east, and west are developed with similar single-family residences, while the property to the south is developed with multifamily development. The proposed project, as conditioned and with the inclusion of the SPR, will comply with all applicable requirements of State and local law.

The proposed second unit could be relocated elsewhere on the subject parcel; however, the proposed location of development is sited in existing disturbed areas, thereby minimizing site disturbance to slopes on the northeastern side of the property and reduced grading. A smaller second unit could be proposed on the project site; however, the project is less than the maximum allowable TDSF, both for the second unit and overall allowable TDSF for the parcel. The project also proposes less than the maximum allowable impermeable coverage, setbacks, grading and height requirements of the LCP. Due to the location of the subject parcel, the proposed development will not adversely affect any public views or ESHA. Neighboring properties share development on slopes that are as steep as what is being proposed so the development will not be out of neighborhood character. As designed and inclusive

of the SPR, 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 property is not in a designated ESHA or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Site Plan Review No. 25-038 from LIP Section 3.6(J) for Structures on Slopes Steeper than 3:1 but less than 2.5:1 (LIP Section 13.27.5)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR to authorize the construction of a structure on slopes greater than 3:1 but less than 2.5:1. Five additional findings are required pursuant to MMC Section 17.62.040(D) for structures on slopes greater than 3:1 but less than 2.5:1. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 25-038 are made as follows:

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

Due to site constraints, the project includes a small portion of retaining wall and exterior stairs necessary to provide access to the second unit, located on the inland portion of the site on slopes steeper than 3:1 but less than 2.5:1. All other improvements, including the second unit and most of the retaining walls, are sited on slopes 4:1 and flatter. The portion of exterior stairs on slopes steeper than 3:1 has been designed to ensure the site can be developed in a manner consistent with the requirements of the LIP, including residential development standards and required access. As proposed, the project is consistent with the policies and provisions of the LCP.

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

The project proposes a second unit as an accessory to an existing residence within a single-family residential neighborhood. The requested SPR is for the construction of a structure on slopes steeper than 3:1 but less than 2.5:1 for the construction of a small portion of an exterior stair. To avoid disrupting existing development, the exterior concrete stairs connecting the sidewalk and the second unit is proposed to be constructed on a short slope between 3:1 and 2.5:1 that connects two flatter areas and orients roughly west to east through the parcel. Per the applicant's geotechnical report submitted on January 31, 2025, the entire development area has been previously graded and has been altered with artificial fill.

The neighborhood, which is characterized as generally sloping from north to south from the Santa Monica Mountains towards the ocean, consists mainly of properties with varied topography on each lot and a graded building pad as high on the property as possible, to maximize ocean views. The project is compatible with other development in the adjacent area in that the neighborhood is or has historically been residentially developed with a mix of single-family homes, duplexes, triplexes, and a 14-unit condominium complex, with accessory buildings and structures located on similar locations on the lot, with similar slope conditions, and with similar orientation to maximize views toward the Pacific Ocean. As such, the proposed project siting does not adversely affect neighborhood character. Other neighboring properties have development on slopes that are steeper or as steep as what is proposed.

No public correspondence has been submitted in response to the proposed project. Based on the surrounding topography, project design, and existing development, the proposed project is expected to blend with the surrounding built environment and is not expected to have an adverse effect on neighborhood character.

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

There are no significant public views visible from any existing scenic areas on or near the property which could be impacted by the new second unit or associated improvement. In addition, the subject parcel is not adjacent to public scenic areas or roads. Based on site visits to the property, evaluation of project plans, exhibits, and photographs, the project, as proposed and conditioned, is not expected to have impacts on scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

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

The proposed project complies with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals and permits and licenses from the City and other related agencies, including the LACFD for fire access requirements. The project will be reviewed for compliance with the Los Angeles County Building Code as adopted by the City of Malibu and must demonstrate compliance with all building laws regulating Malibu before a permit to construct is issued.

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

As described in Finding B.2., with exception to the proposed stairs, the proposed project was sited on slopes 4:1 and flatter; however, due to site constraints, a small portion of stairs to create connection between the sidewalk and the second unit need to extend onto slopes between 3:1 and 2.5:1. This type of access is compatible with other developments in the adjacent area in relation to size, bulk, and height.

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

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

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

As described in Finding B.2., a small portion of stairs that connect the sidewalk to the second unit is needed and would extend onto slopes between 3:1 and 2.5:1. Due to the short length of the stairs on these slopes and the stair location interior of the subject parcel, development is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

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

As discussed in Section A, the proposed project is consistent with the LCP and MMC in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures to minimize visual impacts

and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP, MMC, and General Plan.

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

Due to the short length of the stairs on slopes steeper than 3:1 but less than 2.5:1 and the stair location interior of the subject parcel, the stair location on these slopes will not affect solar access.

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

Due to the short length of the stairs on slopes steeper than 3:1 but less than 2.5:1, the stair location interior of the subject parcel, and no ESHA or other sensitive resources on the subject parcel, the stair location on these slopes will not have 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 features.

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

The project is not located on the beach and does not include a seawall, bulkhead or other shoreline protective devise; therefore, this finding does not apply.

C. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As determined by the City Biologist, pursuant to the LCP ESHA and Marine Resources Map, the subject parcel or its immediate surroundings do not contain ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable.

D. Native Tree Protection (LIP Chapter 5)

There are no native trees on or directly adjacent to the subject parcel. 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 and proposed project site are not visible from public views from any scenic area, scenic road, or public viewing area. Therefore, the findings LIP Chapter 6 are not applicable.

F. Transf.er 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.

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 Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and the 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.

Based on review of the project plans and associated geotechnical reports by City geotechnical consultant reviewers, LACFD, City Public Works Department, the City Environmental Health Administrator, and WD29 these specialists determined that adverse impacts to the project site related to the proposed development are not expected. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. 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, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The property is currently subject to wildfire; however, redevelopment of a residence on the subject property will not increase the site's susceptibility to wildfire. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

As a result, the proposed project is not expected to be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design and location on the site.

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

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

As previously stated in Section A, Finding 3, the proposed project, as designed 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 City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and the LACFD. Any special conditions from these departments regarding site stability must be met prior to issuance of a building permit; any special conditions from the City Building Safety Department and the LACFD regarding structural integrity must be met prior to issuance of a building permit. Therefore, no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity are required nor available.

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 previously discussed in Section A findings, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

H. Shoreline and Bluff Development (LIP Chapter 10)

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

I. Public Access (LIP Chapter 12)

LIP Section 12.4 requires public access for lateral, bluff-top, and vertical access near the ocean, trails, and recreational access for the following cases:

A. New development on any parcel or location specifically identified in the (LUP) or in the LCP zoning districts as appropriate for or containing a historically used or suitable public access trail or pathway.
B. New development between the nearest public roadway and the sea.
C. New development on any site where there is substantial evidence of a public right of access to or along the sea or public tidelands, a blufftop trail or an inland trail acquired through use or a public right of access through legislative authorization.
D. New development on any site where a trail, bluff top access or other recreational access is necessary to mitigate impacts of the development on public access where there is no feasible, less environmentally damaging, project alternative that would avoid impacts to public access.

There are no trails on or adjacent to the subject parcel, and it is not visible from any existing improved trails or parkland. Furthermore, the subject parcel does not support coastal recreational uses whether directly or indirectly. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. Portions of the Zuma Ridge Trail are located approximately one-quarter mile northeast and upslope of the site. The subject parcel and the proposed project do not meet any of the criteria above in that the parcel is not located between the first public road and the sea, or on a bluff, and the project does not

adversely impact existing public access. The requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

J. Land Divisions (LIP Chapter 15)

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

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 24-037

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 24-037 and SPR No. 25-038, 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. New 840 sf. detached second unit up to 11 ft., 3 in. high;
        b. New 1,168 sf. impermeable patio and decks;
        c. 100 sf. of slough and retaining walls not to exceed 6 ft. in height;
        d. New 2,040 sf. of paths, pavers, and stairways; and
    2. 208 c.y. of non-exempt grading;
    3. Installation of a new OWTS, including a 3,634-gallon septic tank;
    4. New landscaping; and
    5. SPR 25-038 for structures on a slope steeper than 3:1 to 2.5:1

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 6, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs 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 days of this decision and/or prior to issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans, including the items required in Conditions No. 4 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 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 (BSD) for plan check.

7. The ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the ACDP 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.

8. 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.

9. All developments shall conform to requirements of the City Community Development Department, 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.

10. 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.

11. This permit shall not become effective until the project has been reported to the Planning Commission pursuant to LIP Section 13.13.6.

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

13. 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

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 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-foot 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 or 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 lighting can exceed 18 ft. in height except as required by the California building code.

23. 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.

Construction/Framing

24. The applicant shall submit a copy of a 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. 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.

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

26. 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.

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

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 will be rinsed off 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 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. 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

31. 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.

32. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

33. 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. 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.

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

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

36. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the BSD.

37. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the WD29.

38. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six ft. A hedge located within the front yard setback shall be maintained at or below a height of 42 in. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

39. Vegetation in excess of six ft. in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

40. Prior to Final Plan Check Approval, if your property is serviced by the WD29, please provide landscape water use approval from that department.

41. 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 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

42. Grading and/or demolition 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.

43. 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.

Environmental Health

44. All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the BSD prior to receiving Environmental Health final approval.

45. 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 MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance and monitoring of the OWTS.

46. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

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

    The final design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day

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

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

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

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

50. The final architectural plans must:
    a. show no more than 1 bedroom and 13 drainage fixture units (DFU) in the proposed ADU, or as 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, kitchen sinks, and dishwashers.

51. The 2022 California Plumbing Code permits water closets (i.e., toilets) to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

    a. The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural plan set.

52. All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in MMC Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

a. Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

b. Buildings – All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in MMC Section 15.42) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the OWTS; in this case the Engineer must include in the letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

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

54. An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

55. 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.

56. Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

57. A storm water pollution prevention plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

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

59. City of Malibu geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

61. City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

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

63. 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.

64. In accordance with MMC, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

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

Public Works

66. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4:1, 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

67. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project:
    a. Public Works Department General Notes
    b. The existing and proposed 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 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.
    d. The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
    e. If the property contains trees that are to be protected they shall be highlighted on the grading plan.
    f. If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
    g. Private storm drain systems shall be shown on the grading plan. Systems greater than 12-in. 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.

68. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, pos construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

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

70. 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 (BMPs 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.

71. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design 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.

Geology

72. 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.

73. 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.

Water Quality/Water Service

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

75. 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 WD29 have been met, including an upgrade of a meter and service, if applicable.

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 Planning division staff 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 23. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

Prior to Occupancy

78. Prior to, or at the time of a Planning final inspection, the property owner / applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

79. 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.

80. 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.

81. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this ACDP. A temporary Certificate of Occupancy may be granted at the discretion of Community Development, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

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

Fixed Conditions

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

84. 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 22, 2026**, at 5:30 p.m. 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.

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 15, 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 Larbi Azzaz in the Planning Division at (310) 456-2489, extension 302 or at for further information. Copies of all related documents can be reviewed by any interested person by contacting the Case Planner during regular business hours.

Date: June 9, 2026

Prepared by:

Larbi Azzaz

Larbi Azzaz
Associate Planner

Approved by:

Tyler Eaton for

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Notices

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

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 24-037**, dated **June 9, 2026**, for the project located at **31201 Bailard Road, 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)

SEQUENCE OF SHEETS

SHEET #	DESCRIPTION
A-000	COVER
A-001	SITE PLAN
A-002	CF1R
A-003	TITLE 24 MANDATORY MEASURES
A-100	FLOOR PLAN
A-101	FLOOR PLAN NOTES
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-300	BUILDING SECTIONS
A-301	ROOF DEW POINT CALCULATION
E-100	ELECTRICAL PLAN
E-101	ELECTRICAL PLAN NOTES
S-001	STRUCTURAL GENERAL NOTES
S-002	FASTENING SCHEDULE & DETAILS
S-100	FOUNDATION PLAN
S-101	FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-200	FRAMING ELEVATIONS
S-300	BUILDING SECTIONS

PROJECT DATA

PROJECT DESCRIPTION:	20'-0 x 42'-0 ACCESSORY DWELLING UNIT (ADU) 840 SF OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)
	USE: ACCESSORY DWELLING UNIT (ADU)
RELATED PROJECTS/PERMITS:	APPROX. 1,168 SF PATIO (OLWYN KINGERY, L.A.)
	SITE LANDSCAPING INCL. CONCRETE STAIRS ON GRADE (OLWYN KINGERY, L.A.)
	SITE GRADING INCL. PROPOSED RETAINING WALLS (GEOWORKS, INC.)
	ONSITE WASTEWATER TREATMENT SYSTEM (DEFERRED PERMIT)
	FUTURE STRUCTURE (DEFERRED PERMIT)
STORIES:	1
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	V-B
PV SYSTEM:	NO, N/A PER CEC 150.1(c)14 EXCEPTION 2, SEE CF1R
WILDFIRE ZONE:	YES, VERY HIGH FHSZ
FIRE SPRINKLERS:	YES, PER SECTION 903.2.11.7 LACOFC
APPLICABLE CODES:	THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA CODES, WHICH ADOPTS THE 2021 UPC, 2021 UMC AND THE 2020 NEC.
PROPERTY OWNER:	BAILARD MALIBU LLC | FAITH BAXTER | FLBAXTER@GMAIL.COM | 312-307-3722

PROJECT CONSULTANTS:	ANNIE CLIFTON | STUDIO SHED | PROJECT DESIGNER | ACLIFTON@STUDIOSHED.COM | 217-898-9420
	DINA TABOLSKY | PERMIT PROCESSOR | DINATABOLSKY@GMAIL.COM | 818-424-6861
	DAVID SPARKS | FELTEN GROUP | ENGINEER OF RECORD | DAVID.SPARKS@FELTENGROUP.COM | 602-867-2500
	OLWYN KINGERY | LANDSCAPE ARCHITECT | OLWYNKINGERY@YAHOO.COM | 805-279-9119
	JAKE HOLT | ENGINEERING GEOLOGIST | LANDPHASES INC | JAKE@LANDPHASES.COM | 805-657-0142
	ELI KATIBAH | SOILS ENGINEER | ICE GROUP | ELI@ICEGROUPINC.COM | 805-497-1244
	JUSTIN HOLT | CIVIL ENGINEER | GEOWORKS | JUSTIN.GEOWORKS@GMAIL.COM | 805-522-3206
	KEVIN POFFENBARGER | ONSITE WASTEWATER TREATMENT SYSTEM DESIGN | EPD | KEVIN@EPD-NET.COM | 310-221-8599
	CALWEST GEOTECHNICAL | ADDENDUM SOILS REPORT | INFO@ICEGROUPINC.COM | 818-991-7148 | 805-497-1244

Planning Division
Received
2.6.2026

One printed set of stamped approved plans are required to be brought to the jurisdictional Fire Inspection Office upon approval and prior to any inspection requests.

ACTION REQUIRED: Provide the jurisdictional Fire Inspection Office with one printed set of approved plans upon approval and 48 hours prior to any inspection request.
Fire-FPCalabasas@fire.lacounty.gov

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By: J.Yanez
Fire Prevention Engineer
Date: 05/28/2025
FEPC 2024-0985

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
FUEL MODIFICATION INSPECTION REQUIRED
By: J. YANEZ
FIRE PREVENTION ENGINEER
Date: 05/28/2025
X Subject to field inspection prior to Certificate of Occupancy by Forestry Division. Contact Fuel Modification at (626) 969-5205 or ForestryFuelModification@fire.lacounty.gov

SITE DATA

APN:		4470-011-035
ZONING:		RR-5
PARKING:	ENCLOSED & COVERED SPACES:	3 EXISTING
		0 PROPOSED
	UNENCLOSED & COVERED SPACES:	0 EXISTING
		0 PROPOSED
	UNENCLOSED & UNCOVERED SPACES:	1 PROPOSED FOR ADU
SITE/PARCEL AREA:		NET: 81,582 SF
		GROSS: 95,231 SF (2.2 ACRES)

TOTAL DEVELOPMENT MAX SQUARE FOOTAGE

UP TO ½ ACRE: 21,780 x .177 = 3,855 + 1000 = **4,855**		
½ TO 1 ACRE: 43,560 - 21,780 = 21780 X .1 = **2,178**		
1 TO 1 ½ A: 65,340 - 43,560 = 21,780 X .05 = **1,089**		
REMAINING A: 81,582 - 65,340 = 16,242 x 0.02 = **324.84**		
MAX ALLOWABLE SF FOR RESIDENTIAL PROPERTIES:		8,447 SF (9.15%)
EXISTING	PRIMARY RESIDENCE:	3,100 SF
	DETACHED GARAGES:	790 SF
	TOTAL:	3,890 SF
	3,890 / 81,582 =	4.80%
PROPOSED	ACCESSORY DWELLING UNIT:	840 SF
	TOTAL:	4,730 SF
	4,730 / 81,582 =	5.80%

IMPERMEABLE SURFACE COVERAGE

MAXIMUM IMPERMEABLE COVERAGE:		30% / UP TO 25,000 SF
EXISTING	PRIMARY RESIDENCE:	2,151 SF
	DETACHED GARAGES:	790 SF
	DRIVEWAYS, PATHS & PARKING:	6,035 SF
	PATIOS AND DECKS:	1,629 SF
	TOTAL:	10,605 SF
	10,605 / 81,582:	13%
PROPOSED	ACCESSORY DWELLING UNIT:	840 SF
	ADU PATIO:	1,168 SF
	PATHS, PAVERS, AND STAIRS:	2,040 SF
	RETAINING AND SLOUGH WALLS:	100 SF
	TOTAL:	4,148 SF
	4,148 / 81,582:	5.08%
GRAND TOTAL	10,605 + 4,148:	14,753 SF
	14,753 / 81,682:	18.06%

FLOOR AREA

MAXIMUM FLOOR AREA OF ADU:		900 SF
PROPOSED	ADU:	840 SF

Depth : 432
width: 218
Front : 432 *20% = 86.4
Rear: 432 * 15% = 64.8
Side 1 : 218 *10%= 21.8
Side 2: 218 *15%= 32.7

SIDE YARD SETBACK
218.5' X 25% = 54.6' MINIMUM 10% ON ONE SIDE

LA COUNTY FIRE NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE 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 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE.
2. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND 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.
4. 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.
5. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
6. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
7. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE V-B, VHFHSZ YES, SIZE OF LOT (ACRES) 1.75, FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1,500 GPM, REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 1,250 GPM. TOTAL FIRE FLOW REQUIRED: 1,250 GPM.
8. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
9. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR ONE- AND TWO-FAMILY DWELLING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
10. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
11. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECIEVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.



VICINITY MAP
SCALE: NOT TO SCALE

STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION
FAITH BAXTER
NAME
31201 BAILARD RD. MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36
SHEET SIZE

A-000
COVER

ATTACHMENT 1

STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

REVISIONS	ISSUE DATE
	1 11.18.2024
	2 01.10.2025

ADDRESS: 31201 BAILARD RD. MALIBU, CA 90265

NAME: FAITH BAXTER

TYPE OF CONSTRUCTION: 20'x42', ACCESSORY DWELLING UNIT

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36 SHEET SIZE

A-001 SITE PLAN

1

N

APN #4470-011-030

31011 BAILARD ROAD
APN #4470-011-034

218'
208'
GATE
5'
N83°27'46"W 217.97'

31215 BAILARD ROAD
APN #4470-011-057

GATE 32'-8"

Stairs and retaining wall an SPR for slope steeper than 3:1

SEE SHEETS PROVIDED BY GEOWORKS, INC. AND OLWYN KINGERY, L.A. FOR PROPOSED LANDSCAPE, GRADING, AND DRAINAGE DETAILS

N05°34'51"E 356.56'

(P) WALKWAY

NAT CUT

(P) SLOUGH WALL

TEST PITS & (P) OWS

FUTURE STRUCTURE

(P) CONC. STAIRS ON GRADE

(P) 840 SF ADU

849.09 sf

150' POINT

23'-6 1/4"

(P) APPROX. 2,007 SF CONCRETE PATIO

(P) CONCRETE RETAINING WALL

(P) CONC. STAIRS ON GRADE

SEE SHEETS PROVIDED BY GEOWORKS, INC. FOR PROPOSED GRADING AND DRAINAGE

(P) RETAINING WALL

(P) CONC. PAVERS

(P) LAWN AREA

(P) OWS

(E) SIDEWALK

145 LF FIRE PATH OF TRAVEL

31141 BAILARD ROAD
APN #4470-011-044

(P) CONC. STAIRS ON GRADE

172'-2 3/4"

(E) UNCOVERED, UNENCLOSED PAVED AREA

(P) MIN. 1 UNCOVERED, UNENCLOSED DESIGNATED PARKING SPACE FOR ADU

SHED

PP #1451440E
WM
TC/FS
FD MAG NAIL

18'-3" GATE WITH (E) FIRE LOCK

BAMBOO ROW

GATE MOTOR

(E) KEY BOX AT GATE

TC/FS

FIRE TRUCK ACCESS PARKING AREA

2-3" CD

KEY PAD

40' - ITEM 5, 6, 8

10' - ITEM 9

BAILARD ROAD

Δ =19°52'23" R=278.55' L=96.62'

5' - ITEM 7

MB'S

10' - ITEM 10

VARIES - ITEM 8

10' ITEM 3

5'

N42°41'48"E 137.88'

GATE

40' - ITEM 5, 6

10' - ITEM 9

TRANS PAD

FL

FL INLET

FD 2" IP

53'-1/4"

N70°14'58"W 51.52'

FD 1-1/2" IP

ITEM 4

5' - ITEM 5, 6, 8

BAILARD ROAD

TG

N70°14'58"W 64.52'

PD PK & WASHER
RCE 33149

FD PK & WASHER
RCE 33149

31213 BAILARD ROAD
APN #4470-011-056

N05°44'44"E 500.00'

445'-9"

169'

309'

148'-11"

(E) ENCLOSED 1-CAR GARAGE

(E) ENCLOSED 2-CAR GARAGE

TG & INV

WATER FEATURE

CONCRETE DRIVEWAY

EDS METER

A/C

RSR

31201 BAILARD ROAD
(TWO-STORY RESIDENCE)

(P) OWS

BBQ

FIREPIT

5" POST (TYP)

GEN

PROPANE

GM

B.O.P.

CATV PB

SPA

GTE PB

APPRX. LOCATION OF (E) SEPTIC TANK (TO BE ABANDONED)

APPRX. LOCATION OF (7) (E) SEEPAGE PITS (TO BE ABANDONED)

SSMH

SEE SHEETS PROVIDED BY EPD, INC. FOR OWS INFORMATION

TW/FG

SCO

ICV

RSR

B

S

5' - ITEM 5, 6, 8

130

150

170

190

180

160

67'-4"

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
RSR	RISER
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
—x—x—	FENCE
—·—·—	SETBACK
—·—·—	EASEMENT

TREE LEGEND

	TRUNK (APPROX.)
	PALM
	TREE

EASEMENT LEGEND

ITEM 2	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 18590, PAGE 196, OF OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 3	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: PIPE LINE AND WITH RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 18888, PAGE 44, OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 4	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 30679, PAGE 263, OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 5	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: INGRESS, EGRESS, UTILITIES AND SLOPE. RECORDED: JUNE 16, 1958 AS INSTRUMENT NO. 972, IN BOOK D127, PAGE 710 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 6	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: ROAD AND UTILITY AND INCIDENTAL PURPOSES. RECORDED: MAY 29, 1959 AS INSTRUMENT NO. 5253 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 7	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: UTILITY AND ROAD AND INCIDENTAL PURPOSES. RECORDED: JUNE 24, 1960 AS INSTRUMENT NO. 4195 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 8	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: GAS PIPES AND INCIDENTAL PURPOSES.
ITEM 9	RECORDED: MARCH 18, 1963 AS INSTRUMENT NO. 4100 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 10	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. RECORDED: NOVEMBER 13, 2000 AS INSTRUMENT NO. 00-1771382, OF OFFICIAL RECORDS. AS SHOWN HEREON.

SITE PLAN GENERAL NOTES

1) REFER TO SHEETS PROVIDED BY GEOWORKS ENGINEERING AND SURVEYING, INC. FOR MORE INFORMATION ABOUT SITE GRADING, DRAINAGE, AND FIRE ACCESS.

2) REFER TO SHEETS PROVIDED BY OLWYN KINGERY, L.A. FOR MORE INFORMATION ABOUT SITE LANDSCAPE DESIGN.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

FOR OCCUPANCY ONLY

By J. Yanez
Fire Prevention Engineer

Date 05/28/2025

☑ Subject to field inspection approval.

☑ Subject to conditions on plans.

PLNF-2024-00156

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

FEPC 2024-0985

LACoFD Fire 05/28/2025

1 A-001 SITE PLAN
SCALE: 3/64" = 1'-0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 1 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

GENERAL INFORMATION					
01	Project Name	Baxter 840 SF ADU			
02	Run Title	Standard			
03	Project Location	31201 Ballard Rd			
04	City	Malibu, CA	05	Standards Version	2022
06	Zip code	90265	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	194
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	840	19	Glazing Percentage (%)	28.88%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 2 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.1	43.9	62			
Proposed Design	34.5	32.5	57.3	3.6	11.4	4.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- PV System(s) removed due to Reduced PV Requirement of 0 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 3 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.97	4.39	0.56	4.14	0.41	0.25
Space Cooling	0.29	12.86	0.14	8.48	0.15	4.38
IAQ Ventilation	0.37	3.9	0.37	3.9	0	0
Water Heating	2.08	23.09	1.41	16.21	0.67	6.88
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**3.71**	**44.24**	**2.48**	**32.73**	**1.23**	**11.51**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility						
Indoor Lighting	0.92	9.23	0.92	9.23		
Appl. & Cooking	4.1	50.52	4.09	50.43		
Plug Loads	4.3	44.95	4.3	44.95		
Outdoor Lighting	0.21	1.9	0.21	1.9		
TOTAL COMPLIANCE	**13.24**	**150.84**	**12**	**139.24**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 4 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	18.05	16.48	1.57	8.7
Net EUI[2]	18.05	16.48	1.57	8.7

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
• Window overhangs and/or fins
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix R, and RA3)
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 5 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation
• Kitchen range hood
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Baxter 840 SF ADU	840	1	1	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	Minisplit	840	8.74	Water Heater	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front	ADU	Exterior Walls	194	Front	421	167.465	90
Back	ADU	Exterior Walls	14	Back	307	9	90
Left	ADU	Exterior Walls	284	Left	175	38.5925	90
Right	ADU	Exterior Walls	104	Right	175	27.54	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 6 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	ADU	Roof Assembly	14	Back	840	0	1.5	0.1	0.85	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
CL1	Window	Front	Front	194	5	1.48	2	14.8	0.32	NFRC	0.37	NFRC	Bug Screen
CL2	Window	Front	Front	194	6	1.48	4	35.52	0.32	NFRC	0.37	NFRC	Bug Screen
Vistalites	Window	Front	Front	194	2.5	6.17	5	77.13	0.32	NFRC	0.37	NFRC	Bug Screen
72in Door	Window	Front	Front	194	6	6.67	1	40.02	0.26	NFRC	0.15	NFRC	Bug Screen
18x36 Operables	Window	Back	Back	14	3	1.5	2	9	0.32	NFRC	0.3	NFRC	Bug Screen
Side Vistalite	Window	Left	Left	284	2	8.53	1	17.06	0.32	NFRC	0.37	NFRC	Bug Screen
36in Door	Window	Left	Left	284	3.19	6.75	1	21.53	0.26	NFRC	0.15	NFRC	Bug Screen
Vistalite Side	Window	Right	Right	104	2	8.52	1	17.04	0.32	NFRC	0.37	NFRC	Bug Screen
42x36 Casement	Window	Right	Right	104	3	3.5	1	10.5	0.32	NFRC	0.29	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 7 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

OVERHANGS AND FINS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	
Window	Overhang					Left Fin				Right Fin				
	Depth	Dist Up	Left Exteet	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up	
CL1	2	0.63	2.89	36.89	0	0	0	0	0	0	0	0	0	
CL2	2	0.63	8.89	29.89	0	0	0	0	0	0	0	0	0	
Vistalites	2	3.33	5.4	36.87	0	0	0	0	0	0	0	0	0	
72in Door	2	3.37	15.88	22.89	0	0	0	0	0	0	0	0	0	
18x36 Operables	1.33	0.73	2.87	38.89	0	0	0	0	0	0	0	0	0	
Side Vistalite	1.33	0.72	18.98	2.53	0	0	0	0	0	0	0	0	0	
36in Door	1.33	1.99	9.88	10.44	0	0	0	0	0	0	0	0	0	
Vistalite Side	1.33	0.72	2.53	18.98	0	0	0	0	0	0	0	0	0	
42x36 Casement	1.33	2.12	10.57	9.94	0	0	0	0	0	0	0	0	0	

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Concrete Slab - Temp	ADU	840	164	none	0	80%	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 8 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Exterior Walls	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O. C.	R-21	None / None	0.062	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: All Other Siding
Roof Assembly	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
Water Heater	Domestic Hot Water (DHW)	Standard	Heat Pump WH	1	n/a	None	n/a	Heat Pump WH (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 9 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
Heat Pump WH	1	40	Rheem	PROPH40 T2 RH37S30 (40 gal, iA13)	Tank2one	ADU	ADU

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
Water Heater - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Minisplit	Heat pump heating cooling	VCHP	1	VCHP	1	n/a	n/a	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling				Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/IHS PF2/ODP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
VCHP	VCHP-ductless	1	HSPF2	7.5	12000	9000	EER2SEER2	14.3	11.2	Not Zonal	Single Speed	VCHP-hers-htpump

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 10 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

HVAC HEAT PUMPS - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17	
VCHP-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes	

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION										
01	02	03	04	05	06	07	08	09	10	
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously	
VCHP	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required	

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	40	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 11 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Annie Clifton	Documentation Author Signature: Annie Clifton
Company: Studio Shed	Signature Date: 12/04/2024
Address: 1500 Cherry St. Ste S.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: LOUISVILLE , CO 80027	Phone: (720) 336-2071

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Annie Clifton	Responsible Designer Signature: Annie Clifton
Company: Studio Shed	Date Signed: 12/04/2024
Address: 1500 Cherry St. Ste S.	License:
City/State/Zip: LOUISVILLE , CO 80027	Phone: (720) 336-2071

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J.Ynanez
Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985

LA County Fire 05/28/2025

1

STUDIO SHED

1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

FAITH BAXTER
NAME

31201 BAILLARD RD.
MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36
SHEET SIZE

A-002
CF1R

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components**. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**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.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By J Yanez
Fire Prevention Engineer

Date 05/28/2025

FEPC 2024-0985

Lic. Pure 05/28/2025

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WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

FAITH BAXTER
NAME

31201 BAILARD RD.
MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

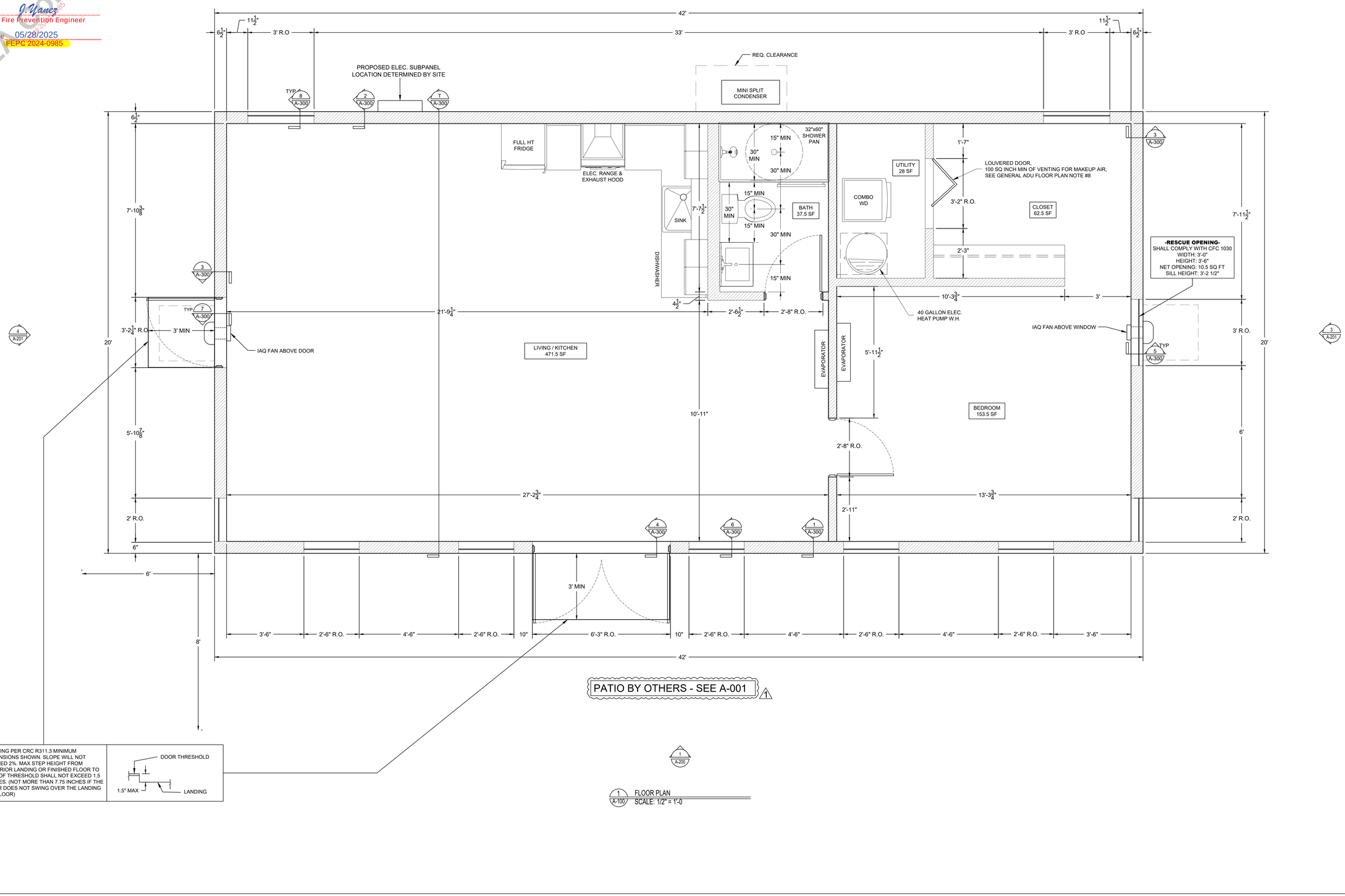
24x36
SHEET SIZE

A-003
TITLE 24 MANDATORY MEASURES

SEE A-200/201 FOR WINDOW AND DOOR INFORMATION

COUNTY OF LOS ANGELES
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FIRE PREVENTION ENGINEERING
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Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985

LA County Fire 05/28/2025



PATIO BY OTHERS - SEE A-001 ⚠1

LANDING PER CRC R311.3 MINIMUM DIMENSIONS SHOWN. SLOPE WILL NOT EXCEED 2%. MAX STEP HEIGHT FROM EXTERIOR LANDING OR FINISHED FLOOR TO TOP OF THRESHOLD SHALL NOT EXCEED 1.5 INCHES. (NOT MORE THAN 7.75 INCHES IF THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR)

1 A-200

1 A-100 FLOOR PLAN
SCALE: 1/2" = 1'-0

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24x36
SHEET SIZE

A-100
FLOOR PLAN

GENERAL ADU FLOOR PLAN NOTES

1. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R319.1]

2. INTERNALLY ILLUMINATED ADDRESS SIGNS SHALL EITHER COMPLY WITH SECTION 140.8 OF THE CALIFORNIA ENERGY CODE OR CONSUME NO MORE THAN 5 WATTS OF POWER. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 4A &B]

3. EXCEPT FOR KITCHENS, HABITABLE ROOMS SHALL HAVE A MINIMUM FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET AND SHALL BE NOT LESS THAN 7 FEET MEASURED IN ANY HORIZONTAL DIMENSION. [CRC R304.1 & R304.2]

4. GLAZING IN WALLS OR ENCLOSURES CONTAINING OR FACING SPAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION AND SHALL BE PROVIDED WITH SAFETY TEMPERED GLAZING. [CRC R308.4.6]

5. 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]

6. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. [CRC R311.2]

7. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. [CGBSC 4.406.1]

8. DOMESTIC CLOTHES DRYERS LOCATED IN A CLOSET SHALL HAVE A MINIMUM OPENING OR 100 SQUARE INCHES FOR MAKEUP AIR. (CMC 504.3.2)

INDOOR WATER USE NOTES

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. [CGBSC 4.303.1.1]

2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL 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 ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. [CGBSC 4.303.1.3]

3. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. [CGBSC 4.303.1.4.1]

4. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT 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. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION. [CGBSC 4.303.1.4.4]

5. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. [CGBSC 4.303.3]

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J. Yanez
Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985

LACoFire 05/28/2025

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ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

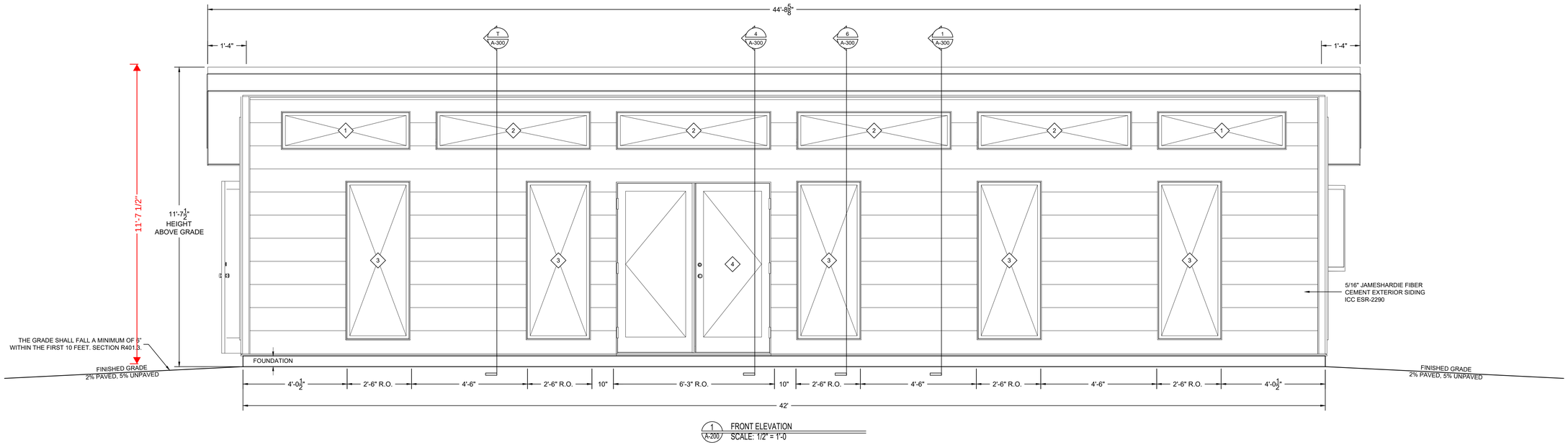
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ADDRESS

PREPARER OF PLANS:
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1.13.2025

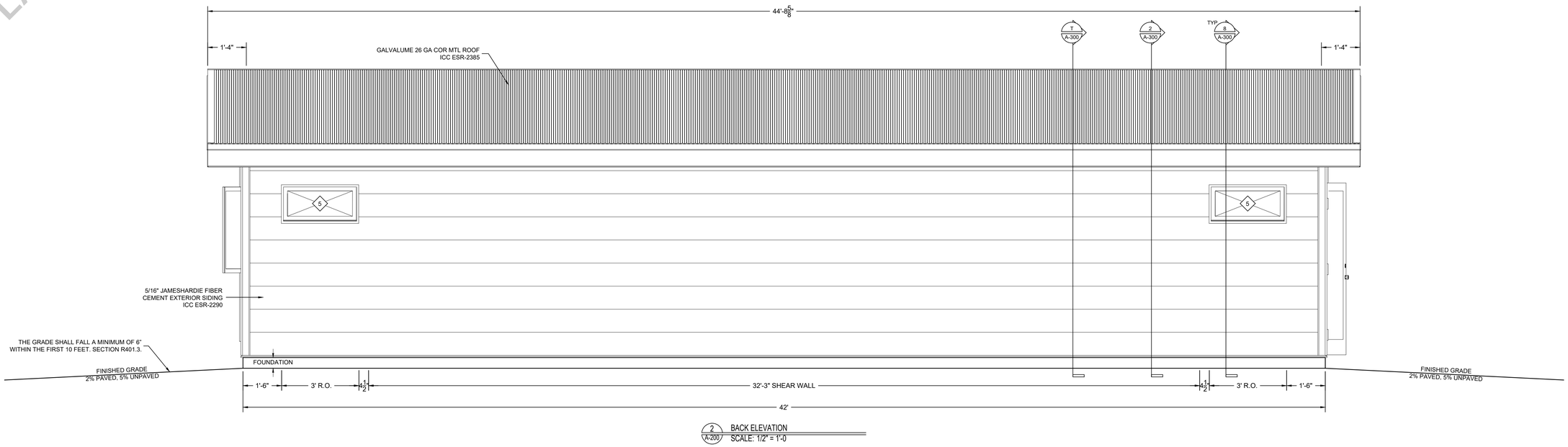
24x36
SHEET SIZE

A-101
FLOOR PLAN NOTES



1 A-200 FRONT ELEVATION
SCALE: 1/2" = 1'-0

COUNTY OF LOS ANGELES
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2 A-200 BACK ELEVATION
SCALE: 1/2" = 1'-0

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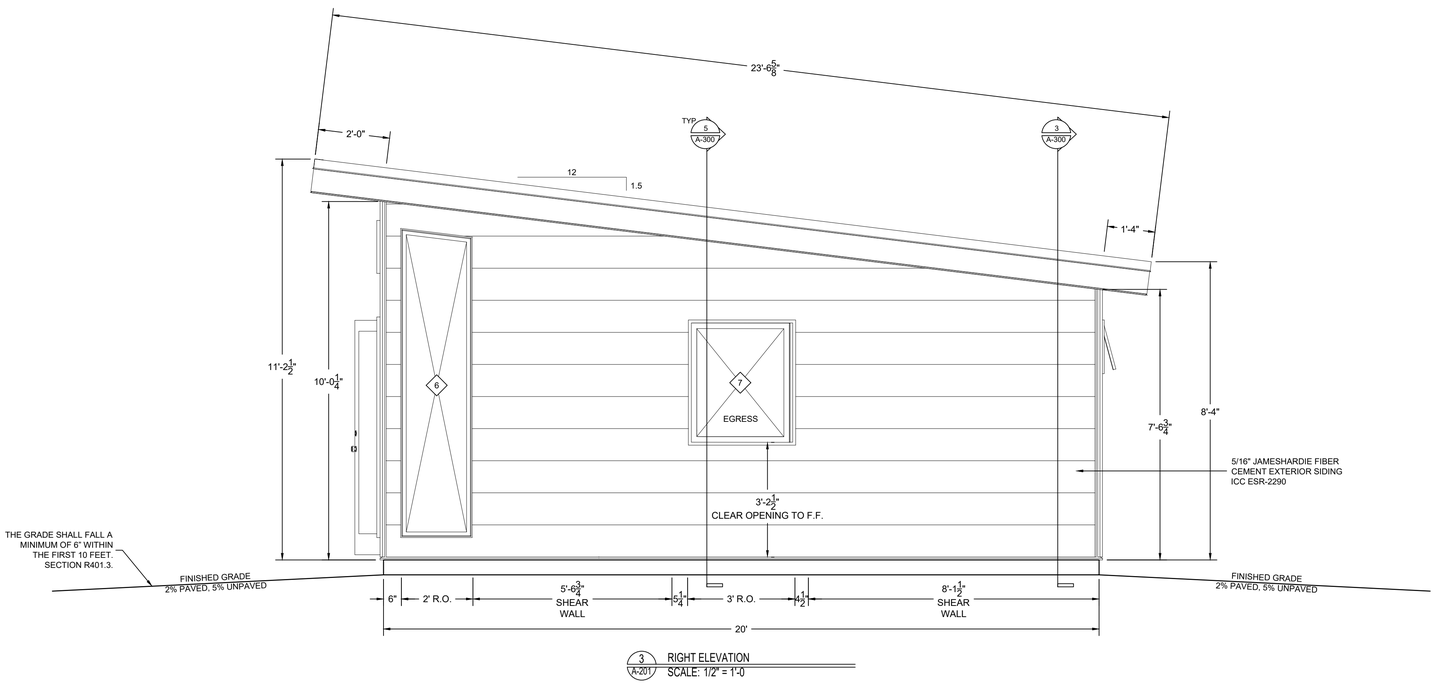
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24x36
SHEET SIZE

A-200
BUILDING ELEVATIONS



3 / A-201 RIGHT ELEVATION
SCALE: 1/2" = 1'-0

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By J. Yanez
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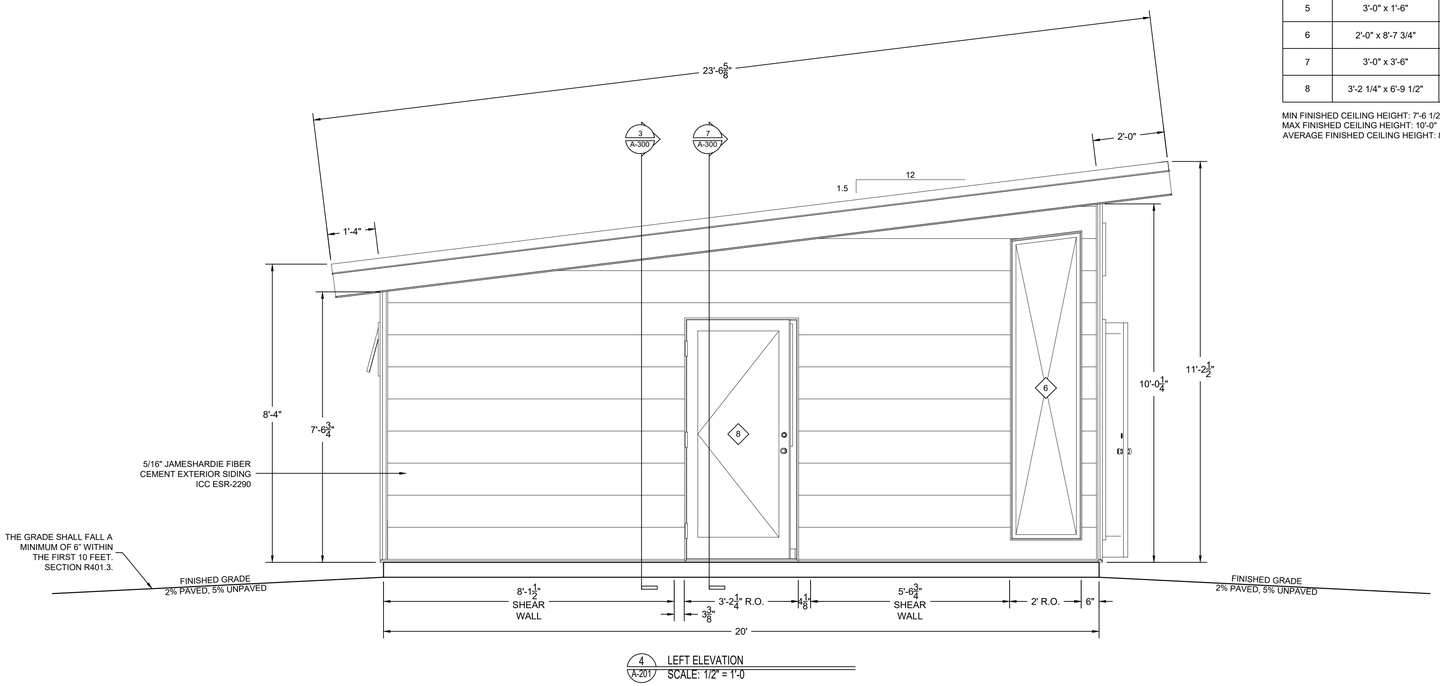
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LA County Fire 05/28/2025

WINDOW AND DOOR SCHEDULE

NO.	SIZE (WIDTH x HEIGHT)	FRAME	QTY	LOCATION	DESCRIPTION	MAKE / MODEL	U-FACTOR	SHGC
1	5'-1" x 1'-5 3/4"	FIBERGLASS	2	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
2	6'-1" x 1'-5 3/4"	FIBERGLASS	4	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
3	2'-6" x 6'-2"	FIBERGLASS	5	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
4	6'-3" x 6'-9 1/2"	FIBERGLASS	1	FRONT ELEVATION	72" OUTSWING, LHO, DOUBLE PANE, LOW- E, TEMPERED	THERMATRU	.26	.15
5	3'-0" x 1'-6"	FIBERGLASS	2	BACK ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.30
6	2'-0" x 8'-7 3/4"	FIBERGLASS	2	LEFT AND RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
7	3'-0" x 3'-6"	FIBERGLASS	1	RIGHT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E, TEMPERED, EGRESS	MARVIN ESSENTIALS	.32	.29
8	3'-2 1/4" x 6'-9 1/2"	FIBERGLASS	1	LEFT ELEVATION	36" OUTSWING, LHO, DOUBLE PANE, LOW- E, TEMPERED	THERMATRU	.26	.15

MIN FINISHED CEILING HEIGHT: 7'-6 1/2"
MAX FINISHED CEILING HEIGHT: 10'-0"
AVERAGE FINISHED CEILING HEIGHT: 8'-9 1/4"



4 / A-201 LEFT ELEVATION
SCALE: 1/2" = 1'-0

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20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

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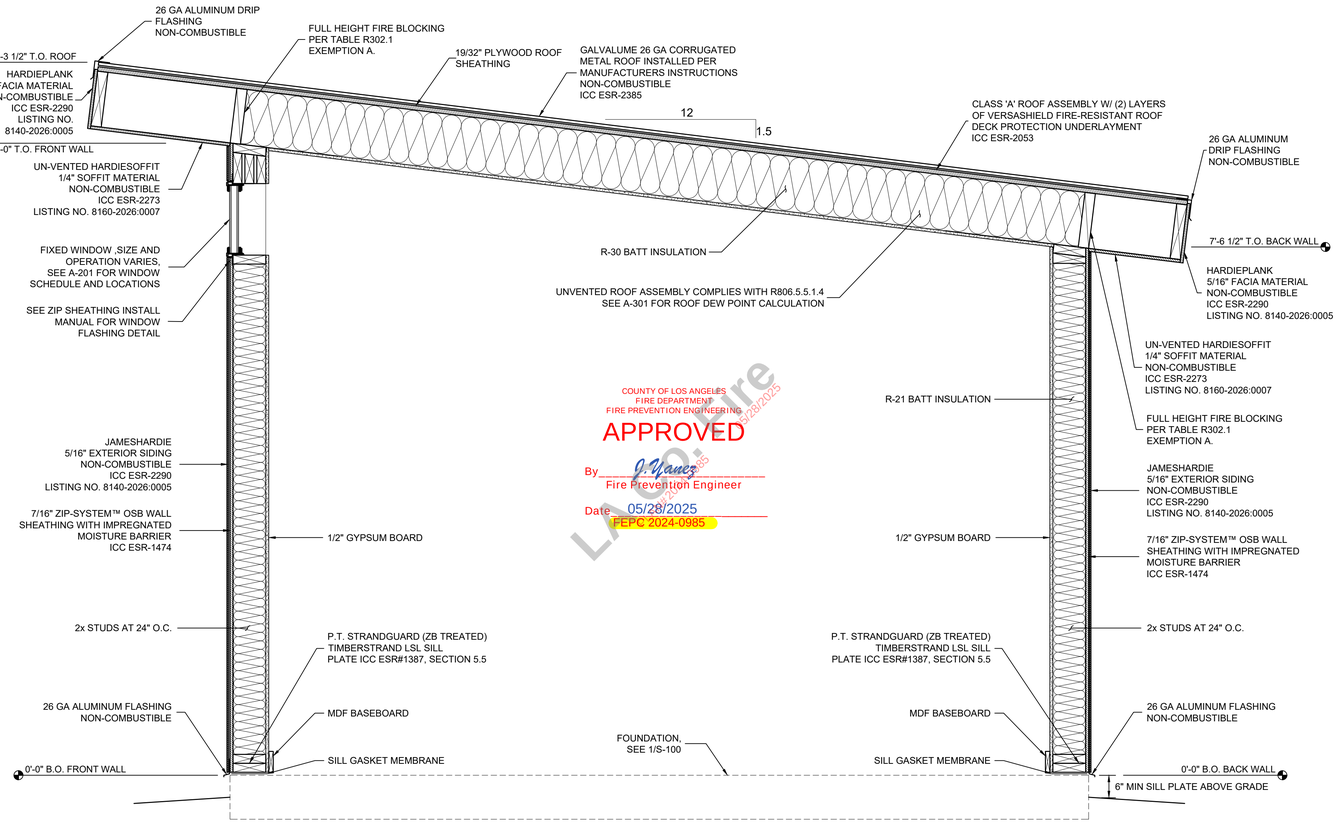
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24x36
SHEET SIZE

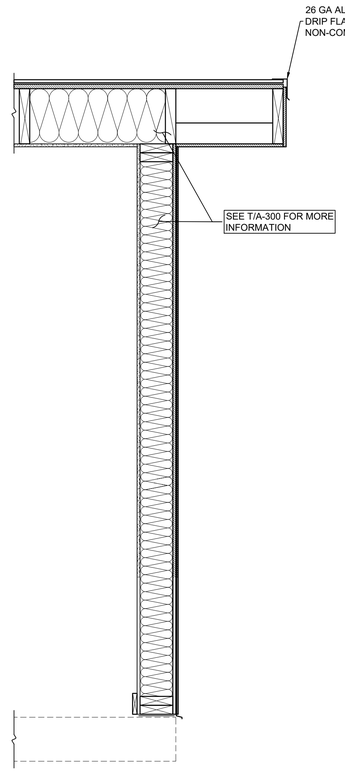
A-201
BUILDING ELEVATIONS



COUNTY OF LOS ANGELES
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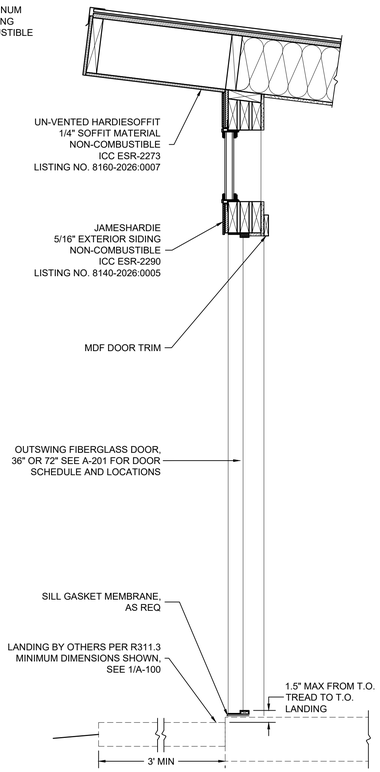
1 A-300 FRONT WALL SECTION
SCALE: 1" = 1'-0

T A-300 TRANSVERSE SECTION
SCALE: 1" = 1'-0

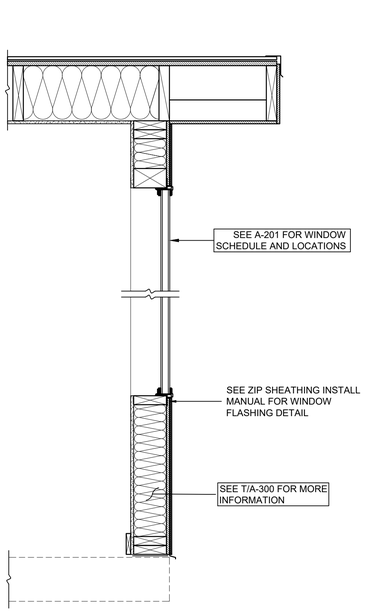


2 A-300 BACK WALL SECTION
SCALE: 1" = 1'-0

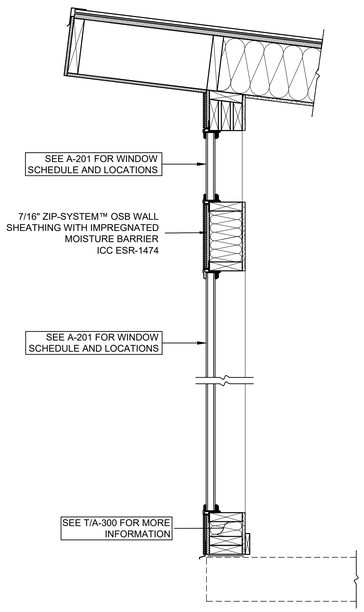
3 A-300 RAKE WALL SECTION
SCALE: 1" = 1'-0



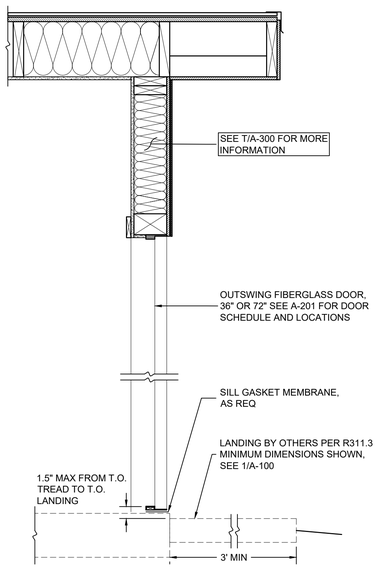
4 A-300 FRONT WALL SECTION AT DOOR
SCALE: 1" = 1'-0



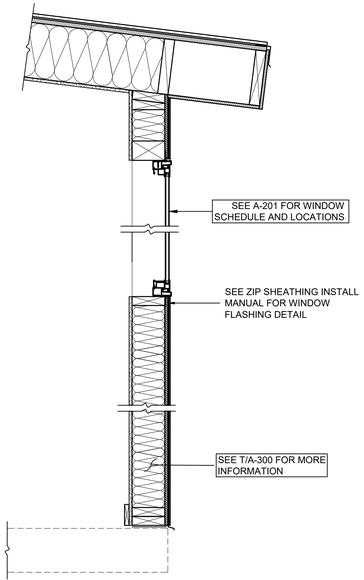
5 A-300 TYP RAKE WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0



6 A-300 FRONT WALL SECTION WITH FIXED WINDOW
SCALE: 1" = 1'-0



7 A-300 TYP WALL SECTION WITH DOOR
SCALE: 1" = 1'-0



8 A-300 TYP BACK WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0

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24x36
SHEET SIZE

A-300
BUILDING SECTIONS

Roof Dew Point Calculation

The following calculation and explanation demonstrates compliance with Section R806.5.5.1.4 for unvented enclosed rafter assemblies.

	R value	R/R total	Temp delta	temp	
Exterior Temp				**59.67**	T_e
Ex Air Film	0.03	0.001	0.008		
				59.67	
Rigid Insulation	0	0.000	0.000		
				59.67	
Roof sheathing	0.74	0.024	0.197		
	R_x 0.77	**ΔT_x 0.20**		**59.87**	T_x > 45°
Cavity insulation	30	0.958	7.980		
				67.85	
Drywall	0.45	0.014	0.120		
				67.97	
Interior air Film	0.11	0.004	0.029		
Interior Temp				**68.00**	T_i
	R_T 31.33		**ΔT_T 8.33**		

Monthly average temperature of the 3 coldest months:

Malibu	**59.5**	**60.5**	**59**
	December	January	February

T_x = Temperature at point 'x'

T_e = Exterior temperature

T_i = Interior temperature

ΔT_x = Temperature Delta to point 'x'

ΔT_T = Overall temperature Delta

R_x = Sum of R values to point 'x'

R_T = Sum of overall assembly R value

To Calculate T_x :

To calculate T_x:

The temperature at point X (Tx) in a wall or roof assembly, you sum the material R values in the assembly to that point X (Rx), then divide that sum by the overall assembly R value (RT). This number (RT) multiplied by the overall temperature delta (ΔTT) gives you the temperature delta between that point X in the wall assembly and the outside of the wall assembly (ΔTx). Finally adding this temperature delta (ΔTx) to the exterior temperature (Te) gives you the temperature at point X.

$T_x = T_e + \Delta T_x$

$T_x = 59.67 + 0.2$

$T_x = 59.87$

To calculate ΔT_x:

$\Delta T_x = (R_x / R_T) * \Delta T_T$

$\Delta T_x = (0.77 / 31.33)*8.33$

$\Delta T_x = 0.20$

To calculate ΔT_T :

$\Delta T_T = T_i - T_e$

$\Delta T_T = 68.0 - 59.67$

$\Delta T_T = 8.33$

To Calculate Interior Temperature and Exterior Temperature:

To calculate T_i :

Per R806.5.5.1.4, interior temperature is required to be set at 68°

$T_i = 68.00$

To calculate T_e :

Per R806.5.5.1.4, exterior temperature is based on the average temperature of the 3 coldest months. To calculate that in a conservative fashion, we take the average of the low temperatures according to NOAA.

In Malibu these months are:
December 59.5
January 60.5
February 59

$T_e = ((59.5 + 60.5 + 59.0)/3)$

$T_e = 59.67$

To Calculate R Values:

To calculate R_x:

Sum the R values of the assembly from the outside air film to the inside surface of the roof sheathing.

$R_x = R + R + R$

In

$R_x = 0.03 + 0.0 + 0.74$

$R_x = 0.77$

To calculate R_T:

Sum the R values of the assembly from the outside air film to the inside surface of the roof sheathing.

$R_T = R + R + R + R + R$

In this case, an outside air film is equivalent to .03 R, the 19/32 in plywood would have a .742 R.

$R_T = 0.03 + 0.74 + 30.0 + 0.45 + 0.11$

$R_T = 31.33$

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J.Yanez
Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985

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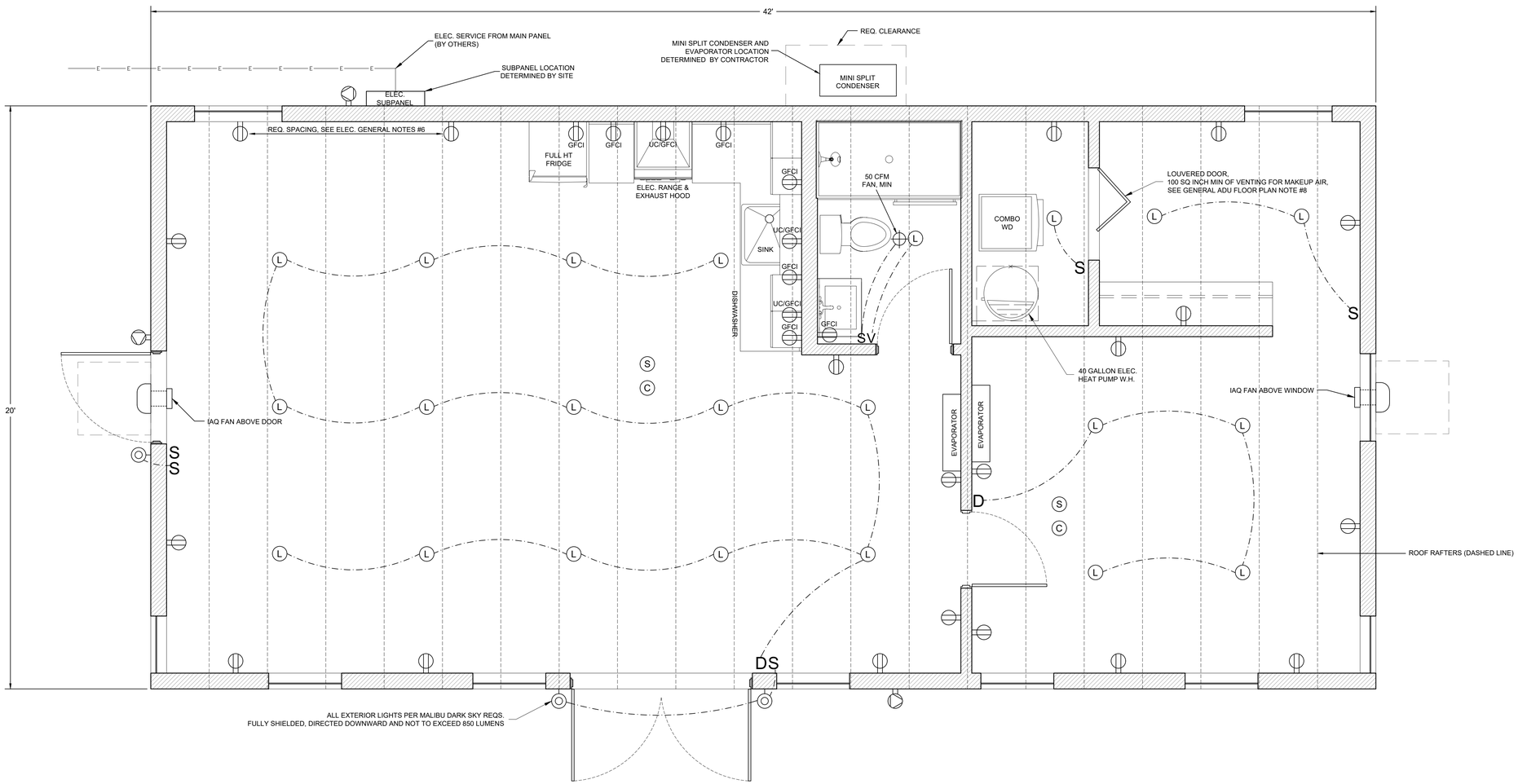
REVISIONS

20'x42' ACCESSORY DWELLING UNIT — TYPE OF CONSTRUCTION
FAITH BAXTER — NAME
31201 BAILARD RD. MALIBU, CA 90265 — ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36
SHEET SIZE

A-301
ROOF DEW POINT CALCULATION



1 E-100 ELECTRICAL PLAN
SCALE: 1/2" = 1'-0

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	CODE REF.
L	HIGH EFFICACY INTERIOR LIGHT FIXTURE	CA ENERGY CODE: 150.0 (k) 2
◎	HIGH EFFICACY EXTERIOR LIGHT FIXTURE	CA ENERGY CODE: 150.0 (k) 3
S	SWITCH	
D	DIMMER SWITCH	
⊕	TAMPER RESISTANT DUPLEX OUTLET	
⊕	EXTERIOR RATED GFCI DUPLEX OUTLET	
S	SMOKE ALARM	R314
C	CARBON MONOXIDE ALARM	R315
V	VACANCY SWITCH	
⊕	EXHAUST FAN, 50 CFM MIN	

ELECTRICAL GENERAL NOTES:

1. WIRING INSTALLED BY (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE
2. JUNCTION BOX INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. BOX
3. OUTLETS INSTALLED 12" A.F.F. TO BOTTOM OF BOX
4. EXTERIOR LIGHTS INSTALLED 6'-4" AFF TO MOUNTING HOLE
5. DUPLEX OUTLETS ARE CONNECTED TO 20 AMP GFCI CIRCUIT BREAKER.
6. OUTLETS SHALL BE SPACED NO MORE THAN 12' APART, AND A MAXIMUM OF 6' FROM END OF WALLS OR OPENING. WALLS 2' WIDE OR GREATER SHALL HAVE AN OUTLET. [CEC 210-52(A)(1)]

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1.13.2025

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E-100
ELECTRICAL PLAN

GENERAL ELECTRICAL NOTES

1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. [CEC210.12(A)]

2. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 1.8M (6 FT) FROM A RECEPTACLE OUTLET. A WALL SPACE SHALL INCLUDE THE FOLLOWING: (1) ANY SPACE 2 FT OR MORE IN WIDTH AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, (2) THE SPACE OCCUPIED BY FISED PANELS IN WALLS, AND (3) THE SPACE AFFORDED BY FIXED ROOM DIVIDERS. RECEPTACLES IN OR ON FLOOR SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 18 IN OF THE WALL. [CEC210.52(A)(1)(2) & (3)]

3. FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6-1/2 FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [CEC210.52(E)(1)]

4. BALCONIES, DECKS, AND PORCHES THAT ARE ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE BALCONY, DECK, OR PORCH. THE RECEPTACLE OUTLET SHALL NOT BE LOCATED MORE THAN 6-1/2 FEET ABOVE THE BALCONY, DECK, OR PORCH WALKING SURFACE. [CEC210.52(E)(3)]

5. A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF AIR-CONDITIONING EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FT. OF THE AIR-CONDITIONING EQUIPMENT. [CEC210.63]

6. INSTALLED HEAT PUMP OUTDOOR CONDENSING UNITS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT. INSTALLED HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE FILTER DRIERS IF REQUIRED, AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. [CALIFORNIA ENERGY CODE SECTION 150.0(h) 3A & B]

7. IN DWELLING UNITS, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN, AND BATHROOM. FOR UNDERFLOOR SPACES AND UTILITY ROOMS, AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING. [CEC210.70(A)(3)]

8. RECEPTACLES OF 15 AND 20 AMPERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS. [CEC406.9(A)(B)]

9. ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY AND TO COMPLY WITH CALIFORNIA ENERGY CODE SECTION 150.0 (k) 2.

10. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAL PER ASTM E283. RECESSED DOWNLIGHT LUMINAIRES SHALL BE PROVIDED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING TO SEAL ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. [CALIFORNIA ENERGY CODE 150.0(k) 1C]

11. EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JA8 REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 2J]

12. THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 1B]

13. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY EITHER; (1) A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF A PHOTOCELL AND MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR (2) AN ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROLS TO ITS NORMAL OPERATION WITHIN 6 HOURS. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 3B]

14. THE SUPPLY SIDE OF MECHANICAL BALANCED VENTILATION SYSTEMS, INCLUDING HEAT RECOVERY VENTILATION SYSTEMS, AND ENERGY RECOVERY VENTILATION SYSTEMS THAT PROVIDE OUTSIDE AIR TO AN OCCUPIABLE SPACE SHALL BE PROVIDED WITH AIR FILTERS IN ACCORDANCE WITH SECTIONS 150.0(m) 12B, C, & D. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 12A]

15. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM DEVICES 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. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

16. 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. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

KITCHEN ELECTRICAL NOTES

1. RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE SAME KITCHEN. ADDITIONAL SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLES OUTLETS IN THE KITCHEN. NO SMALL-APPLIANCE BRANCH CIRCUIT SHALL SERVE MORE THAN ONE KITCHEN. [CEC210.52(B)(3)]

2. RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 IN. OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 IN. MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK. [CEC210.52(C)(1)]

3. UNDERCABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. [CALIFORNIA ENERGY CODE SECTION 150.0 (k) 2K]

4. THE INSTALLED KITCHEN RANGE HOOD SHALL BE FIELD VERIFIED IN ACCORDANCE WITH THE PROCEDURES IN RA3.7.4.3 TO CONFIRM THE MODEL IS RATED BY HVI TO COMPLY WITH THE MINIMUM VENTILATION AIRFLOW RATE AS SPECIFIED IN SECTION 5 OF ASHRAE 62.2. AS WELL AS THE MAXIMUM SOUND RATING IN ACCORDANCE WITH SECTION 7.2 OF ASHRAE 62.2. RANGE HOODS MAY BE RATED FOR SOUND AT A STATIC PRESSURE DETERMINED AT WORKING SPEED AS SPECIFIED IN HVI 916 SECTION 7.2. [CALIFORNIA ENERGY CODE SECTION 150.0(o) 2B]

BATHROOM ELECTRICAL NOTES

1. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FT OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 IN. BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. [CEC210.52(D)]

2. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". [CEC410.10(A)]

3. IN BATHROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(k)2C.

4. AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM(S) RECEPTACLE(S). WHERE THE 20-AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH 210.23(A)(1) AND (A)(2). [CEC210.11(C)(3)]

5. ROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS THE FAN FUNCTIONS AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, THE FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN. [CGBSC 4.506.1]

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FAITH BAXTER — NAME
31201 BAILARD RD. MALIBU, CA 90265 — ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

24x36
SHEET SIZE

E-101
ELECTRICAL PLAN NOTES

PROJECT DESCRIPTION:

840 SQ FT OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)

20'-0 x 42'-0 ACCESSORY DWELLING UNIT

STRUCTURAL GENERAL NOTES:

DESIGN LOADS: 2022 CBC/CRC WITH CITY OF MALIBU LOCAL AMENDMENTS
ASCE 7-16
RISK CATEGORY
II STANDARD

ROOFS:

ROOF DEAD LOAD	**15 PSF**
ROOF LIVE LOAD	**20 PSF**
GROUND SNOW LOAD	**0 PSF**

WALLS:

EXT WALL DEAD LOAD	**10 PSF**

WIND:

ULTIMATE DESIGN WIND SPEED, VULT, (3-SECOND GUST) = 100 MPH
INTERNAL PRESSURE COEFFICIENT = 0.18 (ENCLOSED)
WIND EXPOSURE = C
COMPONENTS AND CLADDING DESIGN WIND PRESSURES (ULTIMATE)

WALLS:

WITHIN 3 FEET OF CORNERS	**+21.8 PSF**	**-29.2 PSF**
AWAY FROM CORNERS	**+21.8 PSF**	**-23.6 PSF**

ROOFS:

ZONE 1	**+16.0 PSF**	**-23.6 PSF**
ZONE 2	**+16.0 PSF**	**-27.3 PSF**
ZONE 2'	**+16.0 PSF**	**-32.9 PSF**
ZONE 3	**+16.0 PSF**	**-36.6 PSF**
ZONE 3'	**+16.0 PSF**	**-51.4 PSF**

OVERHANGS:

ZONE 2	**-38.8 PSF**
ZONE 2'	**-44.3 PSF**
ZONE 3	**-48.0 PSF**
ZONE 3'	**-62.8 PSF**

PRESSURES MAY BE REDUCED FOR EFFECTIVE WIND AREAS LARGER THAN 10 SQUARE FEET, BUT NOT BELOW 16 PSF.

SEISMIC:

SPECTRAL RESPONSE ACCELERATION PARAMETERS

SHORT PERIOD	**SS**	**1.598G**	**SDS**	**1.278G**
ONE SECOND	**S1**	**0.553G**	**SD1**	**0.533G**

SOILS SITE CLASS	**C**
SEISMIC IMPORTANCE FACTOR	**1.0**
SEISMIC DESIGN CATEGORY	**D**

BASIC SEISMIC-FORCE-RESISTING SYSTEM(S)
LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE

DESIGN BASE SHEAR(S)	**6.027 KIPS (ULTIMATE)**
SEISMIC RESPONSE COEFFICIENT(S), CS	**0.197**
RESPONSE MODIFICATION COEFFICIENT(S), R	**6.5**
ANALYSIS PROCEDURE	**EQUIVALENT LATERAL FORCE**

FOUNDATION DESIGN:
FOUNDATIONS ARE DESIGNED WITH A SOILS REPORT INVESTIGATION PREPARED BY CALWEST GEOTECHNICAL, DATED JANUARY 15, 2024

SLAB ON GRADE
DESIGN OF SLAB ON GRADE IS BASED ON MAXIMUM ALLOWABLE BEARING PRESSURE 2000 PSF BEARING ON THE NATURAL UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

STRUCTURAL GENERAL NOTES:

REINFORCED CONCRETE:

DESIGN IS BASED ON ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 332 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION." CONCRETE WORK SHALL CONFORM TO ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."

STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

	MAX F'C, PSI	W/C RATIO	SLUMP, MAXIMUM AGGREGATE	ENTRAINED AIR, PERCENT INCHES	CEMENT TYPE	ADMIXTURES, COMMENTS
INTENDED USE	28 DAY			(+/- 1") (+/- 1.5%)		
SLAB ON GRADE	3,000	0.45	3/4" STONE	4 3	V	

DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT TIES OR BARS SHOWN TO BE FIELD-BENT, WHICH SHALL BE GRADE 60.
BARS TO BE WELDED SHALL CONFORM TO ASTM 706.
AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE MATCHING CORNER BARS FOR EACH LAYER OF REINFORCEMENT.

REINFORCED CONCRETE CONTINUED:

UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, LAP BARS 50 DIAMETERS (MINIMUM)
EXCEPT AS NOTED ON THE DRAWINGS, CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	3/4"
BEAMS AND COLUMNS:	
PRIMARY REINFORCEMENT	1-1/2"
STIRRUPS, TIES, SPIRALS	1-1/2"

STRUCTURAL WOOD & TIMBER:

DESIGN IS BASED ON ANSI/AF&PA NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION" AND ANSI/AF&PA SDPWS "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC"
2X FRAMING SHALL BE S4S SPF#2 OR BETTER UNLESS NOTED OTHERWISE.
ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE.
STUDS SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
TOP AND BOTTOM PLATES SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
FASTENERS FOR USE WITH TREATED WOOD SHALL COMPLY WITH CRC SECTION R317.3
WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE.
PRESERVATIVE TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA U1 AND AEPA M4.
CONVENTIONAL LIGHT FRAMING SHALL COMPLY WITH CRC SECTIONS R502, R602, AND R802.
MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN CBC TABLE 2304.10.1 "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS."
METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY.
NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MIGHT NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.
LEAD HOLES FOR LAG SCREWS SHALL BE 40%-70% OF THE SHANK DIAMETER AT THE THREADED SECTION AND EQUAL TO THE SHANK DIAMETER AT THE UNTHREADED SECTION PER NDS SECTION 11.1.3.
CONNECTOR BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME B18.2.1 AND ASTM SAE J429 GRADE 1.
NAILS AND SPIKES SHALL CONFORM TO ASTM F1667.
WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1

WOOD FRAMING NOTES:

ALL BEAMS SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF OPENINGS EQUAL TO ONE-HALF OR GREATER THE NUMBER OF STUDS INTERRUPTED BY OPENING UNLESS NOTED OTHERWISE.
ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS.
SOLE PLATE AT ALL PERIMETER WALLS AND AT DESIGNATED SHEAR WALLS SHALL BE NAILED WITH (3) 10D BOX NAILS (COATED OR DEFORMED SHANK) AT 16".
ALL ROOF RAFTERS, JOISTS, BEAMS SHALL BE ANCHORED TO SUPPORTS WITH METAL FRAMING ANCHORS.

WOOD SHEATHING:

PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR AND ROOF SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING APA TRADEMARK AND PANEL SPAN RATING.
MINIMUM ROOF SHEATHING: 19/32" OSB OR CDX PLYWOOD, APA 32/16, NAILED.
MINIMUM WALL SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.
NAIL SHEATHING WITH MINIMUM 8D COMMON OR 10D BOX AT 6" AT PANEL EDGES, AND 12" AT INTERMEDIATE FRAMING EXCEPT AS NOTED. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. MINIMUM (3) 8D NAILS PER STUD TO PLATES. NAIL ALL PLATES USING EDGE NAIL SPACING INDICATED.
SHEATHE ALL EXTERIOR WALLS. SHEATHE INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.
SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS.

STRUCTURAL GENERAL NOTES:

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING:

MEMBERS NOTED AS LSL (LAMINATED STRAND LUMBER) ON PLAN SHALL BE PLANT-FABRICATED AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=1700 PSI Fv=400 PSI Fcpar=1400 PSI Fcperp-=680 PSI E=1300 KSI

MEMBERS NOTED AS LVL STUDS (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-1/2" WIDE x DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=2400 PSI Fv=285 PSI Fcpar=3000 PSI E=1700 KSI

MEMBERS NOTED AS LVL RAFTERS (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-3/4" WIDE x DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=2600 PSI Fv=285 PSI Fcpar=2460 PSI Fcperp=750 PSI E=1900 KSI

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED, AND/OR BRACED.
THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED AND NOT EVERY EXCEPTIONAL CONDITION IS ADDRESSED.
ALL PROPRIETARY CONNECTIONS AND ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL ORDINANCES.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSIONS DISCOVERED IN THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION. CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND ANY OTHER SUPPORTING ELEMENTS ARE IN PLACE.
THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.PLANS SHALL NOT BE USED FOR CONSTRUCTION AT ANY OTHER BUILDING SITE WITHOUT SPECIFIC REVIEW BY THE ENGINEER LICENSED IN THAT JURISDICTION.

SPECIAL INSPECTIONS:

PER THE CBC:
1705.3 – SPECIAL INSPECTION SHALL BE REQUIRED WHEN THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH PER THE APPROVED PLANS IS GREATER THAN 2500 PSI AND WHEN THE FOOTINGS OR TURNDOWNS SUPPORTING WALLS ARE NOT CONTINUOUS.
1705.4 – NO SPECIAL INSPECTION WILL BE REQUIRED BECAUSE WE DO NOT SHOW MASONRY CONSTRUCTION.
1705.5 – WE ARE USING UNBLOCKED ROOF DIAPHRAGMS PER THE SDPWS. THIS IS NOT CONSIDERED HIGH LOAD AND DOES NOT REQUIRE SPECIAL INSPECTION.
1705.12.1 – PERIODIC SPECIAL INSPECTIONS ARE NOT REQUIRED FOR SHEAR WALLS WITH 6 INCH ON CENTER PANEL EDGE NAILING. WHEN THE SHORT PERIOD ACCELERATION, S_{DS}, IS GREATER THAN 0.5 OR THE BUILDING HEIGHT IS GREATER THAN 35 FEET, PERIODIC INSPECTIONS ARE REQUIRED FOR SHEAR WALLS WITH 4 INCH ON CENTER PANEL EDGE NAILING OR LESS.

NAIL SIZES

PENNYWEIGHT	TYPE	DIAMETER	LENGTH	PENNYWEIGHT	TYPE	DIAMETER	LENGTH
8d	COMMON	0.131"	2 1/2"	12d	COMMON	0.148"	3 1/4"
8d	BOX	0.113"	2 1/2"	12d	BOX	0.128"	3 1/4"
8d	SINKER	0.113"	2 3/8"	12d	SINKER	0.135"	3 1/8"
8d	GUN	0.113"	2 3/8"	12d	GUN	0.131"	3 1/4"
10d	COMMON	0.148"	3"	16d	COMMON	0.162"	3 1/2"
10d	BOX	0.128"	3"	16d	BOX	0.135"	3 1/2"
10d	SINKER	0.120"	2 7/8"	16d	SINKER	0.148"	3 1/4"
10d	GUN	0.131"	3"				
ALL NAILS TO BE GUN NAILS, UNLESS NOTED OTHERWISE							

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ISSUE DATE
1 11.18.2024

REVISIONS

20'x42' ACCESSORY DWELLING UNIT — TYPE OF CONSTRUCTION
FAITH BAXTER — NAME
31201 BAILARD RD. MALIBU, CA 90265 — ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. STARKS
C 65739
CIVIL
STATE OF CALIFORNIA

10/17/2025

24x36
SHEET SIZE

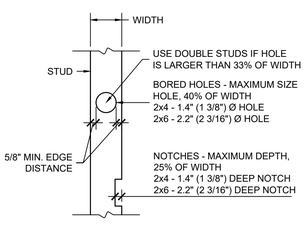
S-001
STRUCTURAL GENERAL NOTES

FASTENING SCHEDULE 2022 CALIFORNIA BUILDING CODE TABLE 2304.10.2

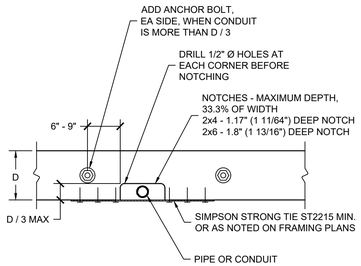
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILIING JOISTS, RAFTERS OR TRUSSESS TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS @ 6" O.C. 3-3" 14 GAGE STAPLES @ 6" O.C.	FACE NAIL
2. CEILING JOIST TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.3.1	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL[c]
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END
	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	24" O.C. FACE NAIL
	10d BOX (3" x 0.128") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
	16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162")	16" O.C. EACH EDGE, FACE NAIL
	16d BOX (3 1/2" x 0.135")	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
	10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162") 12-10d BOX (3" x 0.128") 12-3" x 0.131" NAILS 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
	16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
18. TOP PLATES,LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
20. 1" x 6" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128")	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	8d COMMON (2 1/2" x 0.131") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL
24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL
26. 2" PLANKS (PLANK AND BEAM-FLOOR & ROOF)	2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS (CONT.)	10d BOX (2 1/2" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20d COMMON (4" x 0.192") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
30. BRIDGING OR BLOCKING JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL

WOOD STRUCTURAL PANELS,SUBFLOOR,ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[c]		EDGES	INTERMEDIATE SUPPORTS
31. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6"	12"
	8d BOX OR DEFORMED (2 1/2" x 0.113") (ROOF)	6"	12"
	2 3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6"	12"
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4"	8"
	2 3/8" x 0.113" NAIL (ROOF)	4"	8"
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3"	6"
32. 19/32" - 3/4"	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6"	12"
	2 3/8" x 0.113" NAIL 2" 16 GAGE STAPLE, 7/16" CROWN	4"	8"
33. 7/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
OTHER EXTERIOR WALL SHEATHING			
34. 1/2" FIBERBOARD SHEATIHNG[c]	1 1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) 1 1/4" 16 GAGE STAPLE WITH 7/16" CROWN OR 1" CROWN	3"	6"
35. 25/32" FIBERBOARD SHEATIHNG[c]	1 3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) 1 1/2" 16 GAGE STAPLE WITH 7/16" CROWN OR 1" CROWN	3"	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6"	12"
37. 7/8" - 1"	8d COMMON (2 1/2" x 0.131") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
38. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
PANEL SIDING TO FRAMING			
39. 1/2" AND LESS	6d CORROSION-RESISTANT SIDING (1 1/4" x 0.106") 6d CORROSION-RESISTANT CASING (2" x 0.099")	6"	12"
40. 5/8"	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128") 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6"	12"
PANEL SIDING TO FRAMING			
41. 1/4"	4d CASING (1 1/2" x 0.080") 4d FINISH (1 1/2" x 0.072")	6"	12"
42. 3/8"	6d CASING (2" x 0.099") 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6"	12"

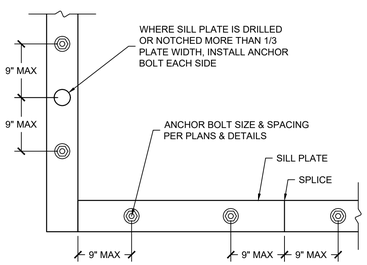
a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.
b. SPACING SHALL BE 6 INCHES ON CENTER ON THE 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.



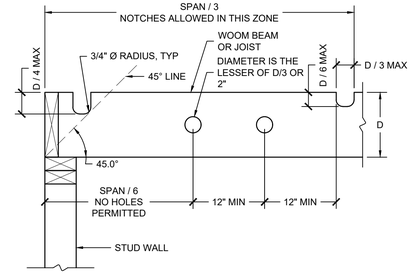
1 S-002 HOLES & NOTCHES IN STUDS
SCALE: NTS



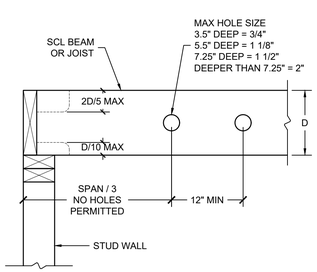
2 S-002 NOTCHES IN SILL PLATES
SCALE: NTS



3 S-002 HOLES & BOLTING IN SILL PLATE
SCALE: NTS



4 S-002 HOLES & NOTCHES IN JOISTS & BEAMS
SCALE: NTS



5 S-002 HOLES & NOTCHES IN SCL JOISTS & BEAMS
SCALE: NTS

NOTES:

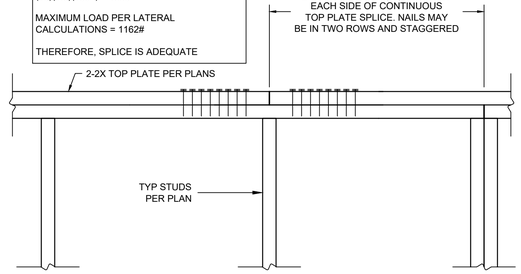
PER 2018 NDS 10D COMMON NAILS (.148"X3") INTO SPRUCE PINE FIR FRAMING (SG=0.42)

CAPACITY 10d COMMON = 100#

SPLICE CAPACITY FOR SEISMIC OR WIND (10)(1.6)(100#) = 1600#

MAXIMUM LOAD PER LATERAL CALCULATIONS = 1162#

THEREFORE, SPLICE IS ADEQUATE



6 S-002 TYP TOP PLATE SPLICE
SCALE: NTS

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1 11.18.2024

REVISIONS

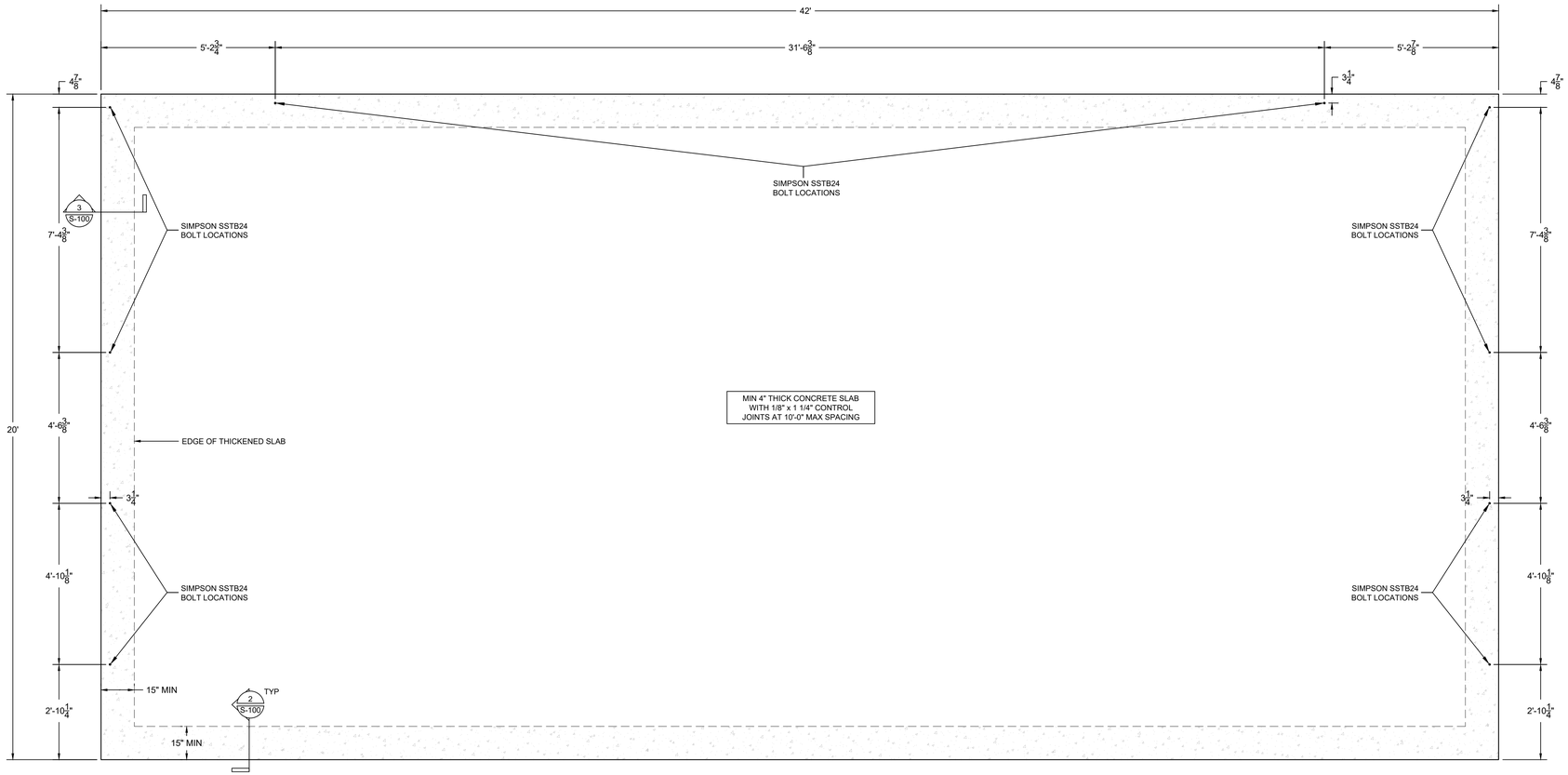
20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION
FAITH BAXTER
NAME
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MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
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1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
C 65739
CIVIL
STATE OF CALIFORNIA
10/17/2025

24x36
SHEET SIZE

S-002
FASTENING SCHEDULE & DETAILS



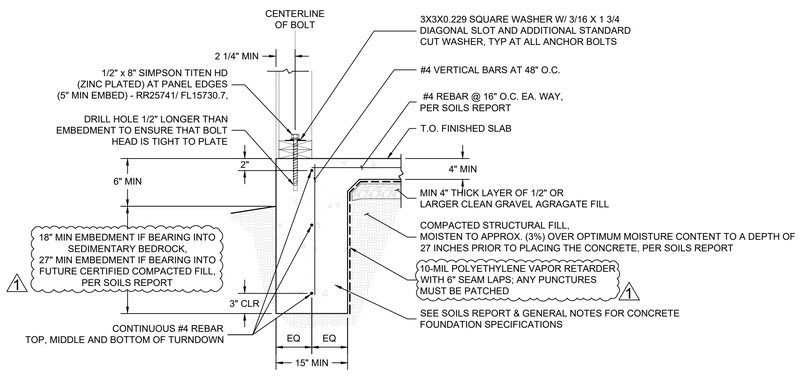
1 S-100 FOUNDATION PLAN
SCALE: 1/2" = 1'-0

PLAN NOTES:

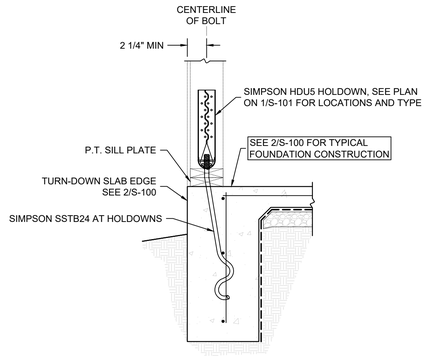
HOLD-DOWN CONNECTOR BOLTS THROUGH WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES. *(2305.5)*

ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (APPLIES ONLY TO HOLES DRILLED THROUGH WOOD MEMBERS.) *(11.1.2.2, 2012 NDS)*

ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY CALWEST GEOTECHNICAL ENGINEERS PRIOR TO PLACEMENT OF REINFORCING STEEL 1



2 S-100 TYP TURNDOWN SECTION
SCALE: 1" = 1'-0



3 S-100 SECTION AT HOLDOWN
SCALE: 1" = 1'-0

STUDIO SHED

1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

FAITH BAXTER
NAME

31201 BAILARD RD.
MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

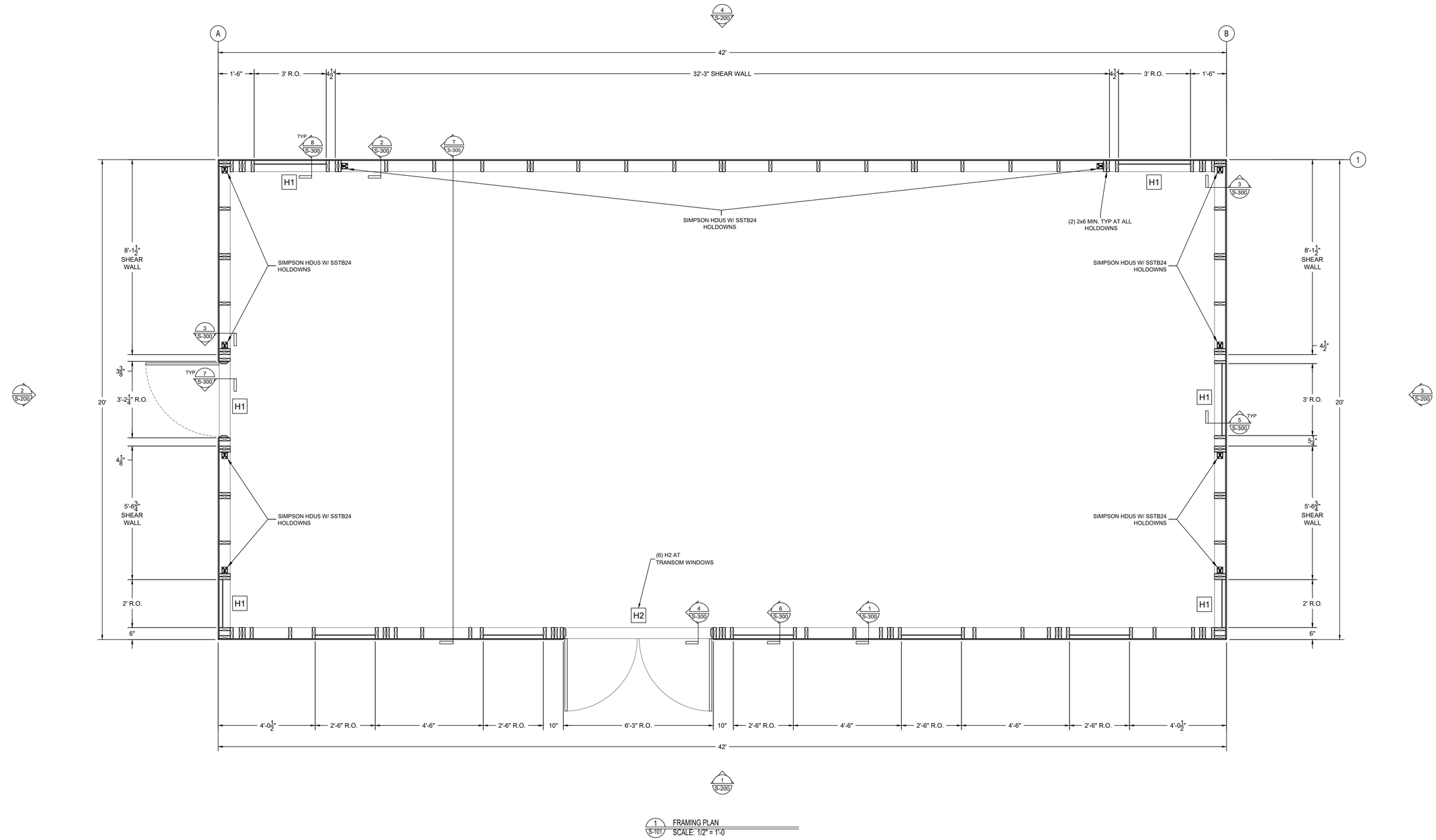
1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
C 65739
CIVIL
STATE OF CALIFORNIA

10/17/2025

24x36
SHEET SIZE

S-100
FOUNDATION PLAN



1 S-101 FRAMING PLAN
SCALE: 1/2" = 1'-0

HEADER LEGEND	
H1 ROT 3.5x5.5 LVL	H2 (3) 1.5x5.5 LVL
SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION	

WALL SCHEDULE

MARK	STUDS	SHEATHING	NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	ANCHORS	WASHERS	SEISMIC CAPACITY	WIND CAPACITY
SHEAR WALLS	2x6 SPF#2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	6"	6"	1/2"x8" @ 32" O.C. WITH CONCRETE	SEE 2/S-100	220 PLF	308 PLF
OTHER WALLS	2x6 SPF#2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	6"	12"	1/2"x8" @ 48" O.C. WITH CONCRETE	SEE 2/S-100	-	-

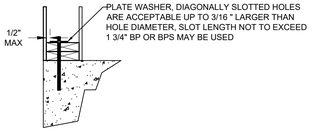
TYPICAL FOR ALL SHEAR WALL NAILING:
PER CBC / AWC SDPWS, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANEL NAILING NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NAIL GUNS USED FOR FASTENING ARE SET AT THE PROPER DEPTH AND/OR AIR PRESSURE TO ACHIEVE THE REQUIRED PENETRATION

OPEN FRONT STRUCTURE:

THE PROPOSED STRUCTURE IS AN OPEN FRONT STRUCTURE. THE FRONT WALL HAS NO SHEAR LOAD PER THAT DEFINITION AND AS ALLOWED BY SDPWS SECTION 4.2.5.2.1. SEE SHEET L2 OF THE STRUCTURAL CALCULATIONS FOR THE NECESSARY ASPECT RATIO CRITERIA AND A COMPLETE ROTATIONAL ANALYSIS ON SHEET L4.

GENERAL NOTES:
1. 3" SCREWS @ 12" O.C. INTO STUDS BETWEEN WALL PANEL JOINTS
2. 3" SCREWS INTO STUDS BETWEEN SHEAR WALL PANEL JOINTS, MATCH SHEAR WALL PANEL EDGE NAIL SPACING.
3. OSB (P.W.) (ZIP) SHEATHING MUST CONTINUE TO THE DOUBLE TOP PLATE
4. ONE TRIM STUD AND ONE KING STUD TYPICAL AT ALL HEADERS, UNO
5. SEE SHEET 1/S-101 FOR HOLDOWN TYPE AND LOCATION
6. NUMBER OF STUDS AT EACH END OF SHEAR WALLS IS CALLED OUT ON PLAN, UNO
7. NO PENETRATIONS GREATER THAN 12"x12" IN SHEAR WALLS, BLOCK AND NAIL ALL EDGES. CUT SHEATHING INTO "L" AND "T" SHAPES AROUND OPENINGS IN NON-SHEAR WALLS.
8. ALL EDGES IN SHEARS WALLS TO BE BLOCKED WITH 2x MEMBERS
9. ALL WALLS HAVE (2) 2x TOP PLATES AND (2) 2x BOTTOM PLATE EQUAL TO WIDTH OF STUD SIZE, TYP UNO
10. SEE DETAILS ON S-300 FOR ATTACHMENT OF DIAPHRAGMS TO SHEAR WALL PLATES, TYPICAL
11. NAIL WALL SHEATHING WITH MINIMUM 8D COMMON, 10D GUN, OR 10D BOX AS INDICATED IN THE WALL SCHEDULE
12. MINIMUM (3) 8D NAILS PER STUD
13. SHEATHE ALL EXTERIOR WALLS. SHEATHE INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS

0.229"x3"x3" SQ PLATE WASHER DETAIL WHERE CONCRETE ANCHORAGE IS REQUIRED



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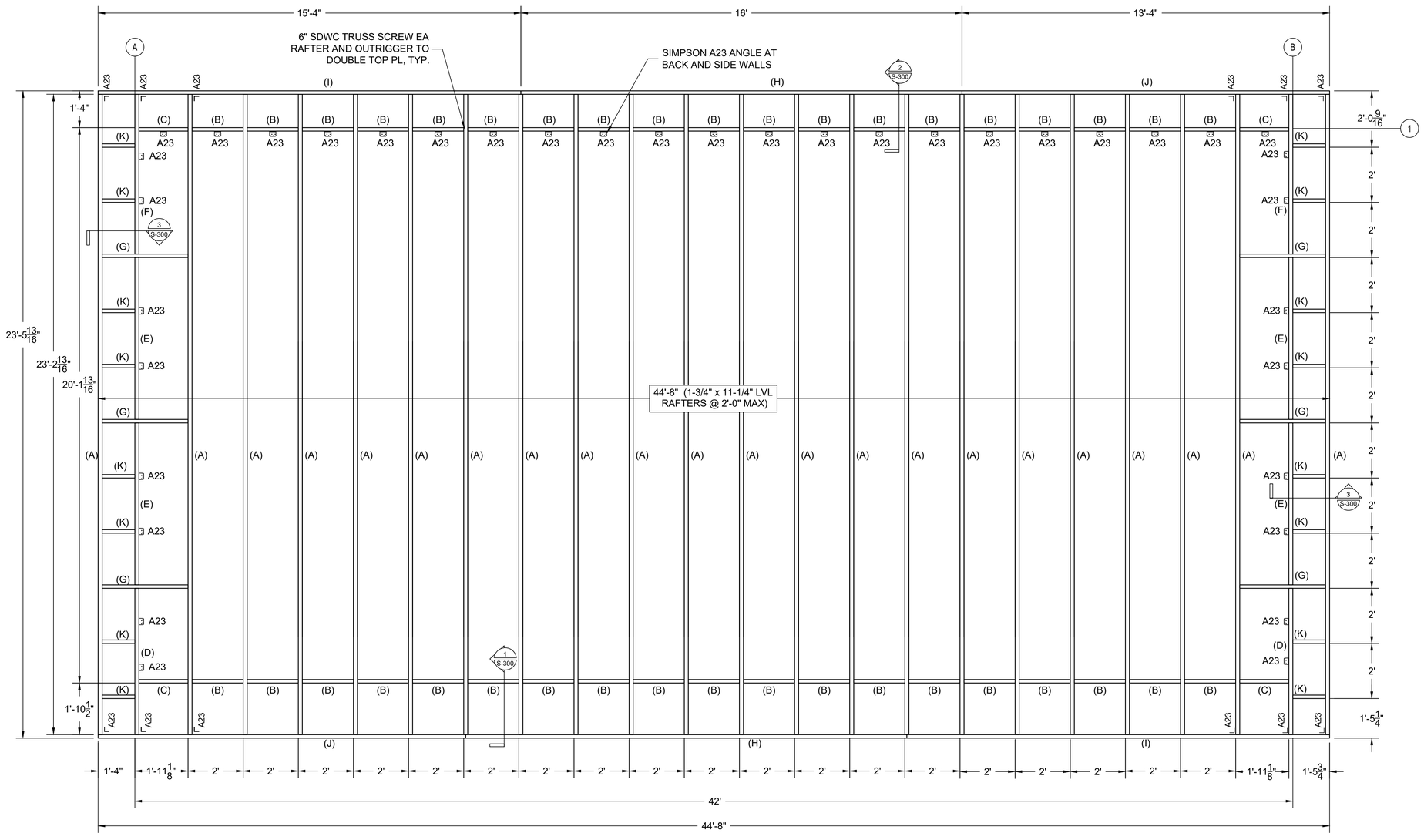
PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
C 65739
CIVIL
STATE OF CALIFORNIA
10/17/2025

24x36
SHEET SIZE

S-101
FRAMING PLAN



1 S-102 ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0

OPEN FRONT STRUCTURE:

THE PROPOSED STRUCTURE IS AN OPEN FRONT STRUCTURE. THE FRONT WALL HAS NO SHEAR LOAD PER THAT DEFINITION AND AS ALLOWED BY SDPWS SECTION 4.2.5.2.1. SEE SHEET L2 OF THE STRUCTURAL CALCULATIONS FOR THE NECESSARY ASPECT RATIO CRITERIA AND A COMPLETE ROTATIONAL ANALYSIS ON SHEET L4.

ROOF DIAPHRAGM:

TABLE 4.2C (UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS)

19/32" SHEATHING AND SINGLE-FLOOR W/ 8d COMMON (0.131x2.5) OVER 2x FRAMING MEMEBERS OF SG = 0.5 (DOUG FIR OR LVL)

PLAN NOTES:

ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX NAILS. SEE GENERAL NOTES AND WALL SCHEDULE FOR ATTACHMENT. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

		ASD	
		SEISMIC	WIND
(STRONG)	CASE 1	240 PLF	335 PLF
(WEAK)	CASE 3	180 PLF	253 PLF

KEY:
- (A) - RAFTER - 1-3/4" x 11-1/4" LVL
- (B) - BLOCKING - NO. 2 2x12 DOUGLAS FIR
- (C) - BLOCKING - NO. 2 2x12 DOUGLAS FIR
- (D) - RAFTER BLOCKING - 1-3/4" x 11-1/4" LVL
- (E) - RAFTER BLOCKING - 1-3/4" x 11-1/4" LVL
- (F) - RAFTER BLOCKING - 1-3/4" x 11-1/4" LVL
- (G) - OUTRIGGER - NO. 2 2x12 DOUGLAS FIR
- (H) - SUB-FASCIA - NO. 2 2x12 DOUGLAS FIR
- (I) - SUB-FASCIA - NO. 2 2x12 DOUGLAS FIR
- (J) - SUB-FASCIA - NO. 2 2x12 DOUGLAS FIR
- (K) - SOFFIT NAILER - NO. 2 2x4 DOUGLAS FIR

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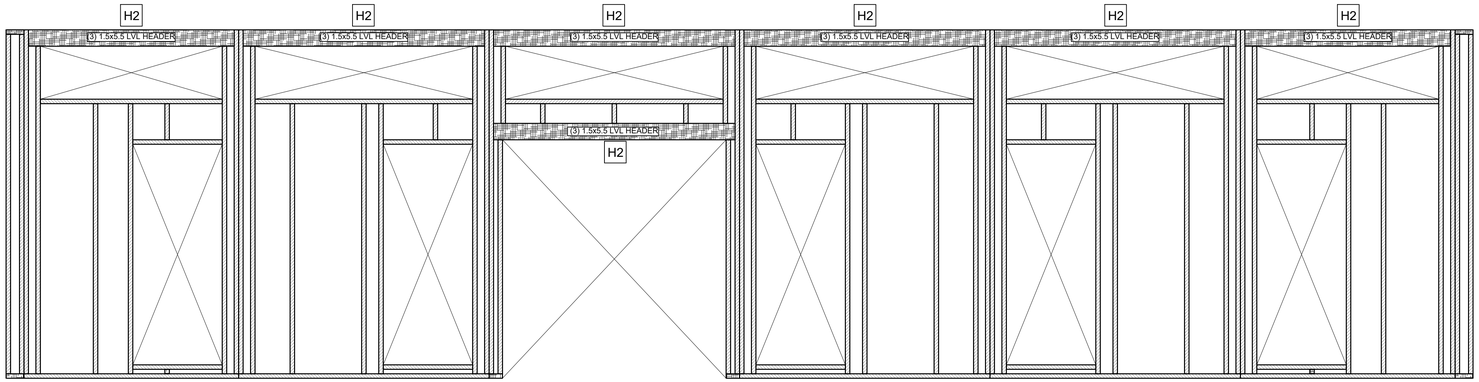
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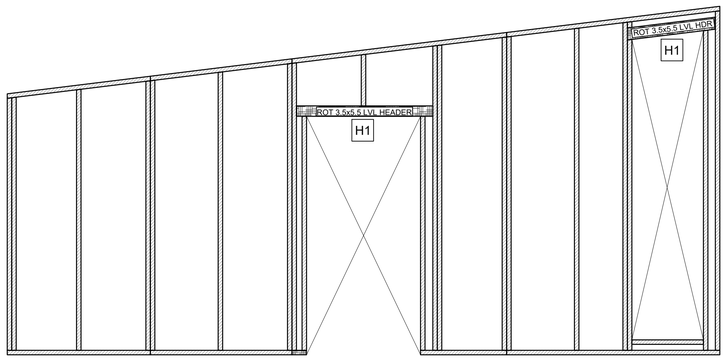
10/17/2025

24x36
SHEET SIZE

S-102
ROOF FRAMING PLAN

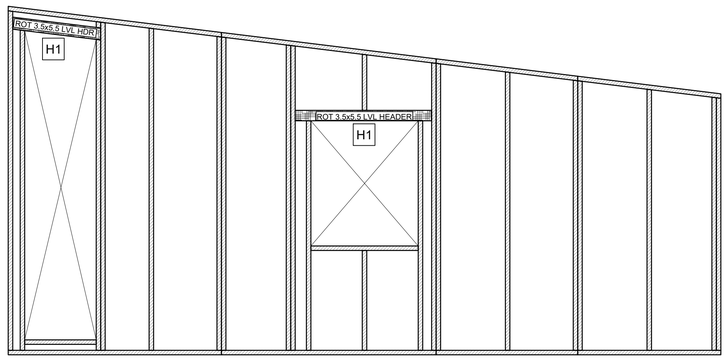


1 S-200 FRONT FRAMING ELEVATION
SCALE: 1/2" = 1'-0

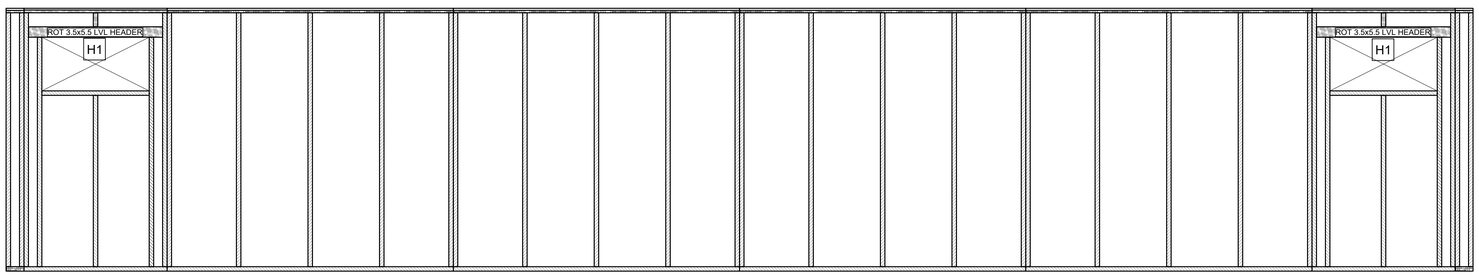


2 S-200 LEFT FRAMING ELEVATION
SCALE: 1/2" = 1'-0

H# HEADER - SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION



3 S-200 RIGHT FRAMING ELEVATION
SCALE: 1/2" = 1'-0



4 S-200 BACK FRAMING ELEVATION
SCALE: 1/2" = 1'-0

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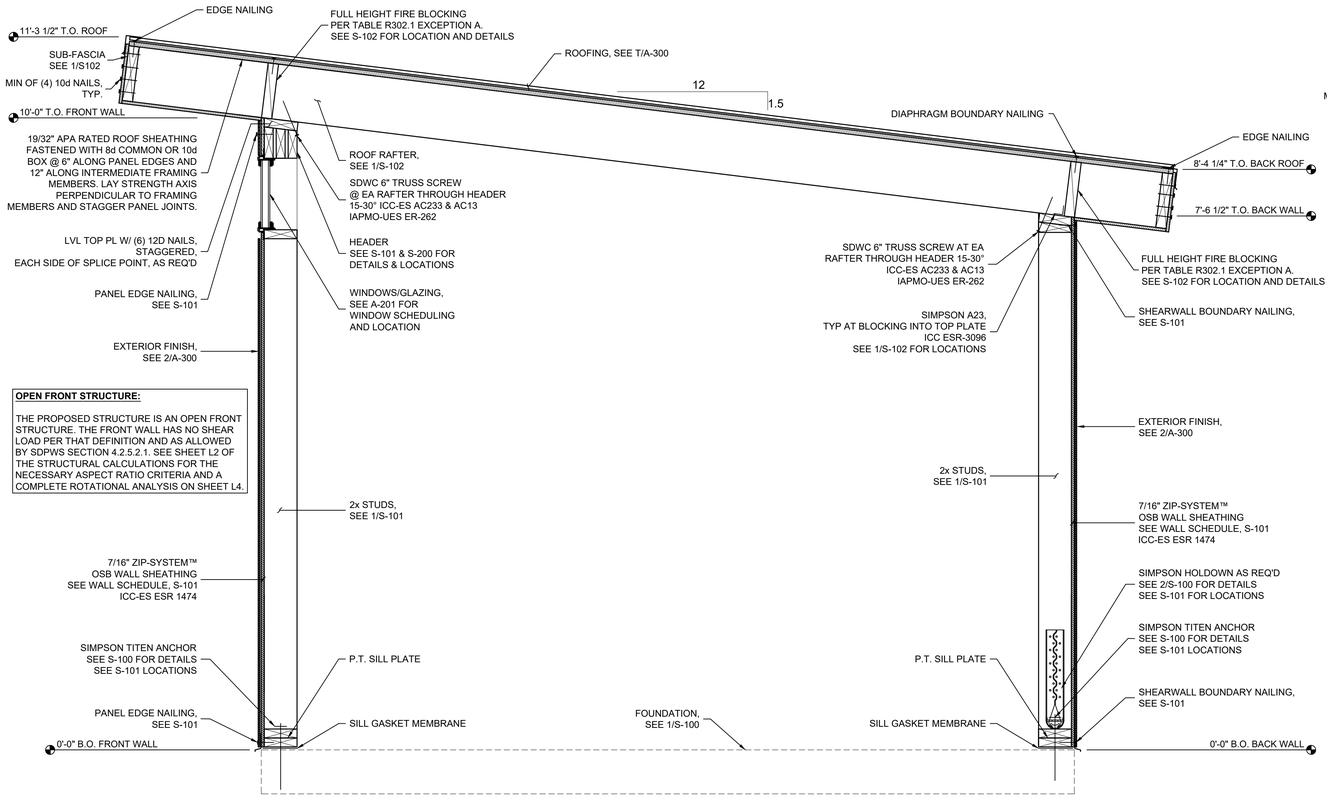
PREPARER OF PLANS:

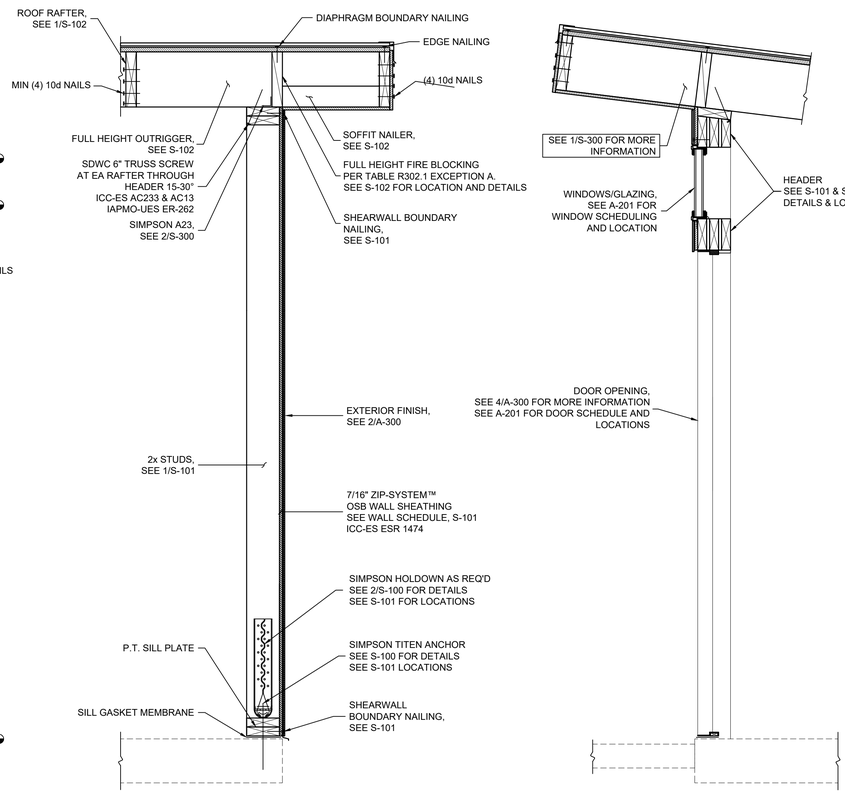
ANNIE CLIFTON
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1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
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CIVIL
STATE OF CALIFORNIA
10/17/2025

24x36
SHEET SIZE

S-200
FRAMING ELEVATIONS





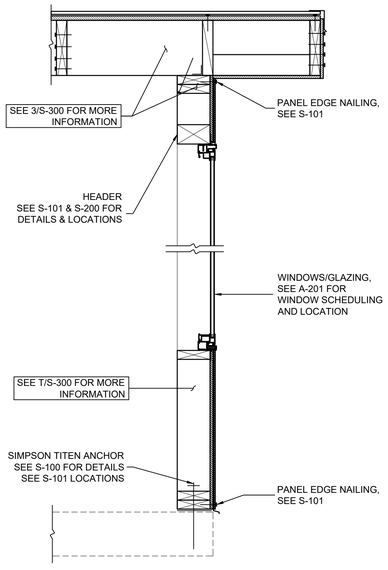
1 S-300 FRONT WALL SECTION
SCALE: 1" = 1'-0

T S-300 TRANSVERSE SECTION
SCALE: 1" = 1'-0

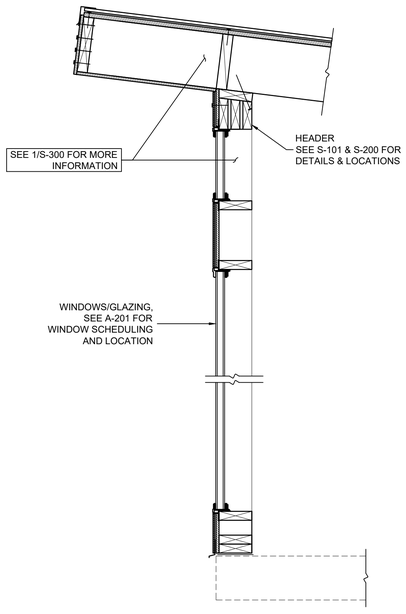
2 S-300 BACK WALL SECTION
SCALE: 1" = 1'-0

3 S-300 RAKE WALL SECTION
SCALE: 1" = 1'-0

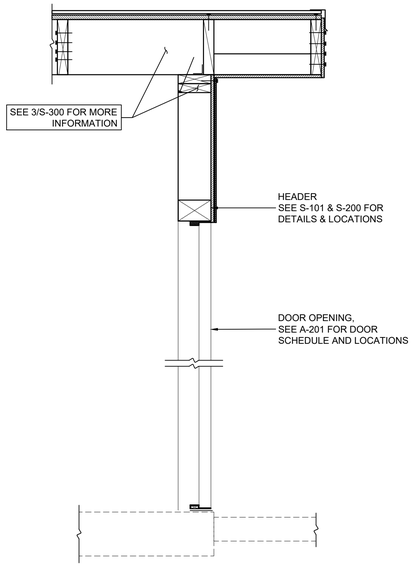
4 S-300 FRONT WALL SECTION AT DOOR
SCALE: 1" = 1'-0



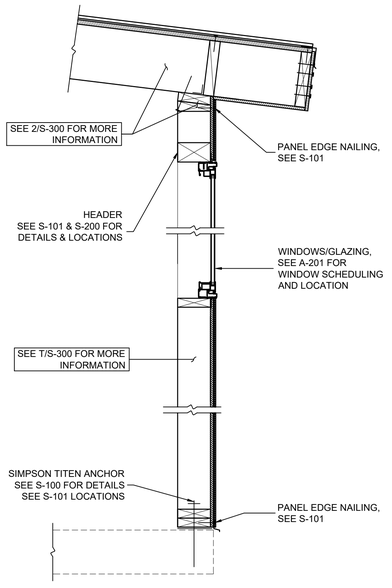
5 S-300 TYP RAKE WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0



6 S-300 FRONT WALL SECTION WITH FIXED WINDOW
SCALE: 1" = 1'-0



7 S-300 TYP WALL SECTION WITH DOOR
SCALE: 1" = 1'-0



8 S-300 TYP BACK WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0

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REVISIONS

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FAITH BAXTER
NAME
31201 BAILARD RD. MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
C 65739
CIVIL
STATE OF CALIFORNIA
10/17/2025

24x36
SHEET SIZE

S-300
BUILDING SECTIONS

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** 08/21/2024

PROJECT NUMBER:	CDP 24-037
JOB ADDRESS:	31201 BAILARD RD
APPLICANT / CONTACT:	Dina Tabolsky
APPLICANT ADDRESS:	8531 Oakdale Avenue Winnetka, CA 91306
APPLICANT PHONE #:	(818) 424-6861
APPLICANT FAX #:	
APPLICANT EMAIL:	dinatabolsky@gmail.com
PLANNER:	Larbi Azzaz
PROJECT DESCRIPTION:	New Detached ADU with deck and upgraded septic tank for the property

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 — 8/29/24

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)	Dina Tabolsky dinatabolsky@gmail.com	
Project Address:	**31201 BAILARD RD** Malibu, CA 90265	
Planning Case No.:	CDP 24-037	
Project Description:	New Detached ADU with deck and upgraded septic tank for the property	
Date of Review:	August 29, 2024	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	7/22/24
Site Survey:	7/22/24
Landscape Plan:	8/21/24
Hydrozone Plan:	8/21/24
Irrigation Plan:	8/21/24
Fuel Modification Plan:	7/22/24
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	7/31/24 (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 100,185 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 68,324 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. The nearest ESHA mapped on the City of Malibu GIS is approximately 325-feet away, which is sufficient distance with the proposed development and associate fuel modification.

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 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. (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.

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

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 02/06/2026

PROJECT NUMBER: ACDP 24-037

JOB ADDRESS: 31201 BAILARD RD

APPLICANT / CONTACT: Dina Tabolsky

APPLICANT EMAIL: dinatabolsky@gmail.com

PROJECT DESCRIPTION: New Detached ADU with deck and upgraded septic tank for the property

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Thomas 2/19/2026

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Dina Tabolsky dinatabolsky@gmail.com		
Project Address:	**31201 Bailard Road** Malibu, California 90265		
Planning Case No.:	CDP 24-037		
Project Description:	New ADU with deck and NOWTS		
Date of Review:	February 19, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Studio Shed: Plans (undated), **1-10-2025**
Grading Plans:	L.C. Engineering: Plans dated 6-5-2024, **2-3-2026**
OWTS Plan:	EPD: Plan dated 9-23-2023, 3-27-2024, **12-31-2025**. GeoWorks: Plans (Undated).
OWTS Report:	EPD: OWTS Design Report dated 3-27-2024, **12-31-2025**; Percolation Test report dated 12-1-2023. Donald B. Kowalewsky: Percolation Test report dated 3-10-2020.
Geology Report:	CalWest Geotechnical: Geotechnical Engineering Report dated 1-15-2024. Land Phases Inc.: Engineering Geologic Study dated 12-21-2023.
Miscellaneous:	Fixture Unit Worksheet (Unsigned; dated 7-11-2024)
Previous Reviews:	8-6-2024, 9-18-2024, 10-22-2025

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

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.

Recycled Paper

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check and OWTS Plan Check Approval:

1) ***Itemized Response to Conditions****: Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated (re)submittal package. Note that additional review conditions may be warranted based on the project team's response to conditions below.*

2) **OWTS on Project Plans:** The final project site plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence. The project plans must show the existing OWTS labeled "to be abandoned."

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

4) **Architectural Plans:**

   - The final architectural plans must show 1 bedroom and 13 drainage fixture units (DFU) in the proposed A.D.U., or as otherwise indicated by the OWTS Designer in the final design report.

   - Show and label all drainage fixtures on the final floor plans including clothes washers, kitchen sinks, and dishwashers.

5) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets (i.e., toilets) to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

   - The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural plan set.

6) **Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD).

   - Please incorporate the fixture unit worksheet into the final architectural plan set and final OWTS design report.

- The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

7) **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.

8) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of digital construction drawings with system specifications shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

   a. 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.]

9) **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.

10) **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.*"

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

12) **Architect/Engineer Certification for Reduction in Setbacks to Buildings or Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

- Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

- Buildings – All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in MMC Section 15.42) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the OWTS; in this case the Engineer must include in the letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

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

14) **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.

15) **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**.

16) **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**.

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

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

19) **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.

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

21) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WWD29

22) **Environmental Health Approval:** City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

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

24) **Environmental Health Building Plan Check, OWTS Plan Check Review and Reduction in Setback Fee:** A final fee in accordance with the adopted fee schedule at the time of building plan check and OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications and reduction in setbacks.

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

-o0o-

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

cc: Environmental Health file
Planning Department

31201 BAILARD ROAD (CDP 24-037)
MALIBU, CA 90265

S.F.D.:	4 Bedroom/40 Fixture Units (E)
A.D.U.:	1 Bedroom/13 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	4 - 6' x 32' BI w/8' Cap (N) (projected: B-1,B-2,B-3,B-4, 2023)
FUTURE:	2 - 6' x 35' BI w/5' Cap (F) (projected: B-1,B-2, 2019)
PERC RATE:	1,732 gpd/2.9 gpsf (proj: B-1, 2023)
	2,910 gpd/4.8 gpsf (proj: B-2, 2023)
	2,276 gpd/3.8 gpsf (proj: B-3, 2023)
	929 gpd/1.5 gpsf (proj: B-4, 2023)
	6,564 gpd/11.7 gpsf (proj: B-1, 2019)
	1,121 gpd/2.0 gpsf (proj: B-2, 2019)
DESIGNER:	Kevin Poffenbarger, C69089
REFERENCE:	EPD: OWTS Design Report dated 3-27-2024, 12-31-2025; Percolation Test report dated 12-1-2023
	Donald B. Kowalewsky: Percolation Test report dated 3-10-2020
	CalWest Geotechnical: Geotechnical Engineering Report dated 1-15-2024
	Land Phases Inc.: Engineering Geologic Study dated 12-21-2023

NOTES:

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

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 2/19/2026

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

KEY:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (E) 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)
- (E) BORING (B-X(2019)) APPROX. LOCATION PER DONALD B. KOWALESKY GEOLOGIC MAP, DATED MARCH 2020
- (P) BORING (B-X) APPROX. LOCATION PER LAND PHASES, INC. GEOLOGIC MAP, DATED DECEMBER 2023

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:

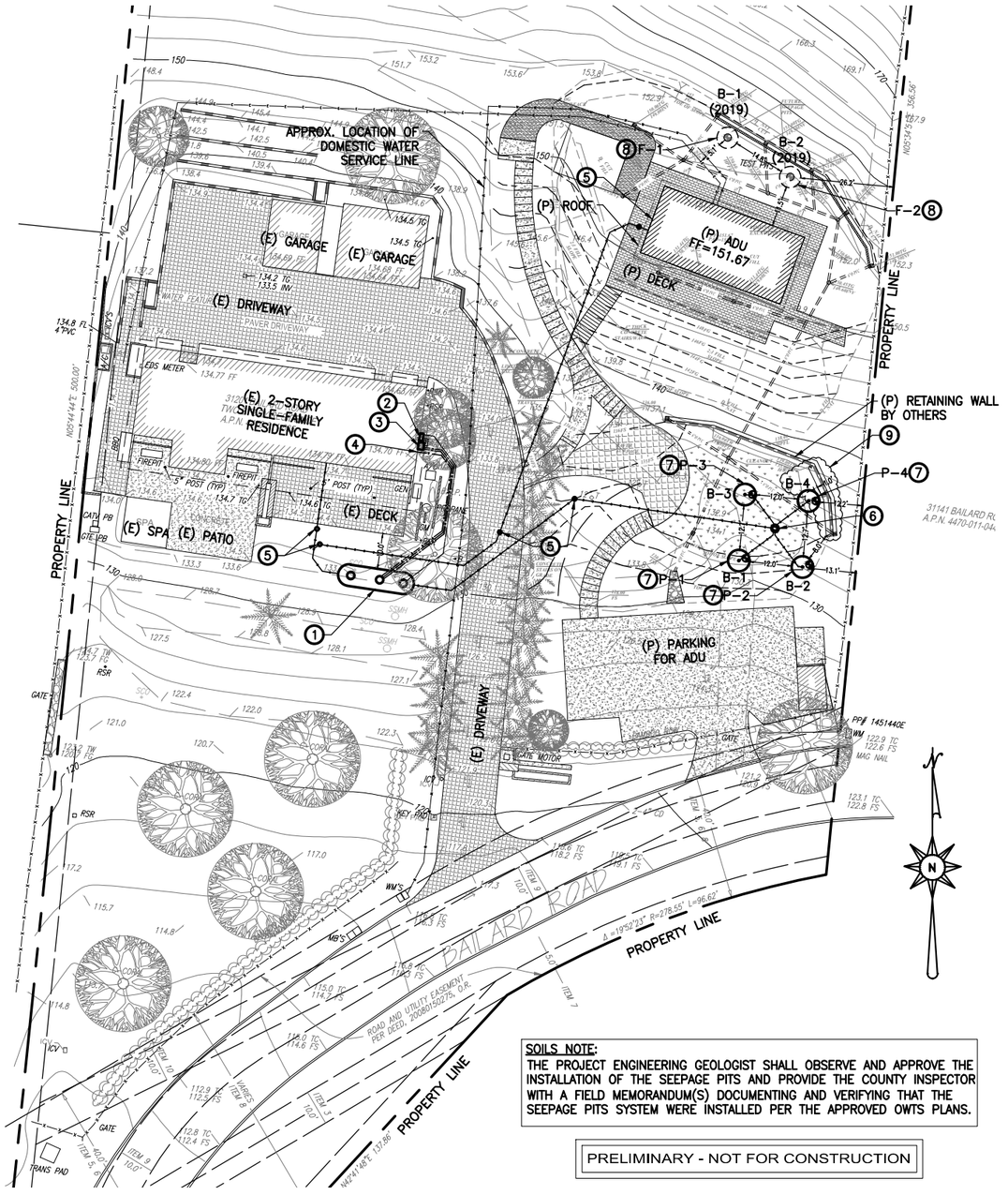
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
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.

CITY OF MALIBU MUNICIPAL CODE – MMC TABLE 15.42.030(E)
REQUIRED REDUCTION IN SETBACK CERTIFICATIONS

KEYNOTE	OWS COMPONENT	SITE ELEMENT	CODE SETBACK REQUIREMENT	ACTUAL SETBACK
9	(P) SEEPAGE PIT (B-4)	(P) RETAINING WALL	8.0 FEET	1.0 FEET

NOTE:
THE (P) REDUCTION IN SETBACKS LISTED IN THE ABOVE TABLE ARE BEING PROVIDED FOR ALL DESIGN CONSULTANTS ON THE PROJECT TEAM FOR COORDINATION AND PREPARATION OF THE REDUCTION IN SETBACK CERTIFICATION LETTERS AND PLANS REQUIRED BY THE CITY OF MALIBU. THE REQUIRED REDUCTION IN SETBACK CERTIFICATIONS SHALL BE PREPARED BY THE PROJECT ARCHITECT, STRUCTURAL ENGINEER AND SOILS ENGINEER AS REQUIRED. REDUCTION IN SETBACK CERTIFICATIONS FROM ALL CONSULTANTS DETAILING ALL MITIGATION MEASURES HAVE NOT BEEN COMPLETED AND AWAIT THE CONCLUSIONS OF THESE PLANS AND SHALL BE SUBMITTED IN CONJUNCTION WITH THESE PLANS.

2 REDUCTION IN SETBACK CERTIFICATIONS
Scale: N.T.S.



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"=40'

40' 0' 40' 80'
GRAPHIC SCALE: 1"=40'

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

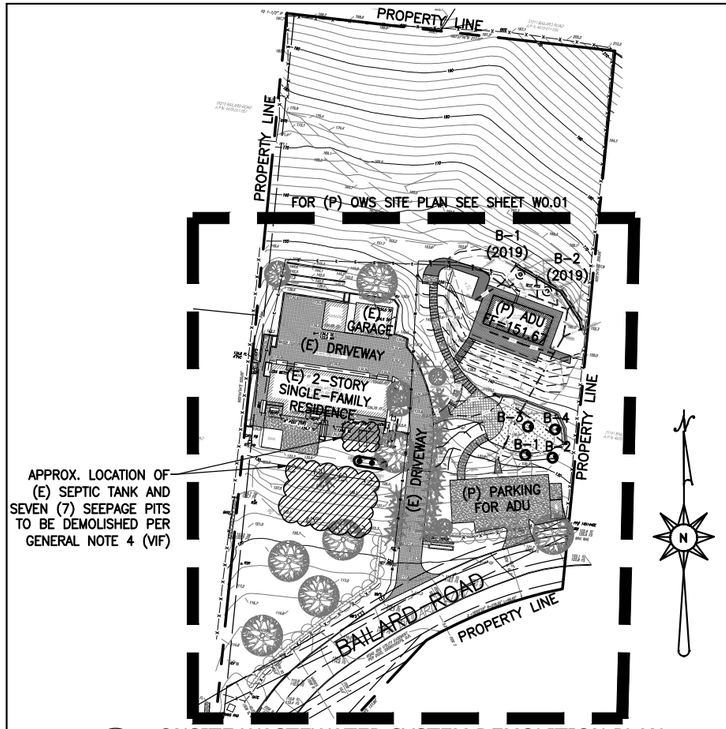
REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	NEW CIVIL PLANS	7/28/25	MD
2	PC COMMENTS	12/31/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 31201 BAILARD ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
3/27/24	AS_SHOWN	MD

PROJECT NO. J928
DRAWING NO. W0.01
SHEET 2 OF 2 SHEETS



APPROX. LOCATION OF (E) SEPTIC TANK AND SEVEN (7) SEEPAGE PITS TO BE DEMOLISHED PER GENERAL NOTE 4 (VIF)

1 ONSITE WASTEWATER SYSTEM DEMOLITION PLAN

Scale: 1"=100'

100' 0' 100' 200'

GRAPHIC SCALE: 1"=100'

LEGEND:

- PROPERTY LINE
- EASEMENT
- (P) RESIDENCE
- (E) RESIDENCE
- (E) BORING (B-X(2019)) APPROX. LOCATION PER DONALD B. KOWALESKY GEOLOGIC MAP, DATED MARCH 2020
- (P) BORING (B-X) APPROX. LOCATION PER LAND PHASES, INC. GEOLOGIC MAP, DATED DECEMBER 2023
- (P) OWS DEMOLITION

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.

ABBREVIATIONS:

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

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.
2. TOPOGRAPHY PROVIDED BY PEAK SURVEYS, DATED DECEMBER 2020. ARCHITECTURAL PLANS PROVIDED BY STUDIOSHED, DATED JANUARY 10, 2025. GRADING AND DRAINAGE PLANS PROVIDED BY GEOWORKS INC., DATED JUNE 3, 2025.
3. ALL BORINGS AND TEST PITS ARE APPROXIMATE PER REPORT BY LAND PHASES, INC., DATED DECEMBER 21, 2023.
4. ALL (E) OWS COMPONENTS SHALL BE ABANDONED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MMC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. (E) OWS COMPONENTS SHOWN ARE APPROXIMATE PER THE TOPOGRAPHY AND CITY OF MALIBU OPERATING PERMIT, DATED SEPTEMBER 14, 2020 TO SEPTEMBER 10, 2025. REMOVAL OF ALL SEPTIC COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF APPROVED FINAL FULL SIZE PROJECT PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL APPROVED FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

(E) SFR BEDROOMS: 4
(E) DFU: 40
1 BEDROOM @ 300 GPD/BED = 300 GPD
3 BEDROOMS @ 150 GPD/BED = 450 GPD

(P) ADU BEDROOM: 1
(P) DFU: 13
1 BEDROOM @ 300 GPD/BED = 300 GPD

TOTAL BEDROOMS: 5
TOTAL DFU: 53

PEAK DESIGN DAILY FLOWRATE: 1,050 GPD
AVERAGE DESIGN DAILY FLOWRATE: 550 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634 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): 2,250-GALLONS
(BASED UPON BEDROOM COUNT ONLY)

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

EFFLUENT DISPERSAL:
PERC RATE PRESENT:

B-1 = (1,732 GPD/6'ø PIT)
B-2 = (2,910 GPD/6'ø PIT)
B-3 = (2,276 GPD/6'ø PIT)
B-4 = (929 GPD/6'ø PIT)
TOTAL = 7,847 GPD/4-6'ø PITS

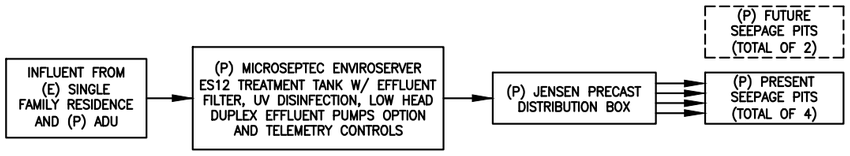
PERC RATE FUTURE:

B-1 (2019) = (6,564 GPD/6'ø PIT)
B-2 (2019) = (1,121 GPD/6'ø PIT)
TOTAL = 7,685 GPD/2-6'ø PITS

PRESENT SEEPAGE PITS: 4 TOTAL
(4 TOTAL 6'ø X 32' BI PITS W/ 8' CAP DEPTHS FROM EG @ B-1, B-2, B-3 & B-4)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'ø X 35' BI PITS W/ 5' CAP DEPTHS FROM EG @ B-1 (2019) & B-2 (2019))

PEAK DESIGN DISPERSAL LOADING RATE: 0.44 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.23 GPD/SF



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

4 OWS CALCULATIONS

Scale: N.T.S.

① (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT SYSTEM HOUSED IN A 3,634-GALLON FRP TANK PROVIDED BY THE MFR W/ DUPLEX EFFLUENT PUMPS OPTION, EFFLUENT FILTER, THREE (3) 24"ø FRP LIDS/RISERS TO GRADE, UV DISINFECTION, & TELEMETRY CONTROLS. SPECIFIED GAS AND WATERTIGHT. VENT 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-120LL AIR COMPRESSORS (TYP. OF 2) IN ABOVE GROUND ENCLOSURES PER MFR.

④ (P) ENVIROSERVER ES12 AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.

⑤ (P) GRAVITY CLEANOUT TO GRADE (COTG).

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 4 X 6'ø X 32' BI SEEPAGE PITS W/ 8' CAP DEPTHS FROM EG @ BORING B-1 THRU B-4. CONSTRUCT WITH 8"ø ACCESS PORTS IN ENCLOSURES TO GRADE.

⑧ (P) FUTURE 2 X 6'ø X 35' BI SEEPAGE PITS W/ 5' CAP DEPTHS FROM EG @ BORING B-1 (2019) AND B-2 (2019).

⑨ REDUCTION IN SETBACK FOR ALL PORTIONS OF THE (P) RETAINING WALL SITUATED LESS THAN 8-FT FROM THE (P) SEEPAGE PIT PER MMC TABLE 15.42.030(E). THE RiS WILL BE STRUCTURALLY ADDRESSED AS WELL AS WITH WATERPROOFING AS NECESSARY WITHIN 8-FT MINIMUM OF THE (P) SEEPAGE PIT AS REQUIRED PER THE ARCHITECT, STRUCTURAL ENGINEER AND SOILS ENGINEER RECOMMENDATIONS. THE RiS SHALL BE ADDRESSED WITH A PILE AND GRADE BEAM FOUNDATION AND WATERPROOFING IN THE RETAINING WALL W/I 8-FT MINIMUM OF THE (P) SEEPAGE PIT PER THE ARCHITECT, STRUCTURAL ENGINEER, AND SOILS ENGINEER RECOMMENDATIONS. NO SUBDRAINS SHALL BE LOCATED WITHIN 15-FT IF BELOW THE INVERT OF ANY (P) SEEPAGE PIT CAP DEPTH. REFER TO DETAIL 2 ON SHEET W0.01.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

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-1	40.00	131.00	133.00	8.00	10.00	123.00	128.00	32.00	91.00	81.00	10.00
	P-2	B-2	40.00	132.00	132.00	8.00	8.00	124.00	128.00	32.00	92.00	81.00	11.00
	P-3	B-3	40.00	134.00	134.50	8.00	8.50	126.00	131.00	32.00	94.00	81.00	13.00
	P-4	B-4	40.00	136.00	134.50	8.00	6.50	128.00	132.00	32.00	96.00	81.00	15.00
FUTURE SEEPAGE PITS	F-1	B-1 (2019)	40.00	150.00	150.50	5.00	5.50	145.00	150.45	35.00	110.00	100.00	10.00
	F-2	B-2 (2019)	40.00	150.00	150.50	5.00	5.50	145.00	150.45	35.00	110.00	100.00	10.00

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
KELLY L. POFFENBARGER
No. 89089
CIVIL
STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
1	NEW CIVIL PLANS	7/28/25	MD
2	PC COMMENTS	12/31/25	MD

ADDRESS:
31201 BAILARD ROAD
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
PRIVATE RESIDENCE

DATE	SCALE	DRAWN BY
3/27/24	AS_SHOWN	MD

PROJECT NO.
J928

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

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: November 3, 2025 **Review Log #:** **5218**
Site Address: 31201 Bailard Road
Lot/Tract/PM #: n/a **Planning #:** **ACDP 24-037 P4**

Applicant/Contact: Dina Tabolsky, dinatabolsky@gmail.com **BPC/GPC #:**
Contact Phone #: 818-424-6861 **Fax #:** **Planner:** **Larbi Azzaz**

Project Type: New detached ADU with deck, new septic tank

Submittal Information

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

Land Phases, Inc. (Holt, CEG 2282, CHG 816): **1-22-2025**, 9-17-2024, 12-21-2023
Calwest Geotechnical (Haro, GE 2990; Liston, RCE 93123): **1-31-2025,** 10-3-2024, 1-15-2024
EPD Consultants, Inc. (Poffenbarger, RCE 69089): 3-27-2024, 12-1-2023
Donald B. Kowalewsky (CEG 1025): 3-10-2020

4th Planning Submittal for Geology
Architectural Plans prepared by Studio Shed dated January 10, 2025.
Civil Plans prepared by GeoWorks Engineering and Surveying, Inc. dated June 3, 2025.
Retaining wall Plans prepared by LC Engineering Group, Inc. dated March 12, 2025.
Structural plans prepared by Studio Shed e-stamped on October 17, 2025.
Landscape plans prepared by Olwyn Kingery Landscape Design dated August 9, 2025.
OWTS plans prepared by EPD Consultants dated March 27, 2024.
Onsite Wastewater Schematic Design Plan prepared by EPD Consultants, Inc. dated September 28, 2023.

Previous Reviews: 11-20-2024, 10-11-2024, 8-6-2024; Ref: Environmental Health Review Sheets dated 10-22-2025, 9-18-2024 and 8-6-2024.

Review Findings

Coastal Development Permit Review

☒ The ADU project is **ACCEPTABLE** from a geotechnical perspective.

☐ The ADU 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 the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

Remarks

The referenced addendum engineering geologic and geotechnical engineering reports and plans were reviewed by the City's consultants from a geotechnical perspective. The project includes the construction of a new, detached 840 square foot ADU, 1,168 square foot ADU patio, a slough wall, retaining walls, and 2,040 square feet of paths, pavers, and stairways. Grading includes 1,849 yards of R & R; 44 yards of cut and 3 yards of fill under structure; 84 yards of cut; and 125 yards of fill non-exempt.

A new OWTS will be installed on the property that consists of a MicroSepTec Enviroserver ES12 tertiary treatment tank housed in a 3,634-gallon FRP tank with UV disinfection and four present 6' diameter x 32' BI seepage pits with 8' caps (B-1, B-2, B-3, and B-4) and two future 6' diameter x 35' BI seepage pits with 5' caps (B-1 and B-2, 2019). The existing seepage pits and septic tank will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Please include a structural detail for the slough wall shown on Section B on Sheet 2 of 2 in the civil plans on the structural/civil plans.
2. Please correct Compaction Testing Requirement note # 4 on Sheet 1 of 2 in the civil plans to state that one sand cone test is required for every four nuclear gauge tests in accordance with Section 7.9 of the City's current geotechnical guidelines (2013).
3. The Project Engineering Geologist's recommendations to mitigate exploratory excavations across the property need to be included as notes on the grading plans, as appropriate.
4. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer or the Project Engineering Geologist prior to placement of reinforcing steel.*"
5. The following notes must be added to the civil plans:
    - *At the completion of grading, samples of the onsite soils should be collected and tested for corrosion*

potential. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finish grade materials.

- *An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and Foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range.*

6. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
7. Please provide e-copies of all reduction in setback letters from the Project Civil Engineer, Architect, Geotechnical Consultants, and OWTS specialist for review, as appropriate.
8. Please include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the proposed seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
9. 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**.**
10. One set of electronic civil, retaining wall, 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 e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Geotechnical Engineering Review by: _____ 11-3-2025
Sheryl N. Shatz, G.E. #2288, Exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: sshatz@malibucity.org

Engineering Geology Review by: _____ *11-3-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-2026 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:

None.

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** 02/06/2026

PROJECT NUMBER: ACDP 24-037

JOB ADDRESS: 31201 BAILARD RD

APPLICANT / CONTACT: Dina Tabolsky

APPLICANT EMAIL: dinatabolsky@gmail.com

PROJECT DESCRIPTION: New Detached ADU with deck and upgraded septic tank for the property

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

3/3/2026
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: March 3, 2026

Re: Proposed Conditions of Approval for 31201 Bailard Rd, ACDP 24-037

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. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
    - Public Works Department General Notes
    - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).

- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

3. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

4. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to

existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

5. 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.

6. 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

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

COMMERCIAL DEVELOPMENT

8. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

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: **31201 Bailard Road** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4470-011-035

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 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	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 a new 840 sq. ft. ADU only. FEPC 2024-0985

By: William F. Johnson (Signature) | **William Johnson** (Print Name) | **Senior Civil Engineer** | **(310) 317-0209** (Phone Number) | 7/25/2025 (Date)

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

Rev. 06/09

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

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

COUNTY OF LOS ANGELES FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
forestryfuelmodification@fire.lacounty.gov
www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

BOARD OF SUPERVISORS
JANICE HAHN, CHAIR
FOURTH DISTRICT

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

Friday, April 4, 2025

Dear Applicant:

FUEL MODIFICATION PLAN – 31201 BAILARD ROAD, MALIBU
PARCEL# XXX FM PROJECT #11428 – FFFM #XX

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, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

TC:RD

Enclosures

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. 24-037 AND SITE PLAN REVIEW NO. 25-038 - An application to construct a new 840 square-foot detached second unit not to exceed 11.2 feet in height, 1,168 square feet of impermeable patios and decks, slough and retaining walls not to exceed six feet in height, 2,040 square feet of paths, pavers, and stairways, non-exempt grading of 208 cubic yards, a new onsite wastewater treatment system, a 3,634-gallon septic tank, installation of 6,674 square feet of landscaping and associated improvements; including a Site Plan Review for development on slopes steeper than 3:1 to 1:1

LOCATION / APN:	**31201 Bailard Rd** / 4470-011-035
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Schmitz & Associates, Inc. / Bailard Malibu LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e) and 15303(e)
APPLICATION FILED:	July 19, 2024
CASE PLANNER:	Larbi Azzaz, Associate Planner, lazzaz@malibucity.org / (310) 456-2489, ext. 302

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 June 9, 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 15, 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 June 9, 2026, the appeal period would expire on Monday, June 22, 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 14, 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. 24-037 AND SITE PLAN REVIEW NO. 25-038 - An application to construct a new 840 square-foot detached second unit not to exceed 11.2 feet in height, 1,168 square feet of impermeable patios and decks, slough and retaining walls not to exceed six feet in height, 2,040 square feet of paths, pavers, and stairways, non-exempt grading of 208 cubic yards, a new onsite wastewater treatment system, a 3,634-gallon septic tank, installation of 6,674 square feet of landscaping and associated improvements; including a Site Plan Review for development on slopes steeper than 3:1 to 1:1

LOCATION / APN:	**31201 Bailard Rd** / 4470-011-035
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Schmitz & Associates, Inc. / Bailard Malibu LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e) and 15303(e)
APPLICATION FILED:	July 19, 2024
ISSUE DATE:	June 9, 2026
CASE PLANNER:	Larbi Azzaz, Associate Planner, lazzaz@malibucity.org / (310) 456-2489, ext. 302

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 15, 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 June 9, 2026, the appeal period would expire on Monday, June 22, 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: June 4, 2026

Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 3.B.2.

To: Chair Peak and Members of the Planning Commission

Prepared by: Coli Turner, Assistant Planner

Reviewed by: Didier Murillo, Principal Planner

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

Date prepared: June 4, 2026 Meeting date: June 15, 2026

Subject: De Minimis Waiver No. 24-009 – An application for a replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire

Location: 30099 Harvester Road, not within the appealable coastal zone
APN: 4469-044-010
Owners: H Greg Investments, Inc.

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 24-009 for a new replacement onsite wastewater treatment system (OWTS) for a parcel damaged by the Woolsey Fire.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program (LCP) Local 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 CDP 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 and does not meet the exemption criteria of LIP Section 13.4.6(B); 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 and required findings are more specifically described in the Community Development Director’s decision attached hereto.

PUBLIC NOTICE: On May 22, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 24-009

City of Malibu

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

De Minimis Waiver for OWTS

Based on the project plans and information provided in the permit application for the onsite wastewater treatment system (OWTS) described below, 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.

DMW No. 24-009	Other Applications: THWF No. 18-003[1], PVWF No. 19-020[2], and APRWF No. 21-049[3].
Location: 30099 Harvester Road	APN: 4469-044-010
CEQA Exemption Section: 15303(d)	Property Posting: May 22, 2026
CCC Appealable Jurisdiction: ☐ Yes ☒ No ☐ Partial	The proposed system is located outside the CCC's Appealable Jurisdiction.

Pursuant to LIP Section 13.4.11(A), the following project may be waived through a de minimis waiver (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

1.On December 17, 2018, the Community Development Department approved- Temporary Housing Woolsey Fire (THWF) No. 18-003 for the temporary housing of a 29-foot, 24- foot wide, 18-foot-high temporary housing mobile home/trailer.

2. On February 27, 2019, the Community Development Department approved- Planning Verification Woolsey Fire PVWF No. 19-020 for the in-kind rebuild of the two-story house with attached garage.

3. On April 6, 2023, the Community Development Department approved Administrative Plan Review Woolsey Fire (APRWF) No. 21-049 was approved for the construction of a detached garage, new roof, and reconfigured existing driveway.

☐ 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 Environmentally Sensitive Habitat Area (ESHA) and visual impacts; or

☐ 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: ☒ Woolsey Fire or ☐ Other

Purpose: ☐New (non-existent OWTS), ☒ Replace Existing and Abandon Existing, or ☐ Repair Existing

Dispersal Type: ☐ Leachfield or ☒ Seepage Pit(s)

New OWTS Tank Size: 3,634 Gallons

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 consist of the installation of a new OWTS and seepage pits while abandoning the existing OWTS components. This will upgrade and improve treatment effectiveness compared to the existing OWTS. The proposed OWTS is located underneath the Fire Department hammer head turn around driveway, near the existing OWTS and clustered with the development on the property. The applicant is required to record a covenant requiring the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included to require continued operation, maintenance, and monitoring of the subject system. The conditions and requirements will ensure that the new OWTS does not have the potential for adverse effects, either individually or cumulatively, on coastal resources. 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, ESHA, public scenic views or cultural resources will be affected by the project. In addition, all OWTS components will be located in an adequate area that has been previously disturbed and would not result in any new or more significant impacts to natural or cultural resources, and which has the necessary percolation conditions. Lastly, the subject property is not within the Appeal Jurisdiction Area and the proposed development is not within 100 feet of ESHA.

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 OWTS described under the Project Description section of this DMW.

3. Subsequent submittals for this project shall be in substantial compliance with plans as approved by Environmental Health dated **July 8, 2025.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall email the final set of plans to the Planning Division for consistency review and approval prior to the issuance of an OWTS permit.

6. A DMW shall expire and be of no further force and effect if the authorized OWTS 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.

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 Community Development Department, Environmental Sustainability Department, City Coastal Engineer, 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.

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. An application with all required materials and fees may be required.

10. 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.

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

Cultural Resources

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

13. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American

Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Biology

14. 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.

15. Grading and/or demolition 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.

16. 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.

17. No new lighting is being proposed; therefore, none is approved. 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.

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

19. 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.

Environmental Health

20. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches.

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

22. 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 (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; and

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

23. 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.

24. 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."

25. Reference 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. Approvable building plans will show a new (fire rebuild) single family residence with no more than 4 bedrooms and 46 drainage fixture units.

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

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

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

29. 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.

30. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the 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.

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

32. City of Malibu Geologist/Geotechnical Approval: City of Malibu geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

33. 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.

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

35. 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.

36. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

Geology

37. 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.

38. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved APRWF relative to construction, grading, sewage disposal and drainage.

Construction

39. 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.

40. 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

41. Prior to a final Building inspection, the applicant shall provide a final Waste Reduction and Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Department. The final Summary Report shall designate all materials that were land filled or recycled, broken down by material types.

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

Deed Restrictions

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

Fixed Conditions

44. This DMW runs with the land and binds all future owners of the property.

45. 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 OWTS. 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 15, 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: June 4, 2026

Prepared by:

Coli Turner

Coli Turner
Assistant Planner

Issued by:

Tyler Eaton for

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Directo

Attachment: Department Review Sheets including OWTS Plot 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. 24-009,** dated **June 4, 2026,** for the project located at **30099 Harvester Road, 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)

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: 12/05/2024

PROJECT NUMBER:	DMW 24-009
JOB ADDRESS:	30099 HARVESTER RD
APPLICANT / CONTACT:	Vitus Matare, Vitus Matare and Associates
APPLICANT ADDRESS:	P.O Box 1204 Malibu, CA 90265
APPLICANT PHONE #:	(310) 317-0700
APPLICANT FAX #:	
APPLICANT EMAIL:	vitus.matare@gmail.com
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

_____ **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 12/16/24

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

ATTACHMENT

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)	Vitus Matare, Vitus Matare and Associates vitus.matare@gmail.com		
Project Address:	**30099 HARVESTER RD** Malibu, CA 90265		
Planning Case No.:	DMW24-009		
Project Description:	NOWTS		
Date of Review:	December 16, 2024		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/5/24
Site Survey:	12/5/24
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	12/5/24
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The nearest mapped wetland/stream according to the City of Malibu GIS was measured at approximately 450-feet away. In addition, based on aerial images, there is no vegetation currently on the project site including no visible trees.

RECOMMENDATIONS:

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

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

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

   C. No new lighting is being proposed; therefore, none is approved. 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:	September 16, 2025	**Review Log #:**	**710**
Site Address:	30099 Harvester Road		
Lot/Tract/PM #:	n/a	**Planning #:**	DMW 24-009 **P3**
Applicant/Contact:	Vitus Matare, vitus.matare@gmail.com H Greg Investments, greg@hgreg.com	**BPC/GPC #:**	
Contact Phone #:	310-317-0700 **Fax #:**	**Planner:**	**Coli Turner**
Project Type:	New OWTS for Fire Rebuild (associated with PVWF 19-020, APRWF 21-049)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Hamilton & Associates (Hamilton GE 2721): 5-13-2025 Hamilton & Associates (Hamilton GE 2721, Haenschke, CEG 1597): **7-29-2025**, 7-24-2024, 11-29-2021 REF: CalWest Geotechnical, Inc. (Liston, RCE 31902): 1-24-2023 Land Phases, Inc. (Holt, CEG 2282, RHG 816): 1-24-2023. **3rd Planning Submittal** Vitus Matare Project Plans (3 sheets) dated April 4, 2025. Civil plans prepared by Tucscher Engineering Group dated April 4, 2025. OWTS Site Plan prepared by Hamilton & Associates dated May 2025. David Hamilton & Associates, Inc. Fixture Count Worksheet dated July 21, 2024.
Previous Reviews:	6-30-2025 (revised 7-29-2025), 12-10-2024; Ref: Environmental Health Review Sheet dated 12-19-2024; previous Fire Rebuild reviews: Geotechnical Review Referral Sheet dated 2-14-2023, 3-31-2022; for PVWF 19-020: 8-20-2020, 7-17-2020, 6-26-2019, 5-21-2019

Review Findings

Planning Review

☒ The proposed new OWTS is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

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

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)

- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

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

Remarks

The response geotechnical report was reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the project consists of installing a new onsite wastewater treatment system (OWTS) consisting of a 3,650 gallon MicroSepTec EnviroServer ES12 treatment tank system, one 4' diameter x 40' BI seepage pit with a 10' cap in the vicinity of B-1, and 100% expansion consisting of two 4' diameter x 40' BI seepage pit with 10' cap (one future, and one alternate) in the vicinity of B-2 and B-3. The existing OWTS components (septic tank and seepage pit) will be abandoned.

Conditions of OWTS Plan-Check:

1. Submit a fee of $528.00 to the City's geotechnical reviewers for final OWTS plan check review.
2. 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 wet stamped and manually signed by the Project Engineering Geologist and/or Project Geotechnical Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Engineering Geology Review by: _____ *9-16-2025*

Christopher Dean, C.E.G. #1751, Exp. 9-30-2026
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

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 06/02/2025

PROJECT NUMBER: DMW 24-009

JOB ADDRESS: 30099 HARVESTER RD

APPLICANT / CONTACT: Vitus Matare, Vitus Matare and Associates

APPLICANT EMAIL: vitus.matare@gmail.com

PROJECT DESCRIPTION: NOWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Fleenor — 7/8/2025

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Vitus Matare vitus.matare@gmail.com		
Project Address:	**30099 Harvester Road** Malibu, California 90265		
Planning Case No.:	DMW 24-009		
Project Description:	NOWTS		
Date of Review:	July 8, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	VMA: Plans APRWF 21-049 / CCWF 22-0011 dated 1-25-2023 and approved by Planning dated 5-3-2023, **4-4-2025**
Grading Plans:	TEG: Plans for APRWF 21-049 / CCWF 22-0011 dated 1-10-2023 and approved by Building Safety 4-11-2023, **4-4-2025**
OWTS Plan:	Hamilton & Associates: Plan dated **5-2025**
OWTS and Geology Report:	Hamilton & Associates: OWTS supporting geology report 7-24-2024 and percolation test date 11-2-2021, **5-13-2025**
Miscellaneous:	Vitus Matare: Worksheet dated 5-12-2025
Previous Reviews:	12-19-2024

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:

Revised Architectural and Grading Plans have been submitted for review under DMW 24-009 due to the relocation of a storm water detention tank. Please contact the City of Malibu Planners, Coli Turner and Aakash Shah, to further discuss the relocation of the tank.

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

2) **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.]

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

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

5) **Traffic-Rated Slab Plan(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

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

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

9) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder**.

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

11) **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.

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

13) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

14) **Operating Permit Application and Fee:** In accordance with 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.

APRWF 21-049 and PVWF 19-020 Building Plan Check Review:

OWTS and Stormwater Detention Tank on Final Architectural and Grading Plans: The final architectural site plan and grading plans must show the proposed stormwater detention tank and the onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence. The site plans must also show the existing OWTS labeled "to be abandoned".

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.

-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

OWTS SITE PLAN

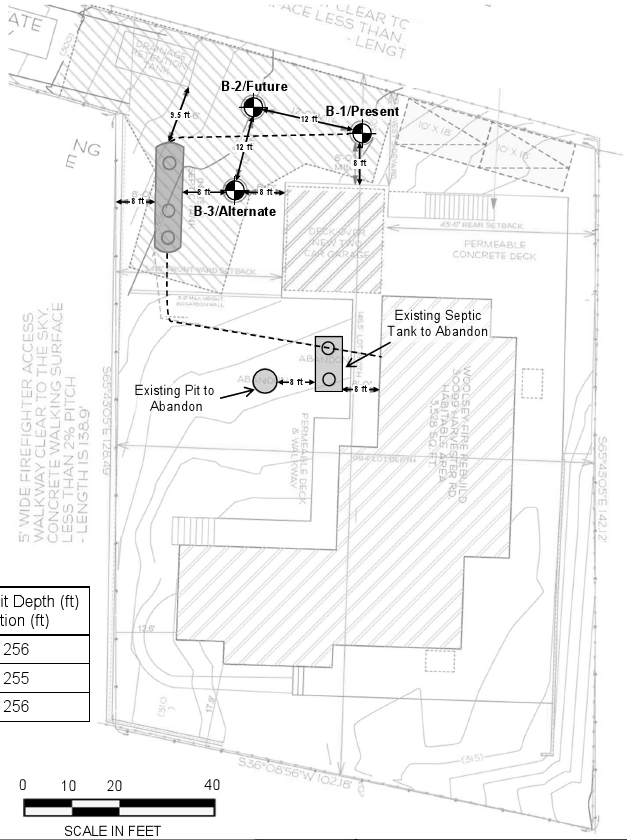
30099 HARVESTER ROAD (FIRE REBUILD)
MALIBU, CA 90265 (DMW 24-009)

S.F.D.:	4 Bedroom/46 Fixture Units (N) UNDER SEPARATE PERMIT
TREATMENT TANK:	Existing 1,000 Gallon Septic Tank to be replaced with 3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	1 - 8' x 40' BI w/10' Cap (N) (projected; B-1)
FUTURE:	2 - 4' x 40' BI w/10' Cap (F) (projected; B-2, (*B-3)
PERC RATE:	20,687 gpd/44.4 gpsf (proj; B-1) 20,124 gpd/39.5 gpsf (proj; B-2) 22,588 gpd/44.5 gpsf (proj; B-3)
DESIGNER:	David Hamilton, CE 2721
REFERENCE:	Hamilton & Associates: OWTS design, percolation test and supporting geology report dated 7-24-2024; OWTS design and plan dated 5-13-2025

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve a fire rebuild of a single-family dwelling (SFD). The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. The fire rebuild of the SFD will be approved under separate permits.
3. 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.
4. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
5. * The proposed alternative pit seepage pit B-3 is an alternative seepage pit which is considered as part of the future expansion disperoal area. When the existing seepage pit (B-1) and future expansion seepage pit (B-2) are installed and fail, a septic permit shall be obtained for the installation of the alternative seepage pit (B-3).

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE: 7/8/2025 DATE
THIS IS NOT AN APPROVAL. FINAL APPROVALS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS



Boring/ Seepage Pit	Seepage Pit Diameter (ft)	Cap Depth (ft) / Elevation (ft)	Seepage Pit Depth (ft) / Elevation (ft)
B-1/Present	4	10 / 296	50 / 256
B-2/Future	4	10 / 295	50 / 255
B-3/Alternate	4	10 / 296	50 / 256

Boring/Test Locations

Site Plan by Vitus Mataré & Associates, Inc., Dated May 2, 2025

0 10 20 40
SCALE IN FEET

Project: Borges OWTS; 30099 Harvester Road, Malibu, California

Project No: 24-3334

Hamilton & Associates

Plate No: A-1

Date: May 2025

Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 3.B.3.

To: Chair Peak and Members of the Planning Commission

Prepared by: Aakash Shah, 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: June 4, 2026 Meeting date: June 15, 2026

Subject: De Minimis Waiver No. 25-001 – An application for a replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire

Location: 6973 Birdview Avenue, appealable coastal zone
APN: 4468-015-002
Owner: Bradshaw Family Trust

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 25-001 for a replacement onsite wastewater treatment system (OWTS) damaged by the Woolsey 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 within the Appealable Jurisdiction of the California Coastal Commission (CCC), 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 but is appealable to the CCC.

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 and does not meet the exemption criteria of LIP Section 13.4.6(B); 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 a DMW because the proposed OWTS is replacing an existing OWTS that was damaged in the 2018 Woolsey Fire and the required findings are more specifical described in the attached Community Development Director’s decision attached hereto. The proposed OWTS is being processed as a DMW pursuant to LIP Section 13.4.11(A)(1) but does not qualify for a CDP exemption pursuant to LIP 13.4.6(B) because it exceeds the minimum standard size necessary to meet the building code for the replacement structure it serves. The proposed OWTS is located within the existing primary building pad.

PUBLIC NOTICE: On March 25, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 25-001

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 onsite wastewater treatment system (OWTS) described below, the Community Development Director hereby waives the requirement for a coastal development permit (CDP) pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 25-001	Other Applications: PVWF No. 20-104[1]
Location: 6973 Birdview Avenue	APN: 4468-015-002
CEQA Exemption Section: 15303(d)	Property Posting: March 25, 2026
CCC Appealable Jurisdiction: ☒Yes ☐No ☐Partial	The proposed system is located within 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 and does not meet the exemption criteria of LIP Section 13.4.6(B); 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 CDP 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

☐ 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.

[1] On May 27, 2021, the Planning Division approved Planning Verification – Woolsey Fire (PVWF) No. 20-104 for the in-kind rebuild of the single-family residence with attached garage and detached studio.

Project Description

Natural Disaster: ☒ Woolsey Fire, or ☐ Other

Purpose: ☐New, ☒ Replace Existing and Abandon Existing, or ☐ Repair Existing

Dispersal Type: ☐ Leachfield or ☒ Seepage Pit(s)

Description: Replacement OWTS Tank Size: 3,634-gallon

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 upgrade and improve treatment effectiveness compared to the existing OWTS that was damaged in the 2018 Woolsey Fire. The proposed OWTS is located near the location of the existing damaged OWTS and is located inside the existing primary development pad. The proposed OWTS is not located on or adjacent to a sandy beach or coastal bluff. Though the property has a coastal bluff generally along the west side of the parcel, the proposed OWTS is located within the parcel and outside of the 100-foot required setback from the bluff pursuant to LIP Section 10.4(D).

As conditioned, the applicant is required to record a covenant requiring the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included to require continued operation, maintenance, and monitoring of the subject system. The conditions and requirements will ensure that the replacement OWTS does not have the potential for adverse effects, either individually or cumulatively, on coastal resources. 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 the project. In addition, all OWTS components will be located in an adequate area that has been previously disturbed and would not result in any new or more significant impacts to natural or cultural resources, and which has the necessary percolation conditions.

The proposed OWTS is being processed as a DMW pursuant to LIP Section 13.4.11(A)(1) but does not qualify for a CDP exemption pursuant to LIP Section 13.4.6(B) because it exceeds the minimum standard size necessary to meet the building code for the replacement structure it serves. The proposed OWTS is located within the existing primary building pad.

Although the proposed OWTS is located within the appealable area of the California Coastal Commission the project qualifies for processing as a De Minimis Waiver. Pursuant to LIP Section 13.4.11.(C)(2) development within the appealable jurisdiction of the California Commission, the Community Development Director's decision may be appealed by an aggrieved person directly to the California Coastal Commission.

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 OWTS described under the Project Description section of this DMW.

3. Subsequent submittals for this project shall be in substantial compliance with plans as approved by Environmental Health dated **December 29, 2025.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall email the final set of plans to the Planning Division for consistency review and approval prior to the issuance of an OWTS permit.

6. A DMW shall expire and be of no further force and effect if the authorized OWTS 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.

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 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.

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. An application with all required materials and fees may be required.

10. 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.

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

Cultural Resources

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

Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

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

Biology

14. 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.

15. 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.

16. All new development including structures, septic systems, or landscaping, shall be set back no less than (100) feet from the (bluff) and shall avoid encroachment on slopes steeper then 4:1.

17. 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.

18. 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.

Environmental Health

19. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

    The final OWTS plan must include a note/label stating that the existing seepage pits will be abandoned.

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

21. The final design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak

OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and

e. The project OWTS Designer must review the proposed grading plans and confirm/revise the final OWTS design to account for the proposed grading change.
f. Please include the stormwater detention tank and drainage components in the final OWTS plan set.

22. 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.

23. The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural plan set.

24. A fixture unit worksheet showing all proposed bedrooms and DFU must be completed and certified by the OWTS Designer (Ensitu).
    a. Please incorporate the fixture unit worksheet into the final architectural plan set and final OWTS design report.
    b. The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

25. 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 the existing OWTS components, an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

26. Traffic-Rated Tank Details and Plan(s): Pre-cast traffic rated tank details and plans regarding each OWTS component located in a vehicular traffic area (including the E-Z treatment pod) shall be incorporated into the final OWTS plan set.
    a. The traffic slab plan in Ensitu's report dated 7-10-2025 shows part of the traffic slab extending beyond a proposed retaining wall. Please update the traffic slab plan to account for the proposed retaining wall in the traffic slab design, or shift the tank to fit the limits of the traffic rated slab in the vehicular driveway area.

27. All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check

must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

a. Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS and will not adversely affect the structural integrity of the structures for which the setback is reduced.

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

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

30. 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.

31. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

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

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

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

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

36. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

37. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS operating permit. An operating permit fee in

accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

Construction

38. 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.

39. 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

40. 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.

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

Deed Restrictions

42. 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

43. This DMW runs with the land and binds all future owners of the property.

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

Appeals and Reporting

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 15, 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.

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 OWTS. Otherwise, the Community Development Director's decision on the waiver will be reported to the Coastal Commission by a Notice of Final Action. An aggrieved person may appeal the Community Development Director's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City. If no appeal is filed, the waiver will be effective immediately upon the close of the Coastal Commission's 10 working day appeal period.

Notice of Determination: June 4, 2026

Prepared by:

Aakash Shah
Contract Planner

Issued by:

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

Attachment: Department Review Sheets including OWTS Plot 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. 25-001**, dated **June 4, 2026**, for the project located at **6973 Birdview Avenue, 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)

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 12/10/2025

PROJECT NUMBER: DMW 25-001

JOB ADDRESS: 6973 BIRDVIEW AVE

APPLICANT / CONTACT: Marissa Coughlan

APPLICANT EMAIL: marissa@mmcccorp.com

PROJECT DESCRIPTION: NOWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Signature 12/29/2025

Signature **Date**

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

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

ATTACHMENT

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)	Marissa Coughlan marissa@mmcccorp.com		
Project Address:	**6973 Birdview Avenue** Malibu, California 90265		
Planning Case No.:	DMW 25-001		
Project Description:	NOWTS		
Date of Review:	December 29, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Sorensen Architects: Plans dated 2-3-2023, 8-29-2025 (PVWF 20-104)
Grading Plans:	McGrath Civil, Inc.: Plans dated 12-16-2024, 7-22-2025 (PVWF 20-104)
OWTS Plan:	Ensitu: Plan dated 1-12-2025, 7-8-2025
OWTS Report:	Ensitu: Report dated 1-12-2025, 7-10-2025
Geology Report:	GeoConcepts: Report dated 6-21-2023, 8-2-2023
Miscellaneous:	City of Malibu Environmental Health Building Plan Check Reviews for PVWF 20-104 / TNWF 24-0118 dated 10-17-2024, 3-18-2025, 5-6-2025
Previous Reviews:	6-12-2025

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) ***Itemized Response to Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to ensure that all comments have been adequately addressed by the project consultants prior to resubmittal. Note that additional review conditions may be warranted based on the project team's response to conditions below.*

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.

3) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the Project Geologist. 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. **The project OWTS Designer must review the proposed grading plans and confirm/revise the final OWTS design (e.g. seepage pits cap depths) to account for the proposed grading change.**

f. **Please include the stormwater detention tank and drainage components in the final OWTS plan set.**

4) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

   The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural plan set.

5) **Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all proposed bedrooms and DFU must be completed and certified by the OWTS Designer (Ensitu).

   - Please incorporate the fixture unit worksheet into the final architectural plan set and final OWTS design report.

   - The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

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

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

8) **Traffic-Rated Slab Plan(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

- The traffic slab plan in Ensitu's report dated 7-10-2025 shows part of the traffic slab extending beyond a proposed retaining wall. Please update the traffic slab plan to account for the proposed retaining wall in the traffic slab design, or shift the tank to fit the limits of the traffic rated slab in the vehicular driveway area.

9) **Engineer Certification for Reduction in Setbacks to Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

   - Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS and will not adversely affect the structural integrity of the structures for which the setback is reduced.

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

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

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

13) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder to Environmental Health staff once the covenant has been recorded**.

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

15) **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.

16) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable.

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

18) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

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

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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

6973 BIRDVIEW AVENUE (DMW 25-001)
MALIBU, CA 90265 (FIRE REBUILD)

S.F.D.:	6 Bedroom/79 Fixture Units (N) UNDER SEPARATE PERMIT
A.D.U./GARAGE:	1 Bedroom/15 Fixture Units (N) UNDER SEPARATE PERMIT
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 6′ x 40′ BI w/10′ Cap (N)* (projected; B-5,B-6)
FUTURE:	2 – 6′ x 35′ BI w/10′ Cap (F)* (projected; B-3,B-4)
PERC RATE:	8,550 gpd/13.0 gpsf (proj; B-3)
	10,695 gpd/16.2 gpsf (proj; B-4)
	12,600 gpd/16.7 gpsf (proj; B-5)
	11,337 gpd/15.0 gpsf (proj; B-6)
DESIGNER:	John Yaroslaski, PE 60149
REFERENCE:	Ensitu: OWTS design report dated 1-12-2024, 7-10-2025
	GeoConcepts: OWTS supporting geo and perc test dated 6-21-2023; Geology report dated 8-2-2023

* Updated capping depths shall be addressed in the final OWTS design report and plan by the OWTS Designer.

NOTES:

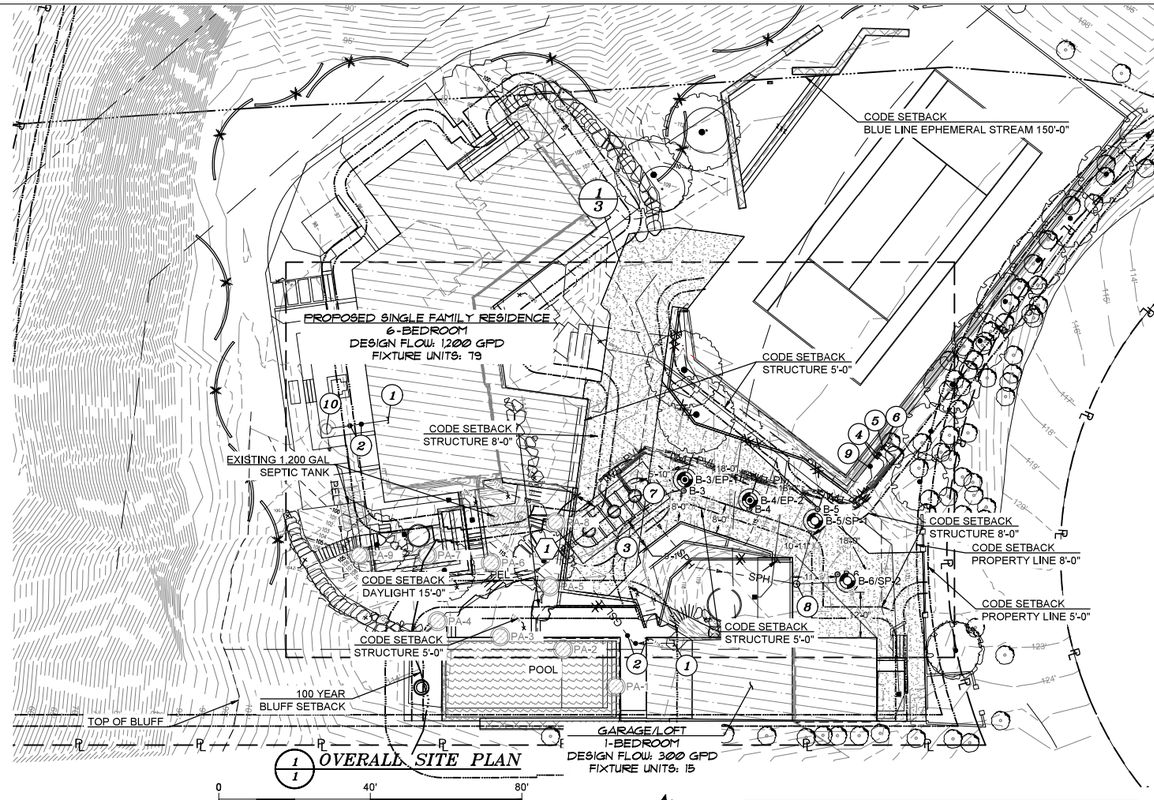
1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS). The new OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. The fire rebuilds for the single-family residence and A.D.U/ Garage will be approved under separate permit.
3. 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.
4. 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: 12/29/2025

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



OVERALL SITE PLAN

0 40' 80'

SCALE: 1" =40'-0"

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS, MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
   1.2. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
   1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C. AND SECTION 15.40.170 D. TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE-WASHED SAND, THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

PIPING SCHEDULE			
	TAG	DESCRIPTION	SPECIFICATION
——GSL——	GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
——PEL——	PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
——PAL——	PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
——PVL——	PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
——RCRC——	RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC
——SPH——	SPH	SEEPAGE PIT HEADER	2" SCH80 PVC
——SPL——	SPL	SEEPAGE PIT LATERAL	1½" SCH80 PVC

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	2	CONNECTION TO BUILDING SEWER[1]	
2	2	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL 6475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	TREATMENT TANK[1][2]	MICROSEPTEC ES25
4	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
5	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
6	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
7	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
8	1	HYDROSPLITTER BOX[1]	ORENCO
9	1	VENT ASSEMBLY[1][2]	ORENCO
10	1	30" PUMP STATION	
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE, CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION, ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES, CONTROL AND POWER POINT STORE SHALL BE PLACED IN	

OWTS Capacity (Design and Maximum)			
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES25	7,540 gallons	94 fixture units	261 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES25	4.17 lb BOD5/day	1500 gpd at 220 mg/L BOD5	2500 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES25	2,500 gpd	1,500 gpd	2,500 gpd
Seepage Pit Dispersal	2-Present Seepage Pits and 2-Expansion Seepage Pits	23937-Present Seepage Pits and 19245-Expansion Seepage Pits	1500 gpd, 7 bedrooms, and 94 Total Fixture Units	2700 gpd Maximum Effluent Flow, 15 Maximum Number of Bedrooms, and 210 Maximum Fixture Units
Description		Design Point	Pump Settings	
MST Pumps		30 gpm @ 34.9 ft (TDH)	12 cycles per day, 5.5 min on, and 54.5 min off per cycle. Total discharge 132 gallons per cycle	

MicroSepTec Design		
Design Flow	1,500	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	2.50	lb BOD5
MicroSepTec Model Specified	ES25	
MicroSepTec Tank Volume	7540	gal
MicroSepTec ES25 Base Organic Removal (1)	4.17	lb BOD5
Minimum Number of MicroSepTec ES25 Required	1	units
Design Organic Removal	4.17	lb BOD5
Design Tank Volume	7540	gal
Maximum Effluent Flow Based on Organic loading	2500	gpd
Maximum Effluent Flow Based on Hydraulic Loading	2500	gpd
Maximum Fixtures Based on Design Tank Volume	261	

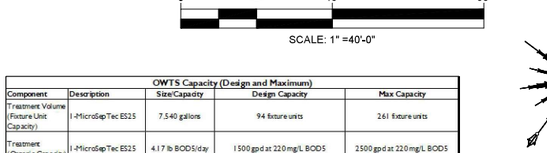
Fixture Units Summary		
Total Fixture Units	94	
Dwelling Units Summary		
Total Proposed Dwelling Units	3	
Proposed Bedroom Summary		
Total Proposed Bedrooms	7	bedrooms
Number of Proposed Master Bedrooms	3	bedrooms
Number of Proposed Standard Bedrooms	4	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Proposed (Q_P)		
Peak Flow, Q_P	1500	gpd
Average Flow, Q_A	1000	gpd
Design Flow, Q_D	1500	gpd
Influent Characteristics		
BOD5 (mg/l)	220	
TSS (mg/l)	220	
TN (mg/l)	35	
Effluent Characteristics		
BOD5 (mg/l)	20	
TSS (mg/l)	20	
TN (mg/l)	17.5	

	Boring Number	Cap Depth ft	Depth Below Inlet ft	Total Depth ft	Dia. ft	Test Pit Capacity gal	Seepage Pit Number	Dia. ft	Cap Depth ft	Depth Below Inlet ft	Total Depth ft	Pit Capacity gal/day
Present Seepage Pits	B-5	10	40	50	2	4200	SP-1	6	10	40	50	12600
	B-6	10	40	50	2	3779	SP-2	6	10	40	50	11337
	Total					7979						23937
Expansion Seepage Pits	B-3	15	35	50	2	2850	EP-1	6	15	35	50	8550
	B-4	15	35	50	2	3565	EP-2	6	15	35	50	10695
	Total					6415						19245

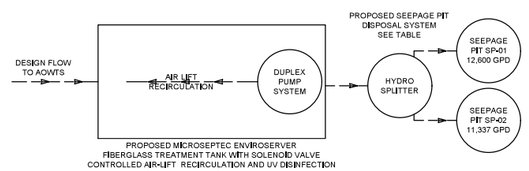
Septic Tank (ST) Calculations		
Total Existing Fixture Units		
Total Proposed Fixture Units	94	
Total Fixture Units	94	
Minimum Septic Tank Size based on Fixtures	3500	gal
Total Proposed Dwelling Units	3	
Total Proposed Bedrooms	7	bedrooms
Minimum Septic Tank Size based on Bedrooms	1680	gal
Minimum Septic Tank Size	3500	gal
Design Septic Tank Size	7540	gal

Seepage Pit Calculations		
Minimum Seepage Pit Capacity Based On Fixture Units (Vols3)	10500	gal
Minimum Seepage Pit Capacity Based On Bedrooms (Vols5)	8250	gal
Minimum Seepage Pit Capacity	10500	gal
Design Present Seepage Pit Capacity	23937	gal
Design Expansion Seepage Pit Capacity	19245	gal

SETBACK REDUCTIONS				
	COMPONENT	SITE ELEMENT	CODE REQUIREMENT	ACTUAL
1	SEPTIC TANK	STRUCTURE	5'	0



LEGEND	
B-XX/SP-XX	PERCOLATION TEST AND PROPOSED ACTIVE/PRESENT SEEPAGE PIT LOCATION
B-XX/EP-XX	PERCOLATION TEST AND PROPOSED EXPANSION/FUTURE SEEPAGE PIT LOCATION
PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
B-X	SEEPAGE PIT TEST HOLE
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	DRIVEWAY
	POOL



PROPOSED MICROSEPTEC ENVIROSERVER
FIBERGLASS TREATMENT TANK WITH SOLENOID VALVE CONTROLLED AIR-LIFT RECIRCULATION AND UV DISINFECTION
MICROSEPTEC ENVIROSERVER
MODEL ES25

FINAL FOR APPROVAL
ISSUED
07/08/2025

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
7420 CAMELOTA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS

NO.	DATE	BY

6973 BIRDVIEW AVENUE AOWTS FINAL DESIGN
PLANS
FD-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06/2026
CIVIL
STATE OF CALIFORNIA

DATE: 07/08/2025
DESIGNED BY: JNY
DRAWN BY: JNY
CHECKED BY: JNY

JOB NO.
792-02.010

SHEET
1 OF 1

Project Engineer: John N Yaroslaski PE # 60149
Project Name: 6973 Birdview AVE 792-02 6973 Birdview PWFD\792-02.020 6973 Birdview PWFD-05.dwg
CREATION TIME: Thursday, July 10, 2025 10:41:09 AM
MOD. TIME: Thursday, July 10, 2025 10:46:48 AM
PLOT TIME: Thursday, July 10, 2025 12:26:58 PM

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:** 05/15/2025

PROJECT NUMBER: DMW 25-001

JOB ADDRESS: 6973 BIRDVIEW AVE

APPLICANT / CONTACT: Marissa Coughlan

APPLICANT EMAIL: marissa@mmcccorp.com

PLANNER: To Be Assigned

PROJECT DESCRIPTION: NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

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

Courtney McCammon 5/23/25

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)	Marissa Coughlan marissa@mmcccorp.com		
Project Address:	**6973 BIRDVIEW AVE** Malibu, CA 90265		
Planning Case No.:	DMW 25-001		
Project Description:	NOWTS		
Date of Review:	May 23, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	
Site Survey:	
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	5/15/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

RECOMMENDATIONS:

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

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

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

   C. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*bluff*) and shall avoid encroachment on slopes steeper then 4:1.

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

cc: Planning Project file
Planning Department

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	January 6, 2026	**Review Log #:**	**714**
Site Address:	6973 Birdview Avenue		
Lot/Tract/PM #:		**Planning #:**	**ACDP 25-030** DMW 25-001 **P2**
Applicant/Contact:	Marissa Coughlan, marissa@mmcccorp.com	**BPC/GPC #:**	
Contact Phone #:	310-701-7050 **Fax #:**	**Planner:**	**Adriana Peralta**
Project Type:	New Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoConcepts, Inc. (Barrett, CEG 2088, DS-12003): **12-1-2025**, 6-21-2023 Ensitu Engineering, Inc. (Yaroslaski, RCE 60149): **7-10-2025**, 1-12-2025 **2nd Coastal Development Permit Submittal** **Architectural plans prepared by Sorensen Architects dated August 29, 2025.** **Civil plans prepared by McGrath Civil, Inc, dated July 22, 2025.** **OWTS plans prepared by Ensitu Engineering, Inc. dated July 8, 2025.** Structural plans prepared by Riverstone Structural Concepts dated June 10, 2025. Landscape and Irrigation plans prepared by Craft Landscape Architecture dated June 20, 2025.
Previous Reviews:	7-28-2025; Ref: Environmental Health Review Sheet dated 6-12-2025

Review Findings

Coastal Development Permit Review

☒ The OWTS project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

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

OWTS Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

☐ The OWTS plans are **COMPLETE** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage completion.

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

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

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

Remarks:

The referenced supplemental supporting geologic report, update OWTS design report, OWTS plans, architectural plans, civil plans, and the City's files were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the project consists of installing a new 7,540-gallon MicroSepTec ES25 treatment tank system with UV disinfection and two active 6' diameter x 40' BI seepage pits with 10' caps (B-5 and B-6), and two future 6' diameter x 35' BI seepage pits with 15' caps (B-3 and B-4). The new advanced OWTS will serve the fire rebuild of the single-family residence and detached garage/guest unit destroyed in the Woolsey Fire. The existing 1,200-gallon septic tank and 8 seepage pits will be properly abandoned/ removed.

The Planning Department has determined the top of bluff (TOB) and has agreed with the TOB shown on the Site Plan, Sheet A-1.4. The 1.5 static factor of safety line is located 10 feet from the south bluff edge, and with a bluff erosion rate of approximately 1 inch per year, an additional 13 feet is making the total required setback 25 feet to meet LCP-LIP minimum criteria for reduction of bluff setback to 50 feet. The actual distance between bluff edge and the southernmost extent of the new OWTS as proposed is 80 feet.

Conditions of OWTS Plan-Check Approval

1. 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 wet stamped and manually signed by the Project Engineering Geologist**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall.

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

Geotechnical Engineering Reviewed by: _____ 1-6-2026
Lauren J. Doyel, PE 61337, GE 2981exp. 6-30-27 Date
Coastal Engineering Review Consultant (805-370-8710)
Email: ldoyel@malibucity.org

Engineering Geology Review by: _____ 1-6-2026
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 as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

Commission Agenda Report

Planning Commission Meeting
06-18-26
Item 4.A.

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: June 4, 2026 Meeting date: June 15, 2026

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

Locations: 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 (MEHOA); WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-18 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 18-029 for a follow-up application to Emergency Coastal Development Permit (ECDP) No. 18-002 for the removal of temporary slope protection measures and the construction

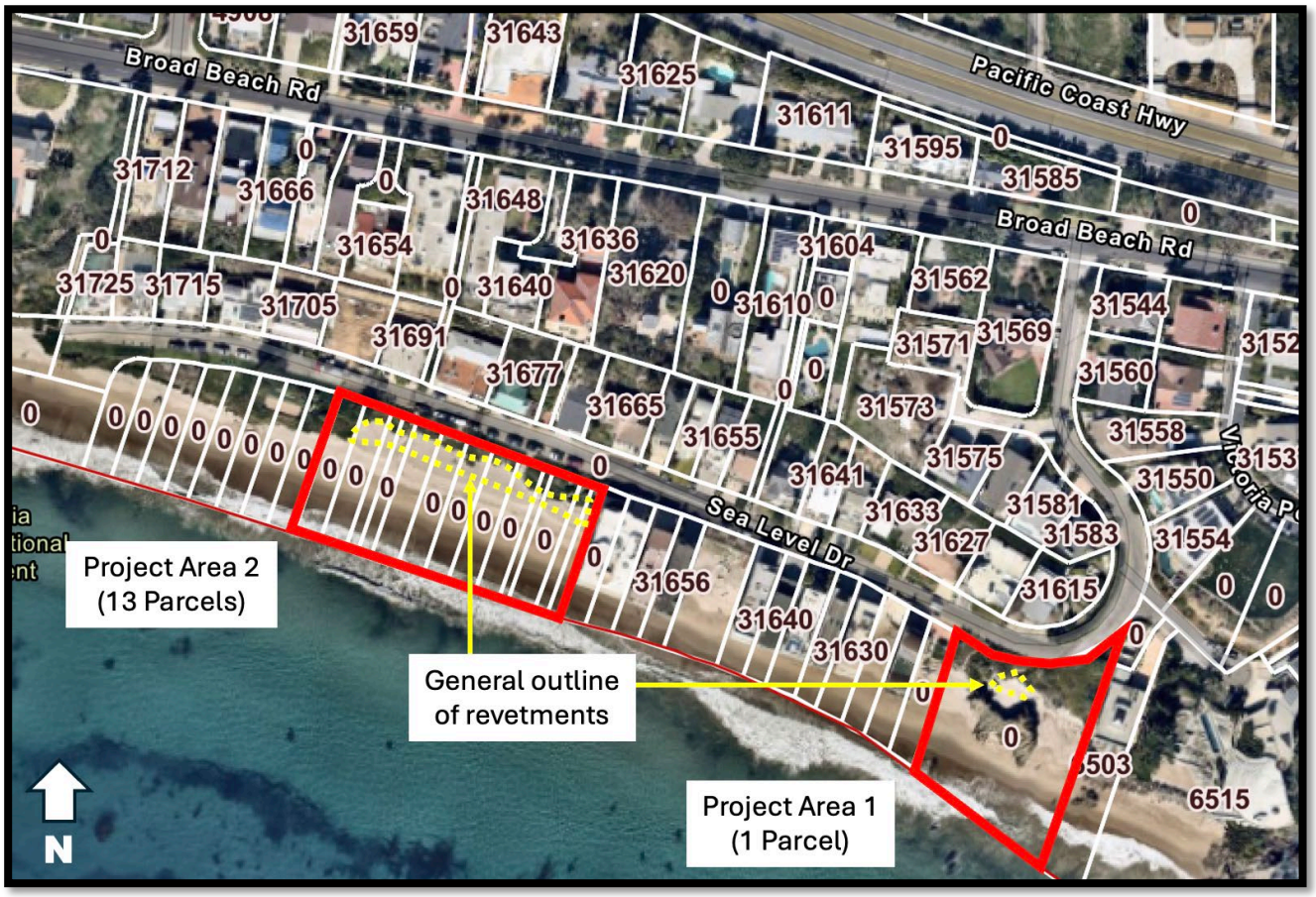
of permanent slope protection measures consisting of a new shoreline protection device including two revetments on the ocean side of a private street located in the Single-Family Medium Density (SFM) zoning district at 31618 Sea Level Drive and APNs 4470-001-014, 4470-001-015, 4470-001-016, 4470-001-017, 4470-001-018, 4470-001-019, 4470-001-020, 4470-001-021, 4470-001-022, 4470-001-023, 4470-001-024, 4470-001-025 and 4470-001-026 (Malibu Encinal Homeowners Association Inc.; 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).

DISCUSSION: This agenda report provides a project overview, a summary of the surrounding land uses and project setting, description of the proposed project, an analysis of the proposed project's consistency with Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to CEQA. The analysis contained herein demonstrates the proposed project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the project site is comprised of 14 vacant beachfront parcels located south of East Sea Level Drive, which is a private street providing private access to several residences and an existing public access to Lechuza Beach. One parcel (APN 4470-017-009) comprises Project Area 1 near the eastern curve of East Sea Level Drive near inland parcel 31615 Sea Level Drive. Thirteen parcels (APNs 4470-001-014 through 4470-001-026) comprise Project Area 2 along the western portion of East Sea Level Drive near inland parcels 31665 to 31697 Sea Level Drive.

Figure 1 – Project Location



Source: City GIS (2026)

Figure 2 – Extent of Erosion



Source: Project Geotechnical Report (2026)

On January 18, 2018, the City received an ECDP application for temporary slope protection along East Sea Level Drive. As shown in Figure 2, the ECDP was requested due to erosion-related risks to single-family residences, onsite wastewater treatment systems (OWTS), and vehicular and pedestrian access on East Sea Level Drive for emergency services and private and public use. The scope proposed sandbags (approximately 1 cubic yard each) to be placed seaward, near the toe, of two areas of slope erosion on East Sea Level Drive. Per the project engineer's written justification for the project, the emergency at-hand specifically consisted of a coastal slope eroding to the edge of the street due to significant southern swell storm systems in 2018. Immediate action was necessary to "stop the erosion [and] ensure access to the homes for essential public services such as fire and ambulance." The City approved ECDP No. 18-002 on March 30, 2018, following LCP conformance reviews conducted by the Planning Division, City coastal engineering consultant reviewers, City geotechnical consultant reviewers, City Environmental Health consultant reviewers, and the Public Works Department.

In compliance with the ECDP conditions and pursuant to LCP Local Implementation Plan (LIP) Section 13.14, the applicant submitted a follow-up regular CDP on June 25, 2018, to formally authorize the emergency work (CDP No. 18-029). The State Lands Commission (SLC) confirmed the project does not extend seaward of the Mean High Tide Line (MHTL). The application was deemed complete on March 26, 2026.

The proposed scope of work would replace the temporary sandbags with permanent revetments in Project Areas 1 and 2. The revetments would provide long-term protection of residences, multiple OWTS, and vehicular and pedestrian access on East Sea Level Drive for emergency services and private and public use. The proposed revetment at Project Area 2 will match the design of the existing revetment adjacent to the Project Area and would not extend seaward of existing conditions. As conditioned, the revetments would be subject to a monitoring program to evaluate the performance of the shoreline protection devices, with monitoring reports submitted to the City every five years for review. Monitoring reports must also analyze beach erosion trends, assess adjacent structures' performance, and if applicable, provide recommendations for repairs or improvements consistent with the LCP.

Project Setting and Surrounding Land Uses

The project is proposed on 14 vacant beachfront parcels in the Malibu-Encinal neighborhood. The parcels are privately owned by the Malibu Encinal Homeowners Association, Inc. (MEHOA) and various private parties, as listed in Table 1. None of the parcels are owned by a public agency or related entity.

Table 1 – Parcel & Owners List	
APN	**Owner**
Project Area 1	
4470-017-009	Malibu Encinal Homeowners Association, Inc.
Project Area 2	
4470-001-014	WHE Properties, LLC; Supowitz; X17 Inc, Navarre; James and Sheila Family Trust
4470-001-015	Sea Level Properties II, LLC
4470-001-016	Sea Level Properties II, LLC
4470-001-017	Malibu Encinal Homeowners Association
4470-001-018	Elizabeth E Heitman Trust
4470-001-019	Drake Family Trust
4470-001-020	Steve Shuken Trust and MH and JM Gainer Trust
4470-001-021	CWMBS, Inc.
4470-001-022	Fusco Family Trust
4470-001-023	Crowley and Summers
4470-001-024	P and C Partners LP
4470-001-025	Malibu Encinal Homeowners Association, Inc.
4470-001-026	BJGL I Holdings LLC

The project site is within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. The subject parcels are not located in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. The project area is characterized by a narrow and eroded sandy beach with a lower-rise coastal landform between the beach and East Sea Level Drive. Conditions in the project area were exacerbated by significant southern ocean swells caused by various storm systems in 2018, resulting in increased slope erosion along East Sea Level Drive.

East Sea Level Drive is a 20-foot-wide private street owned by MEHOA (within a 40-foot-wide private street easement) and the neighborhood is privately gated. Public access to Lechuza Beach from Broad Beach Road via East Sea Level Drive is available and separately managed by a public access easement to the Mountains Recreation and Conservation Authority (MRCA).[1] Two additional public access points to Lechuza Beach are available and maintained by MRCA via the Bunnie Lane staircase from Broad Beach Road and via West Sea Level Drive. Neither the Bunnie Lane access nor West Sea Level

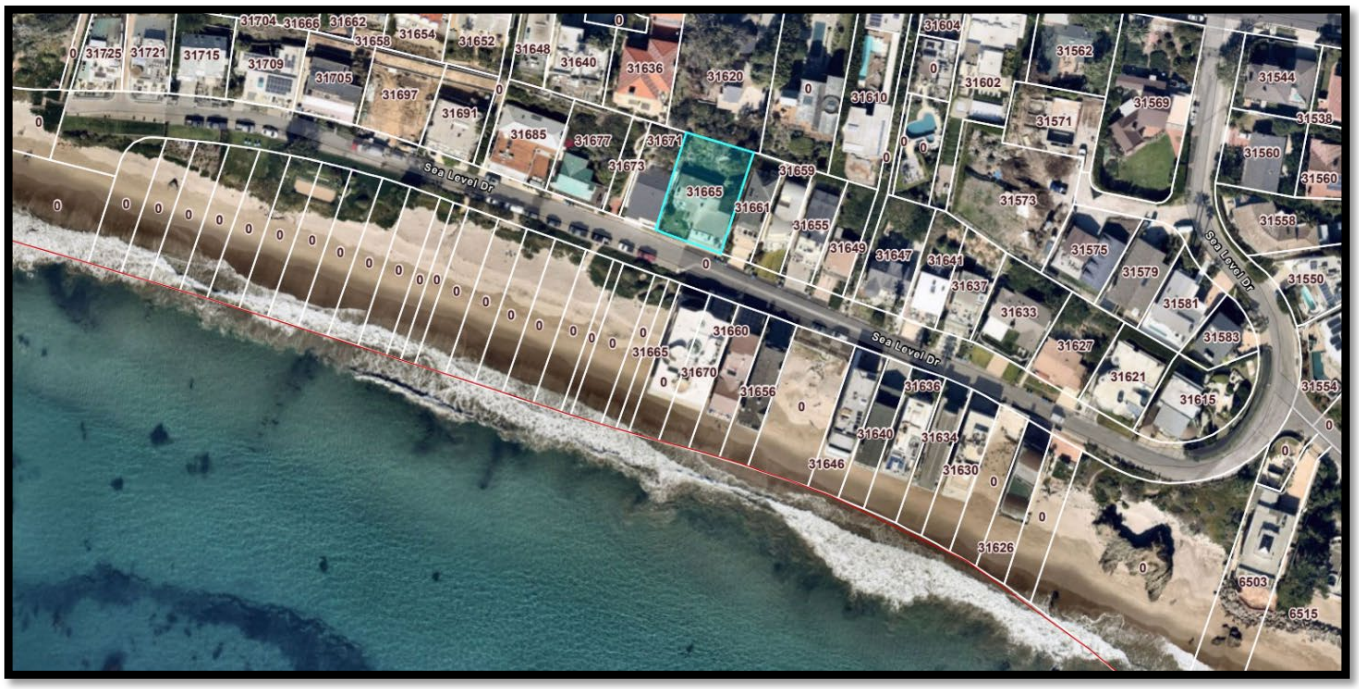
[1] On September 13, 2024, the CCC approved CDP No. A-4-MAL-24-0020 for MRCA's Lechuza Beach Access Project. The Project includes Project Area III that would construct public access improvements at the terminus of East Sea Level Drive and the beach. Once constructed, public vertical access from the improvements/Lechuza Beach to Broad Beach Road would continue to be available on MRCA's public access easement along East Sea Level Drive. A copy of MRCA's plans for Project Area III are available on the CCC's website at: https://documents.coastal.ca.gov/reports/2024/9/F14a/F14a-9-2024-exhibits.pdf (Exhibit 6).

Drive access are associated with the project area proposed. The revetment will help protect the established public access along East Sea Level Drive.

The California Coastal Trail (CCT), a mapped public trail on the LCP Park Lands Map, orients in two locations through the project area – along the shoreline and via East Sea Level Drive to Broad Beach Road. In the event that construction activities temporarily impede existing public access on East Sea Level Drive, the project is conditioned such that ample wayfinding signage will be provided to direct the public to the other two public vertical access points via Bunnie Lane and West Sea Level Drive. Thus, access to Lechuza Beach will be maintained throughout the construction process. Once the project is completed, vertical public access via East Sea Level Drive will be restored. As designed, the revetments maintain the required 10-foot minimum setback from the MHTL pursuant to LIP Section 10.4(B) and will not impede upon lateral public access along the shoreline. On March 12, 2020, a determination was provided by the SLC advising that the proposed development is not located on public tidelands and would not adversely impact tidelands.

The subject parcels are zoned SFM as are the surrounding parcels to the west, north, and east, which include a mix of vacant and developed residential parcels. Nine beachfront single-family residences are oriented along the ocean side of Sea Level Drive, with the inland side of the street fully developed. The Pacific Ocean borders the project area to the south. Tables 2 and 3 provide a summary of the surrounding land uses and lot sizes for Project Areas 1 and 2.

Figure 3 – Vicinity Map



Source: City GIS

Table 2 – Surrounding Land Uses (Project Area 1)				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	31615 Sea Level Dr.	0.15 acres	SFM	Single-Family Residence
	31621 Sea Level Dr.	0.11 acres	SFM	Single-Family Residence
West	4470-001-001	0.11 acres	SFM	Single-Family Residence
East	6503 Point Lechuza Dr.	0.31 acres	SFM	Single-Family Residence
South	N/A	N/A	N/A	Ocean

Table 3 – Surrounding Land Uses (Project Area 2)				
Direction	**Address (or APN)**	**Lot Size**	**Zoning**	**Land Use**
North	31691 Sea Level Dr.	0.11 acres	SFM	Single-Family Residence
	31697 Sea Level Dr	0.12 acres	SFM	Single-Family Residence
	31685 Sea Level Dr.	0.13 acres	SFM	Single-Family Residence
	31677 Sea Level Dr.	0.12 acres	SFM	Single-Family Residence
	31671 Sea Level Dr.	0.08 acres	SFM	Single-Family Residence
	31665 Sea Level Dr.	0.15 acres	SFM	Single-Family Residence
East	31670 Sea Level Dr.	0.20 acres	SFM	Single-Family Residence
West	4470-001-027	0.11 acres	SFM	Vacant Parcel
South	N/A	N/A	N/A	Ocean

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans). All development is proposed on the 14 vacant parcels and no development is proposed or required on any of the developed beachfront or inland parcels.

Removal

a. Removal of temporarily placed sandbags authorized in ECDP No. 18-002 in Project Areas 1 and 2;

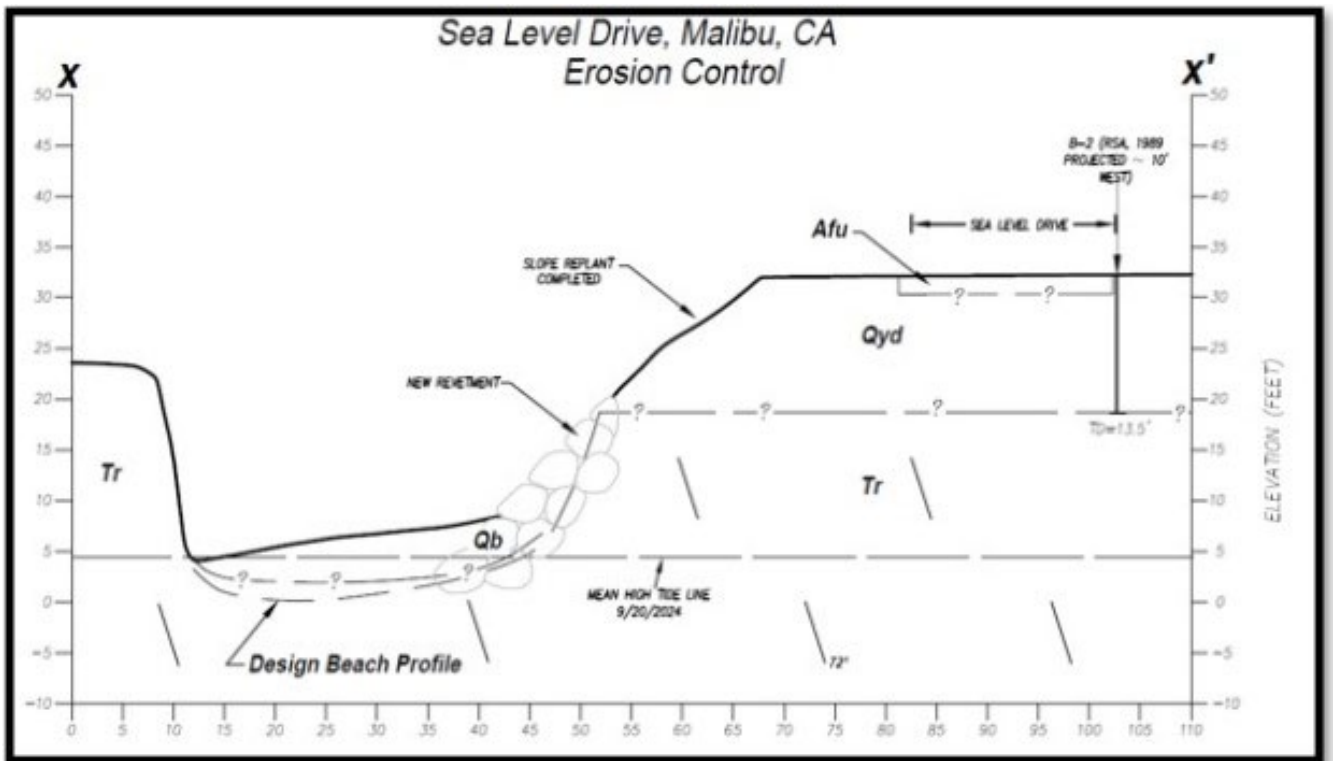
Construction

b. Installation of two quarry stone revetments in Project Areas 1 and 2 on the ocean side of East Sea Level Drive to provide permanent slope protection. The extent of development consists of the following:

    i. Project Area 1: Geotextile liner and rock revetment to extend in elevation from approximately +2 feet NAVD88 to approximately +20 feet NAVD88. The slope of the revetment will be approximately 1:1.5. Rock size will be approximately 5-ton to approximately +10 NAVD88 and 2-ton above +10 NAVD88.

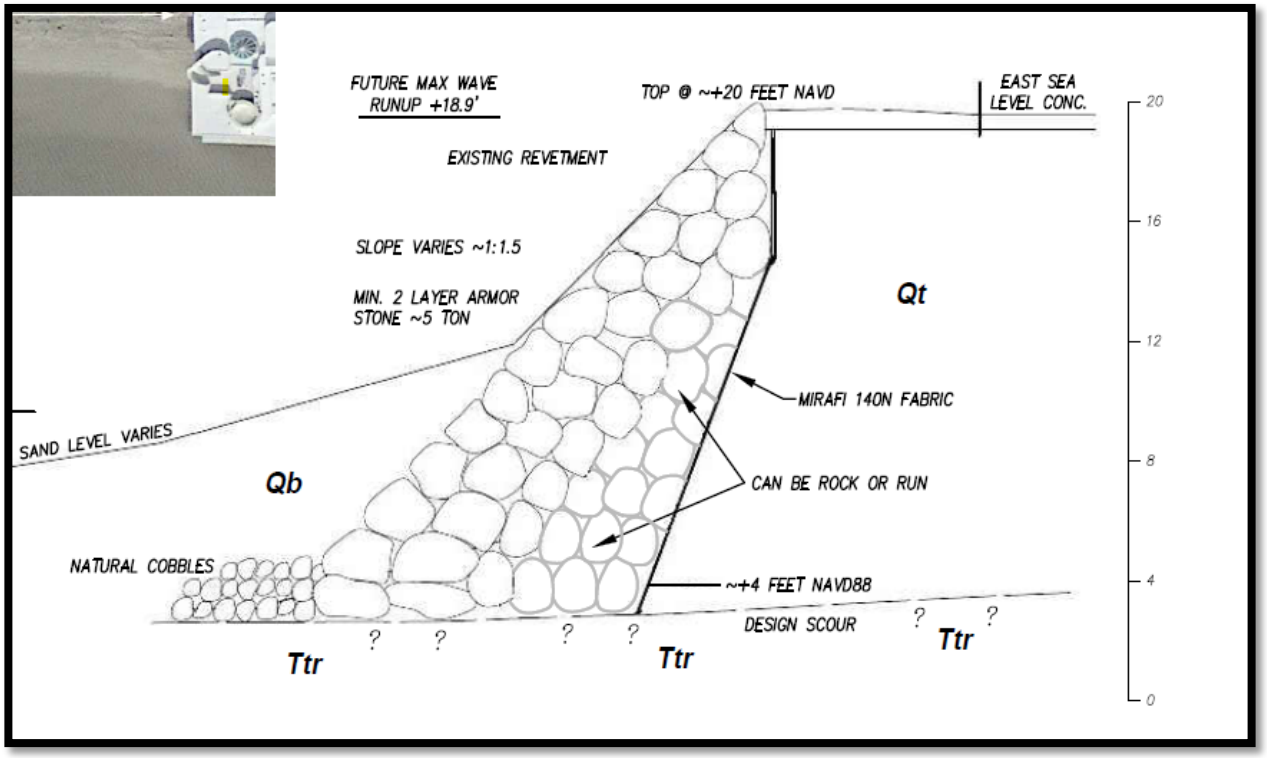
ii. Project Area 2: Designed as an approximate 285-foot extension of the existing stone revetment from West Sea Level Drive to the first pile supported residence at 31660 Sea Level Drive. Design will be located landward of the existing revetment. Geotextile liner and rock revetment to extend in elevation from approximately +4 feet NAVD88 to approximately +20 feet NAVD88. The slope of the revetment will be approximately 1:1.5 with an approximate footprint of 22 feet seaward from the toe of the slope. Rock size will be approximately 5-ton.

Figure 4 – Project Area 1 Profile



Source: Project Plans

Figure 5 – Project Area 2 Profile



Source: Project Plans

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 may 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; Shoreline and Bluff Development; Hazards; Scenic, Visual and Hillside Resource Protection; and Public Access. These findings are made in the resolution for the Commission's consideration.

The proposed project involves the establishment of two rock revetments, which according to the LIP, LUP and General Plan must be the last option once all other remedies have

been exhausted. Pursuant to Section 10 of the LIP, findings are required to be made for a project of that nature and are discussed in the resolution for this project. However, there are various development standards that are related to rock revetments that can be found within the LIP, LUP and General Plan. Those standards are discussed within this report below.

The proposed project has been reviewed by the Planning Division, City coastal engineering consultant reviewers, City geotechnical consultant reviewers, City Environmental Health consultant reviewers, and the City Public Works Department (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.

Shoreline and Bluff Development (LIP Chapter 10)

The proposed project's scope of work is subject to both the findings and development standards of LIP Chapter 10. Section 10.3 provides the findings and analysis required for any applicable project, and those findings are analyzed in this project's resolution. Section 10.4, however, gives development standards that aim to cover any applicable project pending its project scope. For the case of this project's rock revetment proposal, the following sections under Chapter 10 apply and thus require compliance: Sections A, C (1-5), H, K, L, M and N.

Section 10.4(A) requires new shoreline protection devices to anticipate future sea level rise and to be set back and elevated as in to minimize feasible hazards associated with sea level rise over the expected 100-year economic life of the structure. As discussed within the January 27, 2026 report from GeoSoils, Inc., an alternative analyses report was completed and it was determined that the available options (cast in place vertical sea wall or no project) were not adequate to account for the landward migration of the mean high-tide line (MHTL), and would result in greater construction and demolition impacts. The proposed project is designed to meet the 100-year economic life as required by the LCP as determined by the City's coastal engineering reviewers. Sufficient revetment depth and lateral spread will protect structures from wave uprush and sea level rise impacts.

Section 10.4(C)(1-5) levies specific construction measures to regulate development that includes the construction of a shoreline protection device. Those include: 1) no stockpiling of dirt or construction materials on the beach; 2) grading must be covered along with BMPs to be used to prevent runoff and siltation; 3) erosion, runoff, and siltation control measures have to be implemented at the end of each day's work; 4) prohibition of machinery within the intertidal zone unless otherwise authorized; and 5) rules that force construction debris to be removed from the beach both daily and at the completion of development. The project plans do not propose any of the following and include BMPs to prevent runoff and siltation of which will be further reviewed by the Public Works Department within Building Plan Check.

Section 10.4(H) requires all beachfront and bluff-top development to be sized, sited and designed to minimize risk from wave run-up, flooding, and bluff erosion hazards without requiring a shoreline protection device during the lifetime of the development. In regards to this project, the proposed revetments have been sited as far landward as possible to avoid any anticipated beach erosion. The design is due to existing development such as East Sea Level Drive which provides public and private beach access. The revetment is sited as close to the edge of the northern property boundary (most landward) as feasible and leaves sufficient beach for visiting patrons. These revetments thus have been sized to protect all existing access, both private and public.

Section 10.4(K) requires shoreline and bluff protection structures to only protect existing structures. Additionally, it must be shown that the proposed development is the least environmentally damaging option whilst being designed to mitigate impacts to local sand supply and public access. In keeping with this section, the proposed revetments are designed to solely protect existing infrastructure that includes the existing permitted structures and public access. The proposed revetments will provide continued shoreline protection of the homes located along East Sea Level Drive in addition to the street itself. The revetments also will connect, and continue, the existing rock revetment development to the immediate east of the project – a project that remains successful in protecting the existing homes, the street, and public/private beach access. Lastly, this section of the LIP requires an alternative feasibility analysis that discusses relocation of the existing development landward and the removal of portions of existing development. However, as previously mentioned, the GeoSoils Inc. report from January of 2026 studies alternative options and designs and it was still concluded that the proposed design offers the least adverse impacts to local sand supply whilst maintaining public access.

Section 10.4(L) prohibits shoreline protection devices from solely protecting ancillary or accessory structures, and as previously mentioned, this project will be designed to protect existing primary residences, private and public street access, and East Sea Level Drive itself. These existing primary structures and public access points are allowed to be protected with a shoreline protection device pursuant to LIP Section 10.4(K).

Section 10.4(M) requires shoreline protection structures to be sited as far landward as possible and cannot be located further seaward than a stringline drawn between nearest adjacent corners of protection structures on adjacent lots. This project as previously mentioned, continues an already existing rock revetment development to its immediate east which is sited as far landward as feasible and close to the northern property boundary. Thus, it was designed to be as far landward as possible and in line with the previously developed, shoreline protection devices.

Lastly, Section 10.4(N) notes that a vertical seawall or bulkhead is the preferred means of protection (when determined by a coastal engineer). Pursuant to this section, rock revetments are only preferred if they can be constructed underneath raised foundations

or they're determined to be the preferred alternative. Per the aforementioned coastal engineering report completed by GeoSoils Inc. in January of 2026, the revetment design was chosen because it results in the most minimal long-term impacts to the natural environment. It also has the ability to be adjusted for the anticipated landward migration of the MHTL. This project proposed a rock revetment due to these factors and as a result designed the project to adhere to all LIP, LUP and MMC rules and guidelines.

Implementation Measures (General Plan & LUP)

As discussed, the proposed project is also subject to measures outside of the LIP and the City's Municipal Code. Within the City's General Plan, there are specific regulations aimed at adjudicating the development of rock revetments and other shoreline protection devices. Specifically, within the General Plan there are three "implementation measures" (Conservation Implementation Measures 32 & 34 and Safety and Health Implementation Measure 49) whilst within the Land Use Plan there is a single section that references revetments.

The three implementation measures, though requiring specific municipal or local implementation by-laws in order to be enacted, nevertheless were followed when designing this project. Conservation Implementation Measures 32 and 34, along with Safety and Health Implementation Measure 49, either require revetments to mitigate adverse impacts on shoreline and sand supply, be prohibited from protecting new structures, or require accompanying coastal engineering reports to ensure construction follows the least environmentally damaging method. As discussed in the earlier section summarizing the project's adherence to the Local Implementation Plan, this project is solely designed to protect existing infrastructure and is sited as far landward as possible to facilitate any and all mitigation efforts to protect shoreline and sand supply. Lastly, an alternative feasibility study was completed through the accompanying coastal engineering report that stated that the rock revetment was indeed the least environmentally damaging option primarily due to its ability to adjust to shifting conditions related to the MHTL.

Zoning (LIP Chapter 3)

The proposed project is subject to the beachfront development and design standards set forth under LIP Sections 3.5 and 3.6. While the project does not propose residential development, for which the development and design standards are intended, the proposed project conforms to the applicable standards as set forth under LIP Chapter 3 which include site of construction and bluff development. Standards related to structure height, setbacks, and other development standards typically associated with residential development are not applicable to this project. Thus, the proposed project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

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. This project does not propose any grading and thus is not applicable to this chapter.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. Pursuant to a review of the City's Cultural Resources Potential Map (last updated June 2016), which is based on a compilation of archaeological reports submitted to the County of Los Angeles and City, it was determined that the potential for cultural resources in Project Areas 1 and 2 is considered low. 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 and requirements of the State Water Resources Control Board. With the implementation of the required conditions of approval, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

This project does not propose a new or replacement OWTS. Therefore, this chapter does not apply.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(d) – Existing Facilities and 15303(d) – New Construction. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On April 23, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 4).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the 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. 26-18. The proposed project has been reviewed and conditionally approved for conformance with the LCP by staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-18
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-18

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. 18-029 FOR A FOLLOW-UP APPLICATION TO EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 18-002 FOR THE REMOVAL OF TEMPORARY SLOPE PROTECTION MEASURES AND THE CONSTRUCTION OF PERMANENT SLOPE PROTECTION MEASURES CONSISTING OF TWO REVETMENTS ON THE OCEAN SIDE OF A PRIVATE STREET LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 31618 SEA LEVEL DRIVE AND APNS 4470-001-014, 4470-001-015, 4470-001-016, 4470-001-017, 4470-001-018, 4470-001-019, 4470-001-020, 4470-001-021, 4470-001-022, 4470-001-023, 4470-001-024, 4470-001-025 AND 4470-001-026 (MALIBU ENCINAL HOMEOWNERS ASSOCIATION, INC.; WHE PROPERTIES, LLC; SUPOWITZ; X17 INC, NAVARRE; JAMES AND SHEILA FAMILY TRUST; 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; CROWLEY AND SUMMERS; P AND C PARTNERS LP; BJGL HOLDINGS I LLC)

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

SECTION 1. Recitals.

A. On January 18, 2018, an application for an Emergency Coastal Development Permit (ECDP) No. 18-002 and was submitted to the Planning Division by applicant Richard Scott, on behalf of the Malibu Encinal Homeowners Association, Inc. (MEHOA) and affected property owners (WHE Properties, LLC; Supowitz; X17 Inc, Navarre; James and Sheila Family Trust; 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; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC.). The application was routed to the Planning Division, City Environmental Health consultant reviewers, City coastal engineering consultant reviewers, City geotechnical consultant reviewers, and the City Public Works Department for review.

B. On March 30, 2018, the Planning Division approved ECDP No. 18-002 to allow the installation of temporary slope protection consisting of sandbags on the oceanside of East Sea Level Drive in two locations.

C. On June 25, 2018 the Planning Division received an application for a follow-up Coastal Development Permit (CDP) for the construction of permanent slope protection measures consisting of a rock revetment to replace the previously installed sandbags on the oceanside of East Sea Level Drive in two locations.

D. On March 12, 2020, the Planning Division received a letter from the State Lands Commission confirming the project does not extend waterward of the Mean High Tide Line (MHTL).

E. On March 22, 2024, the Planning Division received letters of authorization from all affected property owners.

F. On March 26, 2026 the Planning Division deemed the application for CDP No. 18-029 complete.

G. On March 31, 2026, a Notice of Coastal Development Permit Application was posted at two different locations on the subject properties.

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

I. On May 4, 2026, the Planning Commission continued the public hearing on the subject application to the May 18, 2026 Regular Planning Commission meeting.

J. On May 18, 2026, the Planning Commission continued the public hearing on the subject application to June 15, 2026.

K. On June 15, 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 15301(d) – Existing Facilities and 15303(d) – New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on June 15, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 18-029 for a follow up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary slope protection measures and the construction of permanent slope protection measures consisting of two revetments on the ocean side of a private street located in the Single-Family Medium Density (SFM) zoning district.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

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

The proposed project is located in the SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City coastal engineering consultant reviewers, City geotechnical consultant reviewers, City environmental health consultant reviewers, and the City Public Works Department. 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.

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

The project is located between the first public road (Broad Beach Road) and the sea. A section of the California Coastal Trail (CCT) provides access between Broad Beach Road and the beach via East Sea Level Drive. Even though East Sea Level Drive is a private street owned by MEHOA, public access to Lechuza Beach from Broad Beach Road is available on the private street and separately managed by a public access easement to the Mountains Recreation and Conservation Authority (MRCA). On September 13, 2024, the California Coastal Commission (CCC) approved CDP No. A-4-MAL-24-0020 for MRCA's Lechuza Beach Access Project. The Project includes Project Area III that would construct public access improvements at the terminus of East Sea Level Drive and the beach. Once constructed, public vertical access from the improvements/Lechuza Beach to Broad Beach Road would continue to be available on MRCA's public access easement along East Sea Level Drive. Two additional public access points to Lechuza Beach are available in the project vicinity and maintained by MRCA via the Bunnie Lane staircase from Broad Beach Road and via West Sea Level Drive. Neither the Bunnie Lane access nor West Sea Level Drive access are associated with the project area proposed. In the event that construction activities temporarily impede public access in Project Area 2 via East Sea Level Drive, the project is conditioned such that ample wayfinding signage will be provided to direct the public to the other two public access points via Bunnie Lane and West Sea Level Drive. Once the project is completed, any temporarily impeded public access via East Sea Level Drive will be restored.

The proposed development will not eliminate or substantially interfere with lateral public access along the beach. As designed, the revetments maintain the required 10-foot minimum setback from the MHTL pursuant to LIP Section 10.4(B). Additionally, on March 12, 2020, a determination was provided by the SLC advising that the proposed development is not located on public tidelands and would not adversely impact tidelands. As designed, the proposed revetment will provide protection from coastal hazards for public access to Lechuza Beach and will not have a significant adverse impact on public access or recreation consistent with Chapter 3 policies of the California Coastal Act.

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

As described in the applicant's coastal engineering report dated January 27, 2026, a properly engineered rock revetment is the preferred, least environmentally damaging alternative versus

other designs such as a vertical seawall. The report describes that a rock revetment can provide significant protection against erosion-related risks to single-family residences, multiple OWTSs, and vehicular and pedestrian access on East Sea Level Drive for emergency services and private and public use. The report describes that rock revetment can be installed and removed quickly with minimal long-term impact on the natural landform and would integrate well with the adjacent rock revetment currently located at the base of West Sea Level Drive. The report describes that the adjacent existing revetment has successfully protected the street end for several decades and has had no documented adverse impact on shoreline coastal processes. The report concludes that a cast-in-place, steel-reinforced, concrete vertical seawall would not meet the "selection criteria because it cannot be readily adjusted to account for landward migration of the MHTL and has more construction and demolition impacts." Therefore, as designed, the proposed rock revetment is considered the least environmentally damaging alternative. Additional alternatives were considered in the report including beach nourishment and the demolition and reconstruction of East Sea Level Drive. However, these alternatives were not considered sufficient for protection of the street and eventually would undermine public access to the beach on East Sea Level Drive and lateral access along the shoreline. Section 10 of the LIP also requires various development standards to be adhered to in order to pass zoning compliance. The project must be designed to last a 100-year economic lifecycle, the project must be sized and sited to minimize risk from wave run-up, flooding and erosion hazards, and the project must be sited as landward as possible to leave sufficient beach for visiting patrons. Through these initiatives the project will have the ability to protect all existing access, both private and public.

4. *If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.*

The subject parcels are not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

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

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

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)

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

The proposed project will be situated at or below street level, and maintains the minimum required 10-foot setback from the MHTL. Due to existing topography between the elevation of East Sea Level Drive and the beach, public views of the ocean from the street and public views laterally along the shoreline would be maintained. No additional development is proposed such as fencing

or vertical walls that would impede upon public views. The proposed design would integrate well with the adjacent rock revetment currently located at the base of West Sea Level Drive and appear consistent with existing shoreline protection in the area. The project, as proposed, is not expected to result in significant adverse scenic or visual impacts to areas visible from public viewing areas, consistent with LIP Section 6.5.

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

As discussed in Finding D.1, the proposed project will be situated at or below street level, and maintains the minimum required 10-foot setback from the MHTL. Conditions of approval are included to ensure consistency with the LCP, including temporary signage to direct the public to the nearest beach access point at Lechuza Beach during construction in the event access on East Sea Level Drive is temporarily impeded. No conditions would result in significant adverse scenic or visual impacts to areas visible from public viewing areas.

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

As previously discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. Other design alternatives, such as a vertical seawall, were not considered the least environmentally damaging alternative and may result in potential impacts to scenic and visual resources in the Lechuza Beach area due to the appearance of vertical concrete and steel from the beach and safety railing along East Sea Level Drive.

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

As previously discussed in Finding A.3 and Finding D.3, 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 proposed, development on the subject parcels will not have significant adverse impacts on scenic and visual resources and would allow for protection of existing public access between Broad Beach Road and the beach. Public views from East Sea Level Drive would be maintained over the proposed revetment and scenic views from and along the shoreline are not expected to be significantly impacted by development. The subject parcels are not located in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map, and the proposed revetment maintains the minimum 10-foot setback from the MHTL. As designed, the project 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 Environmental Health Administrator, City geotechnical consultant reviewers, City coastal engineering consultant reviewers, and the City Public Works Department. The required findings are made as follows.

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

Analysis for potential hazards included review of the submitted geotechnical reports prepared by GeoSoils, Inc. dated January 27, 2026. The referenced reports evaluated site-specific conditions and recommendations and are provided to address any pertinent issues. Potential hazards analyzed included geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by City environmental health consultant reviewers, City Public Works Department, City geotechnical consultant reviewers, and City coastal engineering consultant reviewers, 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 City coastal engineering consultant reviewers.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defied 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 City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed and conditioned,

will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding F.1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, location, and other conditions.

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

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

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City coastal engineering consultant reviewers, City Environmental Health consultant reviewers, City Public Works Department, and City geotechnical consultant reviewers. 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 any other project alternative is expected to result in more land disturbance, design inconsistency with adjacent shoreline protection in the area, and inadequate protection of coastal resources.

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 B.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. The subject parcels are not located in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map, and the proposed revetment maintains the minimum 10-foot setback from the MHTL. As designed, the project is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

G. Shoreline and Bluff Development (LIP Chapter 10)

LIP Section 10.3 requires that shoreline and bluff development findings be made if the proposed project is located on a parcel of land located on or along the shoreline, a coastal bluff or a blufftop fronting the shoreline and the project is anticipated to result in potentially significant adverse impacts on coastal resources, such as public access and shoreline sand supply. The requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows.

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

The proposed scope of work would replace temporary sandbags installed pursuant to ECDP No. 18-002 with permanent rock revetments in Project Areas 1 and 2. The revetments would provide long-term protection of existing development including single-family residences, OWTS, and vehicular and pedestrian access on East Sea Level Drive for emergency services and private and public use. The proposed project is solely designed to protect existing development. The existing development that will thus benefit from the proposed revetment will include, OWTS serving existing residences, portions of the private street East Sea Level Drive, and public access between the beach and Broad Beach Road via East Sea Level Drive. At present, these developments are at risk from identified coastal hazards related to slope erosion. Existing public access on East Sea Level Drive will benefit from the revetment including access for pedestrian use and accessibility pursuant to the Americans with Disability Act (ADA). In the event that construction activities of the subject revetment temporarily impede public access in the Project Area 2 segment along East Sea Level Drive, the project is conditioned such that ample wayfinding signage will be provided to direct the public to the other two public access points via Bunnie Lane and West Sea Level Drive.

The proposed revetment at Project Area 2 will match the design of the existing revetment adjacent to the Project Area and will not extend seaward of existing conditions. As conditioned, the revetments would be subject to a monitoring program to evaluate the performance of the slope protection devices, with monitoring reports submitted to the city every five years for review. Monitoring reports must also analyze beach erosion trends, assess adjacent structures' performance, and if applicable, provide recommendations for repairs or improvements consistent with the LCP.

Based on the applicant's coastal-engineering plans dated November 7, 2024, and accompanying report dated November 8, 2024, an alternatives analysis was performed to illustrate the exhaustion of all other feasible construction designs. As a result, the proposed revetment is designed at the elevation of the street and will withstand the projected wave uprush which was calculated to be 1.2 feet by 2090 (based on the California Ocean Protection Council's guidance from which the CCC drafted their 2024 sea level rise policy update). As currently designed, the project does not meet a scenario for 100-year sea level rise, but the design addresses adaptive measures to be implemented after 2090, as well as recommends five-year inspection and maintenance intervals. All plans and reports were reviewed by the City's coastal engineering consultant reviewers.

As the proposed development is limited to the installation of rock revetments, the proposed project complies with the development standards detailed in LIP Section 10.4, as applicable. Additionally, based on coastal engineering reports completed on January 27, 2026, and November 8, 2024 by GeoSoils, Inc. and the analysis previously described, the project as proposed and designed will have no significant impacts on public access, shoreline sand supply or other resources. The proposed revetments have been located as far landward as possible, more than the LIP required 10-foot MHTL setback, to preserve lateral beach access.

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

The proposed project includes conditions to ensure compliance with all relevant provisions of the LCP. The proposed project will be situated at street level which represents the limit of wave uprush, whilst maintaining the minimum required 10-foot setback from the MHTL. Conditions of approval are included to ensure consistency with the LCP, including temporary signage to direct

the public to the nearest beach access point at Lechuza Beach during construction in the event access on East Sea Level Drive is temporarily impeded. Those conditions include ensuring the project complies with the construction measures and best management practices outlined in LIP Section 10.4(C). The project is conditioned to require five-year inspections and maintenance intervals. No conditions would result in significant adverse impacts on public access, shoreline sand supply, or other coastal resources.

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

As previously stated in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. Various alternatives were considered including beach nourishment, reconstruction of the private street, and a vertical seawall. The applicant's coastal engineering report describes that a rock revetment can provide significant protection against erosion-related risks to single-family residences, OWTS, and vehicular and pedestrian access on East Sea Level Drive for emergency services and private and public use. The report states a rock revetment can be installed and removed quickly with minimal long-term impact on the natural landform, and would integrate well with the adjacent rock revetment currently located at the base of West Sea Level Drive. The report describes that the adjacent existing revetment has successfully protected the street end for several decades and has had no documented adverse impact on shoreline coastal processes. The report concludes that a cast-in-place, steel-reinforced, concrete vertical seawall would not meet the "selection criteria because it cannot be readily adjusted to account for landward migration of the MHTL and has more construction and demolition impacts." Therefore, as designed, the proposed rock revetment is considered the least environmentally damaging alternative. Additional alternatives were considered in the report including beach nourishment and the demolition and reconstruction of East Sea Level Drive. However, these alternatives were not considered sufficient for protection of the street and eventually would undermine public access to the beach on East Sea Level Drive and lateral access along the shoreline.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 10 by the Planning Division and City coastal engineering consultant reviewers. As previously discussed in Finding A.3 and Finding D.3, there are no feasible alternatives to development and other project alternatives are expected to result in more land disturbance, design inconsistency with adjacent shoreline protection in the area, and inadequate protection of coastal resources.

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

As discussed previously, based on the site-specific work completed by GeoSoils, Inc., the proposed revetment was designed to the maximum extent landward as feasible to accommodate changes to the MHTL. Furthermore, there is an existing rock revetment immediately adjacent to Project Area 2, a private street that provides public and private access, residences, and OWTS landward of the location of the proposed revetments. Given the site constraints and the utility for

connecting to the adjacent revetment, the project is sited as far landward as feasible and exceeds the minimum 10-foot MHTL setback required by LIP Section 10.4. Furthermore, given the proposed design and the submitted coastal engineering report January 26, 2026, from GeoSoils, Inc., the proposed project is the best design alternative and will support the ongoing use of existing public access managed by the MRCA to Lechuza Beach for pedestrians and ADA accessibility.

H. Public Access (LIP Chapter 12)

When determined that one of the exceptions of LIP Section 12.5 applies to a development, findings shall be made to support the determination. Due to existing access within the project site and within vicinity of the project site, the project qualifies for the exception listed in LIP Section 12.5(B)(2). The required findings are made as follows.

1. *The type of access potentially applicable to the site involved (vertical, lateral, bluffftop, etc.) and its location in relation to the fragile coastal resource to be protected, the public safety concern, or the military facility which is the basis for the exception, as applicable.*

East Sea Level Drive is a 20-foot-wide private street owned by MEHOA (within a 40-foot-wide private street easement) and the neighborhood is privately gated. Public access to Lechuza Beach from Broad Beach Road via East Sea Level Drive is already available and separately managed by a public access easement to MRCA. Two public vertical access points to Lechuza Beach are also available and maintained by MRCA via the Bunnie Lane staircase from Broad Beach Road (approximately 500 feet west of the project area) and via West Sea Level Drive (approximately 2,200 feet west of the project area). Neither the Bunnie Lane access nor West Sea Level Drive access are associated with the project area proposed.

The CCT, a mapped public trail on the LCP Park Lands Map, orients in two locations through the project area – along the shoreline and via East Sea Level Drive from Broad Beach Road. In the event that construction activities temporarily impede public access to this accessway, the project is conditioned such that ample wayfinding signage will be provided to direct the public to the other two public access points via Bunnie Lane and West Sea Level Drive. Once the project is completed, all existing conditions via East Sea Level Drive will be restored.

Regarding lateral access along the shoreline, as designed, the revetments maintain the required 10-foot minimum setback from the MHTL pursuant to LIP Section 10.4(B) and will not impede upon lateral public access along the shoreline. On March 12, 2020, a determination was provided by the SLC advising that the proposed development is not located on public tidelands and would not adversely impact tidelands.

As previously discussed, the coastal slope that separates the road from shore has eroded to within just a few feet of the beach due to strong storm systems. Thus, without this revetment construction, erosion will immediately threaten existing public access on East Sea Level Drive as well as private development comprised of the private street, residences, and multiple OWTS that were permitted either prior to the effective date of the Coastal Act and/or certification of the Malibu LCP in 2002.

2. *Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that fragile coastal resources, public safety, or military security, as applicable, are protected.*

Permanent public access between Broad Beach Road and the beach is currently provided on East

Sea Level Drive.. Two additional public access points are within proximity to the project site. No additional public access requirement is needed within the project area and the exception in LIP Section 12.5(B)(2) applies. During construction of the revetment, no other feasible alternatives are available to accommodate temporary public access on East Sea Level Drive as the entire area is subject to erosion. In the event that construction activities temporarily impede public access to the East Sea Level Drive accessway, the project is conditioned such that ample wayfinding signage will be provided to direct the public to the other two public access points via Bunnie Lane and West Sea Level Drive. Once the project is completed, all existing conditions via East Sea Level Drive will be restored and the temporary wayfinding signage removed.

3. *Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.*

As stated in Finding H.1, two additional public access points to Lechuza Beach are available and maintained by MRCA via the Bunnie Lane staircase from Broad Beach Road (approximately 500 feet west of the project area) and via West Sea Level Drive (approximately 2,200 feet west of the project area). Neither the Bunnie Lane access nor West Sea Level Drive access are associated with the project area proposed. During the course of construction, the public would continue to have adequate access to the beach from Broad Beach Road. After construction is complete, the public would continue to have public access via the managed East Sea Level Drive accessway.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 18-029, 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:
    a. Removal of temporarily placed sandbags authorized in ECDP No. 18-002 in Project Areas 1 and 2; and
    b. Installation of two quarry stone revetments in Project Areas 1 and 2 on the ocean side of East Sea Level Drive to provide permanent slope protection. The extent of the development consists of the following:
        i. Project Area 1: Geotextile liner and rock revetment to extend in elevation from approximately +2 feet NAVD88 to approximately +20 feet NAVD88. The slope of the revetment will be approximately 1:1.5.

Rock size will be approximately 5-ton to approximately +10 NAVD88 and 2-ton above +10 NAVD88.

ii. Project Area 2: Designed as an approximate 285-foot extension of the existing stone revetment from West Sea Level Drive to the first pile supported residence at 31660 Sea Level Drive. Design will be located landward of the existing revetment. Geotextile liner and rock revetment to extend in elevation from approximately +4 feet NAVD88 to approximately +20 feet NAVD88. The slope of the revetment will be approximately 1:1.5 with an approximate footprint of 22 feet seaward from the toe of the slope. Rock size will be approximately 5-ton.

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 stamped approved by the Planning Division on **March 26, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until each property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file these forms with the Planning Division within 30 days of this decision and/or prior to issuance of building 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 CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. 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 of Malibu Community Development Department, City Environmental Health consultant reviewers, City coastal engineering consultant reviewers, City Public Works Department, and City geotechnical consultant reviewers, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the Malibu Municipal Code and the Local

Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

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

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

Shoreline Protection (Coastal Engineer)

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

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

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

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

18. No machinery shall be placed, stored or otherwise located in the intertidal zone at any time, unless necessary for protection of life and/or property.

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

20. Construction debris and sediment shall be properly contained and secured on site with Best Management Practices (BMPs) to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking.

Construction

21. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction materials, 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.

22. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

23. 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.

24. 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.

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

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

27. No fences or walls are proposed. Therefore, none are approved.

Biology/Landscaping

28. 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.

29. No new lighting is proposed; therefore, none is approved. 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. Uplighting is prohibited.

Lighting

30. 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.

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

32. 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.

33. 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..

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

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

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

37. 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.

Geology

38. 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.

39. 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.

Public Works

40. 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.

41. 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.

Site Specific

42. Prior to the start of construction when public access to Lechuza Beach via East Sea Level Drive will be temporarily impeded, the applicant shall post adequate wayfinding signage near the public accessway entrance at Broad Beach Road/East Sea Level Drive to direct the public toward two other vertical accessways at Bunnie Lane and West Sea Level Drive. The signage shall indicate the duration of any temporary closure, contact information for the public to obtain more information on the construction and temporary closure, and authorization of the closure via City of Malibu CDP No. 18-029. The wayfinding signage shall be immediately removed once public access is restored on East Sea Level Drive.

43. Applicant will provide monitoring reports of which shall be prepared by a licensed civil engineer with expertise in coastal structures and processes. Reports shall be submitted to

the City of Malibu coastal engineering review staff every five (5) years. The monitoring timeline shall commence on the date the applicant receives final City approval of the building permit authorizing the project. Such reports shall be provided to the City throughout the life of the shoreline protection device or until the shoreline protection device is removed or replaced under a separate CDP. Each monitoring report shall contain the following:

a. An evaluation of the current condition and performance of the approved shoreline protection device (SPD) including an assessment of whether any weathering or damage has occurred that may adversely impact future performance of the SPD.
b. Where the overall performance of an SPD relies on adjacent SPD(s), other structures, or other topographical features, a general assessment of their performance shall be discussed.
c. Plans and/or photographs showing any weak or potential failure areas.
d. An analysis of erosional trends, annual retreat, and rate of retreat of the beach fronting the SPD including identification of repeatable measurement benchmarks for these analyses. Changes in the beach profile fronting the site shall be documented and the potential impact of these changes on the effectiveness of the SPD evaluated.
e. Recommendations for the repair, maintenance, improvement or other work to the SPD needed to correct any structural damage, failures or weaknesses. Such recommendations shall include the materials and methods of repair to be utilized.

Fixed Conditions

44. This CDP runs with the land and binds all future owners of the property.

45. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights there under.

Deed Restrictions

46. The property owners are each 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 owners shall provide a copy of the recorded document for each affected parcel to Planning Division prior to final Planning Division approval.

47. The property owners are each required to acknowledge, by recordation of a deed restriction, that their property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owners shall provide a copy of the recorded document for each affected parcel to the Planning Division prior to final Planning Division approval.

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

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 15th 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.

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

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code

of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-18 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 15th day of June 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

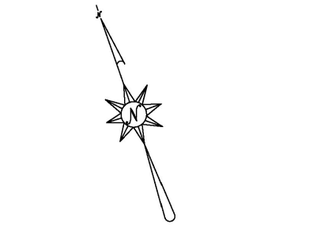
_____
REBECCA EVANS, Recording Secretary

Sea Level Drive, Malibu, CA
Erosion Control

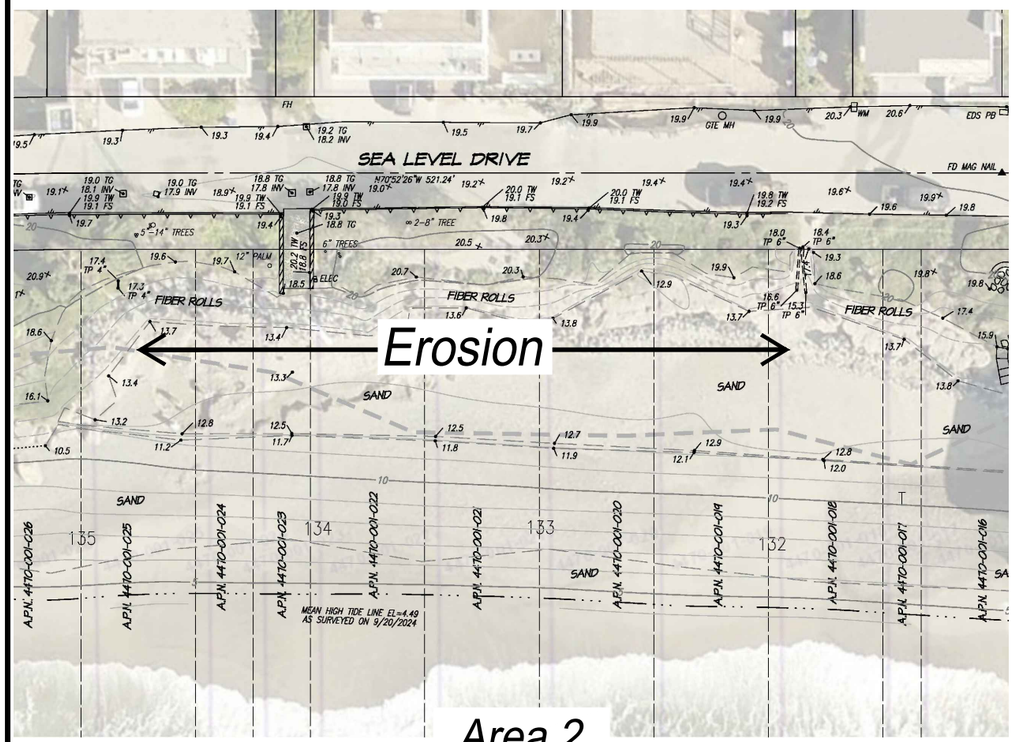


Received
3/26/26
Planning Div.

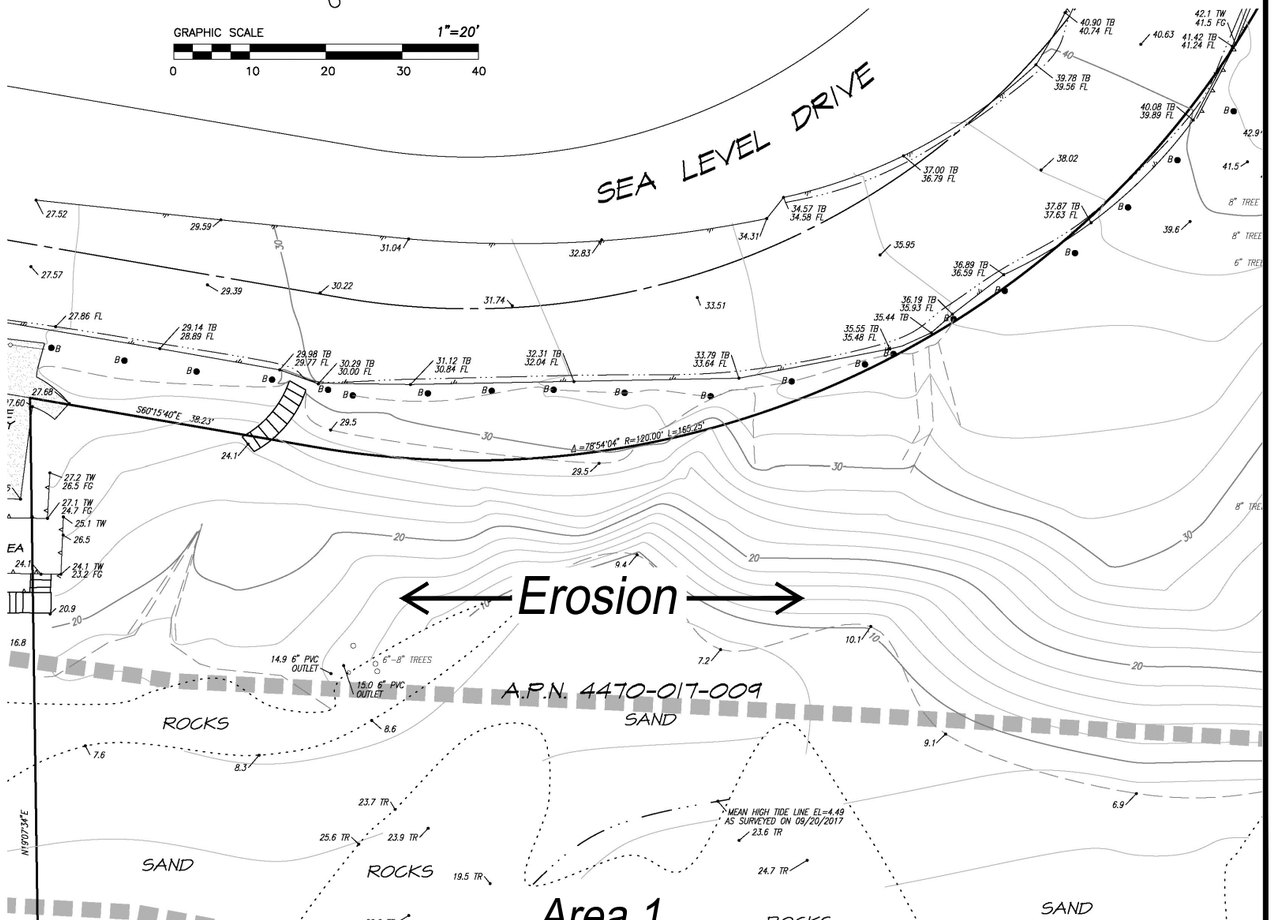




GRAPHIC SCALE 1"=20'
0 10 20 30 40



Area 2
Scale: 1" = 20'



Area 1
Scale: 1" = 20'

ATTACHMENT 2

REVISIONS	BY
02/05/19	
12/11/20	
11/07/24	
01/26/26	

RECEIVED
DAVID W. SKELLY
No. RCE 47057
Exp. 12/31/27
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STATE OF CALIFORNIA
PROFESSIONAL ENGINEER

Geotechnical • Geologic • Coastal • Environmental
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GeoSoils, Inc.

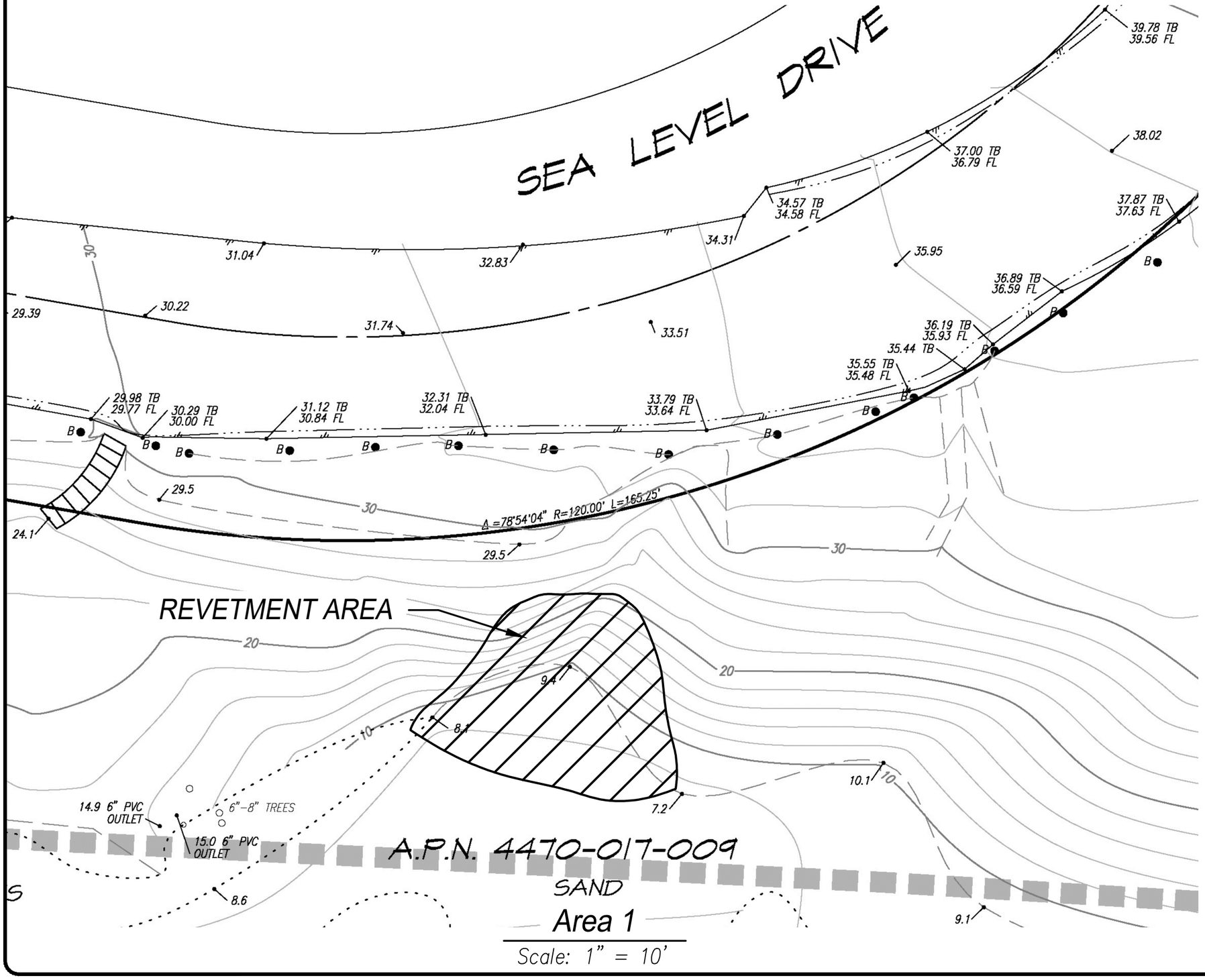
TITLE: Sea Level Drive, Malibu, CA
Erosion Control

W.O. 5740-3-SC

CLIENT: Malibu Encinal Homeowners Association
c/o Ross Morgan & Co.
1535 Magnolia Blvd., Suite 212
Sherman Oaks, A 1403

DRAWN	
CHECKED	
DATE	06/06/18
SCALE	
JOB NO.	
SHEET	S1
OF	7 SHEETS

Sea Level Drive, Malibu, CA
Erosion Control



AREA 1 WORK DESCRIPTION

The proposed work is Area 1 is to remove the sand bags placed under the emergency permit and construct at quarry stone revetment. The revetment will extend from about elevation +2 feet NAVD88 (bedrock contact varies) up to about elevation +20 feet NAVD88. The slope of the revetment will be approximately 1/1.5. Prior to placement of the rock two layers of MIRAFI 140n (or approved equivalent) will be placed neat to the slope in the area of the rock placement. The rock size will be about 5 ton up to about elevation + 10 NAVD88. Above +10 NAVD88 the rock size can be about 2 ton in size.



GRAPHIC SCALE 1"=10'

0 10 20 30 40

REVISIONS	BY
02/05/19	
11/07/24	
01/26/26	

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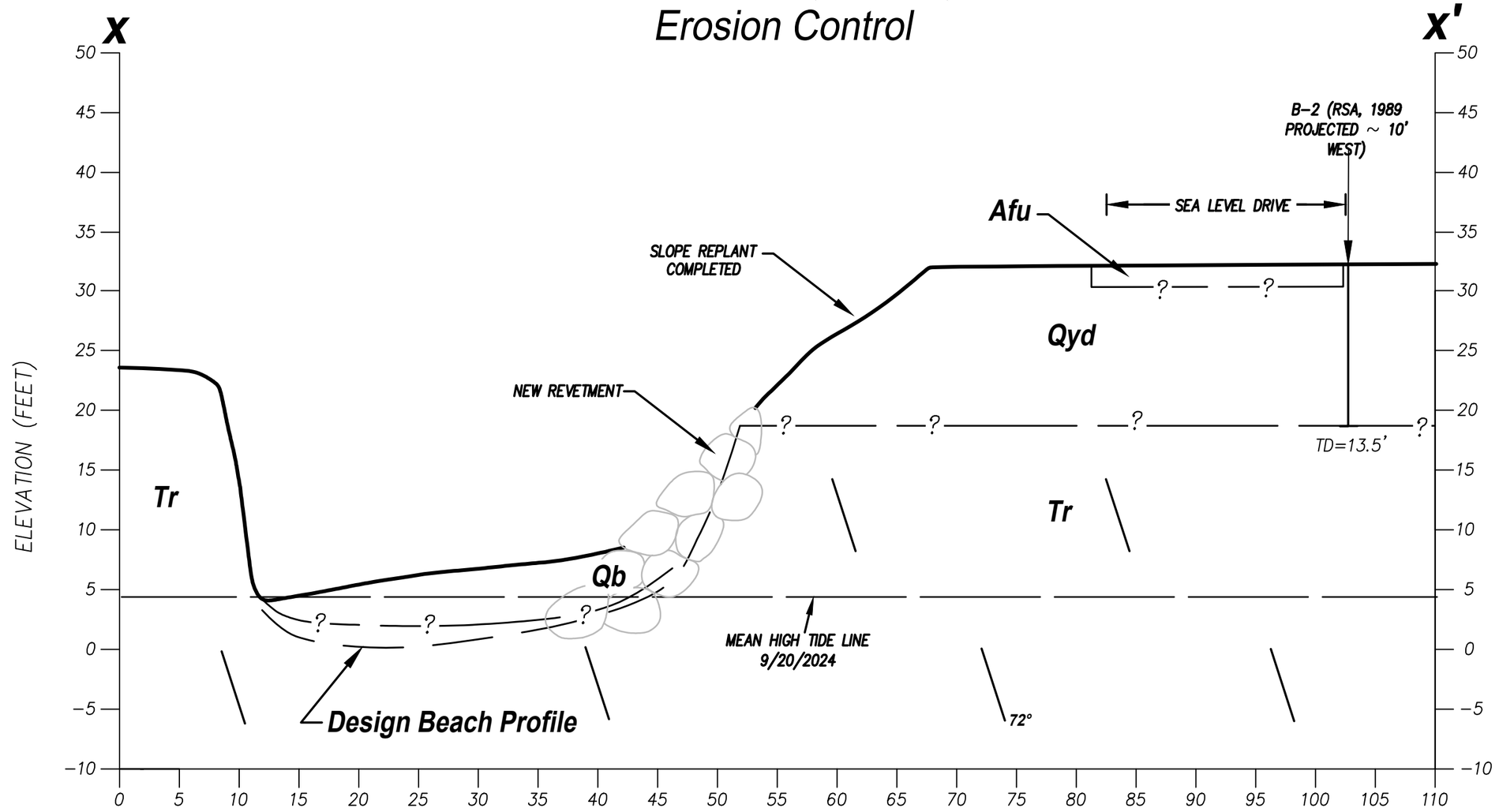
TITLE: Sea Level Drive, Malibu, CA
Erosion Control

W.O. 5740-SC

CLIENT: Malibu Encinal Homeowners Association
c/o Ross Morgan & Co.
1535 Magnolia Blvd., Suite 212
Sherman Oaks, A 1403

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SHEET	S2
OF	7 SHEETS

Sea Level Drive, Malibu, CA
Erosion Control



GSI LEGEND

Af	—	EXISTING FILL – UNDOCUMENTED
Qb	—	QUATERNARY–AGE BEACH DEPOSITS
Qyd	—	QUATERNARY–AGE YOUNG NON–MARINE TERRACE DEPOSITS
Tr	—	EARLY – MID MIOCENE, TRANCAS FORMATION
72°	—	BEDDING ATTITUDE, WITH APPARENT DIP IN DEGREES
?~?~?	—	APPROXIMATE LOCATION OF GEOLOGIC CONTACT, QUERIED WHERE UNCERTAIN

GRAPHIC SCALE

10 0 5 10 20

1" = 10'

REVISIONS	BY
02/05/19	
11/07/24	
01/26/26	

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TITLE: Sea Level Drive, Malibu, CA
Erosion Control

CLIENT: Malibu Encinal Homeowners Association
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Sherman Oaks, A 1403

W.O. 57403-SC

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SCALE	
JOB NO.	
SHEET	S3
OF	7 SHEETS

Sea Level Drive, Malibu, CA
Erosion Control

GRAPHIC SCALE 1"=10'
0 10 20 30 40

SEA LEVEL DRIVE

REVETMENT AREA

~285 FT.

MEAN HIGH TIDE LINE EL=4.49
AS SURVEYED ON 9/20/2024

FIBER ROLLS

SAND

A.P.N. 4470-001-026
A.P.N. 4470-001-025
A.P.N. 4470-001-024
A.P.N. 4470-001-023
A.P.N. 4470-001-022
A.P.N. 4470-001-021
A.P.N. 4470-001-020
A.P.N. 4470-001-019
A.P.N. 4470-001-018
A.P.N. 4470-001-017
A.P.N. 4470-001-016
A.P.N. 4470-001-015
A.P.N. 4470-001-014

135 134 133 132 131

Area 2
Scale: 1" = 10'

REVISIONS	BY
02/05/19	
11/07/24	
01/26/26	

RECEIVED DAVID W. SKELLY No. RCE 47857 Exp. 12/31/27 CIVIL STATE OF CALIFORNIA PROFESSIONAL ENGINEER

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Erosion Control

CLIENT: Malibu Encinal Homeowners Association
c/o Ross Morgan & Co.
1535 Magnolia Blvd., Suite 212
Sherman Oaks, A 1403

W.O. 57403-SC

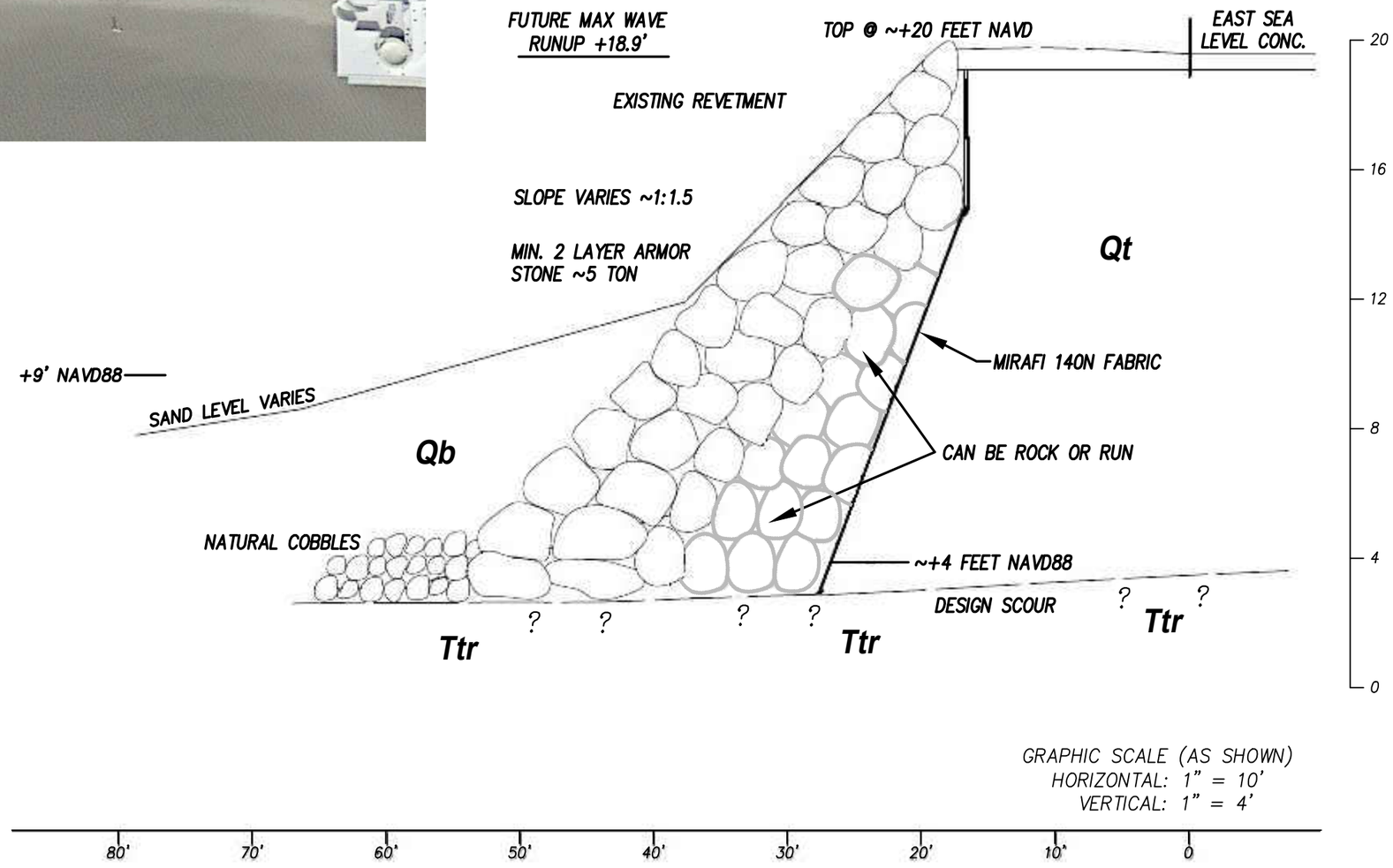
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JOB NO.	
SHEET	S4
OF	7 SHEETS

Sea Level Drive, Malibu, CA
Erosion Control



AREA 2 WORK DESCRIPTION

The proposed work in area 2 is an extension of the quarry stone revetment from the west end of Sea Level Drive to the first pile supported home to the east. The design of the quarry stone revetment will match the design of the existing revetment and be located landward of the existing revetment. The revetement will extend from the toe of the slope at elevation ~+4 feet NAVD88 up to the elevation of Sea Level Drive at about +20 feet NAVD88. The slope will be about 1/1.5 (v/h) and have a footprint of about 22 feet seaward from the toe of the slope.



GRAPHIC SCALE (AS SHOWN)
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 4'

REVISIONS	BY
02/05/19	
11/07/24	
01/26/26	

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www.geosoilsinc.com
GeoSoils, Inc.

TITLE: Sea Level Drive, Malibu, CA
Erosion Control

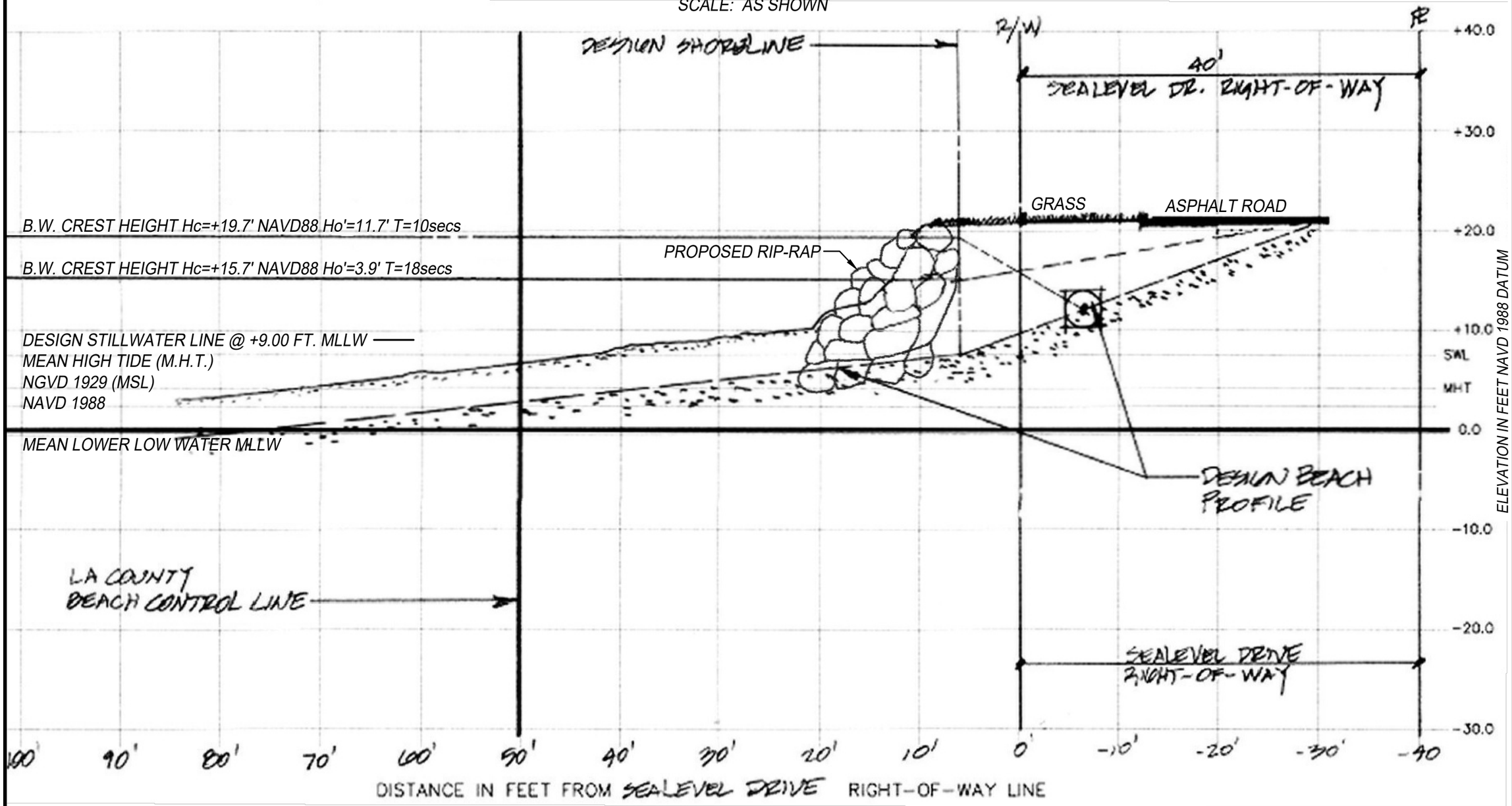
CLIENT: Malibu Encinal Homeowners Association
c/o Ross Morgan & Co.
1535 Magnolia Blvd., Suite 212
Sherman Oaks, A 1403

W.O. S7403-SC

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DATE	06/06/18
SCALE	
JOB NO.	
SHEET	S5
OF	7 SHEETS

EXPANDED BEACH PROFILE

SCALE: AS SHOWN



DESIGN BEACH PROFILE ADAPTED FROM PACIFIC ENGINEER GROUP REPORT FOR 31721 SEA LEVEL DRIVE

(REPORT APPROVED BY CITY OF MALIBU)

REVISIONS	BY
02/05/19	
11/07/24	
01/26/26	

REGISTERED PROFESSIONAL ENGINEER
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GeoSoils, Inc.

TITLE: Sea Level Drive, Malibu, CA
Erosion Control

CLIENT: Malibu Encinal Homeowners Association
c/o Ross Morgan & Co.
1535 Magnolia Blvd., Suite 212
Sherman Oaks, A 1403

W.O. 57403-SC

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DATE	06/06/18
SCALE	
JOB NO.	
SHEET	S6
OF	7 SHEETS

Sea Level Drive, Malibu, CA
Erosion Control

GENERAL NOTES

1. The "Owner" shall be the MEHOA; the "Engineer" shall be GeoSoils Inc; and the "Contractor" shall be an independent entity retained by the Owner to perform the work described herein. The Engineer has been retained by the Owner and is not affiliated with the Contractor.
2. Unless otherwise directed by the Owner, the Contractor shall secure, at his expense, all permits, licenses, and consents necessary for the performance of the work described herein.
3. The Contractor shall verify all site conditions, locations and elevations prior to commencing work. Conditions, locations and elevations shown on the plans shall be considered approximate and shall be verified by the Contractor in the field. Any conflicts or discrepancies shall be brought to the attention of the Engineer and be resolved prior to commencement of the work.
4. The Contractor shall coordinate the work of all trades.
5. The Contractor shall exercise due care to preserve existing vegetation outside limits of grading. Contractor shall treat all disturbed areas with erosion control measures.
6. Contractor to remove and replace all improvements damaged as a result of the work detailed in these plans to a condition equivalent to or better than existing conditions to the satisfaction of the Owner. This includes, but is not necessarily limited to: fences, gates, and roads.
7. Contractor shall assume all responsibility for location and avoidance or repair of all underground utilities, including, but not limited to, gas, water, electric, cable TV, telephone, sanitary sewer, and storm sewer. Contractor shall notify USA Underground and other appropriate authorities, including public and private utility owners, of construction activities a minimum of two (2) working days prior to commencement of work. Contractor shall verify location and depth of all existing utilities whether shown on the drawings or not. If the contractor fails to adequately protect the utilities, any resulting damage shall be repaired at Contractor's cost.
8. All deleterious spoils from site excavations to be wasted off-site, or placed in an owner approved location on site.
9. Contractor shall assume all responsibility for safety during performance of the work.
10. In the event that any unusual conditions not covered by the plans or specifications are encountered during excavation operations, the Engineer shall be immediately contacted for directions. It shall be the Contractors responsibility to immediately notify the Engineer upon discovery of any field conflicts.
11. All work to be in accordance with the standard provisions of the City of Malibu, Los Angeles County and the latest edition of the State of California Standard Specifications.
12. The Contractor shall provide the Owner and Engineer with the name and telephone number of the responsible person to contact, with regard to this project, 24 hours a day.
13. While not anticipated, the Contractor shall provide adequate dust control at all times as required by the City. Any operation that creates excessive dust shall cease immediately until sufficient measures satisfactory to the City have been taken to insure compliance with dust control requirements.
14. All work shall be subject to inspection and approval of the Owner and Engineer.
15. The Contractor agrees that they shall assume sole and complete responsibility for job site safety conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours and that the Contractor shall defend, indemnify and hold harmless the Owner and Engineer from any liability, real or alleged, in connection with the performance of the work on this project excepting for liability arising from the sole negligence of the Owner or the Engineer.
16. The Engineer shall be provided with at least two (2) working days advance notice of construction activities requiring inspection services at (760) 438-3155 or FAX (760) 931-0915
17. Contractor shall be responsible for site clean-up to the satisfaction of the Owner.
18. Contractor shall comply with the California Storm Water Best Management Practice Handbook.

REVETMENT NOTES

1. All rock placement is subject to observation by the Engineer. Contractor shall notify the Engineer at least two (2) working days before the start of any work.
2. Approval of this plan applies only to the excavation and placement of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any other improvements. Any other improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
3. All rock placement shall conform to approved specifications presented hereon. All rock placement work and all imported armor stone shall be observed and approved by the Engineer or licensed Owner representative. Unobserved and unapproved grading work, rock placement, or importation shall be removed and replaced under observation.

ADDITIONAL NOTES

1. All work shall take place during daylight hours and lighting of the beach/ocean area is prohibited.
2. Construction work or equipment operations shall not be conducted below the mean high tide line unless tidal waters have receded and the area is part of the authorized work area.
3. Grading of intertidal areas is prohibited.
4. Track vehicles may be used if they are required to safely carry out construction. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
5. All construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs. The only exceptions shall be for erosion and sediment controls and/or construction area boundary fencing where such controls and/or fencing are placed as close to the base of the revetment/bluff as possible, and are minimized in their extent.
6. No work shall occur during weekends and/or the summer peak months (i.e., from the Saturday of Memorial Day weekend through Labor Day, inclusive) unless, due to extenuating circumstances (such as tidal issues, extensive delays due to severe weather or other environmental concerns), the City of Malibu authorizes such work.
7. Equipment washing, servicing, and refueling shall not take place on the beach, and shall only be allowed at a designated inland location (that shall be identified). Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities.
8. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
9. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from being deposited on the beach or into the ocean.
10. All public recreational use areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand impacted shall be filtered as necessary to remove all construction debris from the beach.
11. The Permittee shall notify planning staff of the City of Malibu at least three working days in advance of commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities.

REVISIONS	BY
02/05/19	
12/11/20	
11/07/24	
01/26/26	

REGISTERED PROFESSIONAL ENGINEER
DAVID W. SKELLY
No. RCE 47857
Exp. 12/31/27
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TEL: (760) 438-3155 • FAX: (760) 931-0915
www.geosoilsinc.com
GeoSoils, Inc.

TITLE: Sea Level Drive, Malibu, CA
Erosion Control

W.O. 5740-3-SC

CLIENT: Malibu Encinal Homeowners Association
c/o Ross Morgan & Co.
1535 Magnolia Blvd., Suite 212
Sherman Oaks, A 1403

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DATE	06/06/18
SCALE	
JOB NO.	
SHEET	S7
OF	7 SHEETS

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **REVISED DATE** 02/07/2025

PROJECT NUMBER:	CDP 18-029
JOB ADDRESS:	31618 SEA LEVEL DR
APPLICANT / CONTACT:	Robyn Moruzzi, Malibu Proj. Mgmt.
APPLICANT ADDRESS:	30765 Pacific Coast Highway #173 Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
APPLICANT EMAIL:	robyn@malibuprojmgmt.com
PROJECT DESCRIPTION:	mitigation of bluff erosion

Malibu Planning Division and/or Applicant

FROM: **Coastal Engineering Reviewer**

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☐Yes ☐No BPC Fees Req'd $_____

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

SIGNATURE 4-30-2025

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

Coastal Engineering Plans dated 11-7-2024, GeoSoils, Inc. update report dated November 8, 2024. Alternatives analysis has been performed and the revetment is designed at the elevation of the road, which is the limit of wave uprush utilizing 1.2 feet of sea level rise (low to intermediate for year 2090). The project as currently designed does not meet the 100 year sea level rise, but addresses adaptive measures to be implemented after 2090, and recommends 5 year inspection and maintenance interval. Final review in BPC required.

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** 02/07/2025

PROJECT NUMBER:	CDP 18-029
JOB ADDRESS:	31618 SEA LEVEL DR
APPLICANT / CONTACT:	Robyn Moruzzi, Malibu Proj. Mgmt.
APPLICANT ADDRESS:	30765 Pacific Coast Highway #173 Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
APPLICANT EMAIL:	robyn@malibuprojmgmt.com
PROJECT DESCRIPTION:	mitigation of bluff erosion

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 Guzman 2/24/2025

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.

* The proposed mitigation of bluff erosion does not appear to impact existing onsite wastewater treatment systems (OWTS) along Sea Level Drive.

City of Malibu

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GEOTECHNICAL REVIEW SHEET

Project Information

Date: March 27, 2025 **Review Log #:** **4161**
Site Address: 31618 Sea Level Drive
Lot/Tract/PM #: n/a **Planning #:** **CDP 18-029**
ECDP 18-002
P5
Applicant/Contact: Robyn Moruzzi, robyn@malibuprojmgmt.com **BPC/GPC #:**
Contact Phone #: 310-773-7305 **Fax #:** **Planner:** **Alexander da Silva**
Project Type: **Revisions:** Mitigation of bluff erosion adjacent to Sea Level Drive

Submittal Information

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

GeoSoils, Inc. (Skelly, RCE 47857): **11-8-2024**
GeoSoils, Inc. (Franklin, CEG 1340; Skelly, RCE 47857; Guatelli, GE 2320): 12-22-2020, 11-7-2018 (revised 11-8-2018), 8-21-2018.

5th Coastal Development Permit Submittal
Bluff Erosion Control (preliminary) Plans prepared by GeoSoils, Inc. dated November 7, 2024, 7 sheets (Skelly, RCE 47857).

Previous Reviews: 2-16-2021, 7-10-2020, 9-18-2018, 7-17-2018; Ref: Environmental Health Review Sheet dated 2-24-2025; Ref: 1-29-2018 (for ECDP 18-002).

Review Findings

Coastal Development Permit Review

☒ The revised bluff erosion control project is **APPROVED** from a geotechnical perspective.

☐ The revised bluff erosion control project is **NOT APPROVED** 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.

Remarks

The updated coastal engineering and geotechnical report was reviewed by the City's consultant from a geotechnical perspective. The revised project includes the installation of a properly engineered rock

revetment in both Areas 1 and 2.

Planning Review Comments:

None.

Building Plan-Check Stage Review Comments:

1. Please show Cross-Section X-X' on the site plan, Sheet S1 of the plans.

2. Prior to final approval of the project, an as-built report documenting the installation of the rock revetment shall be prepared by the Project Geotechnical ConsultantThe report shall include a statement that the rock revetment was installed under the observation of the engineering geologist and geotechnical engineer of record and that the installations conformed to the approved plan and specifications. Any modifications to the plans necessary for the conditions encountered during the construction must be documented in the final report. Please include this comment as a note on the rock revetment plans.

3. One set of final electronic rock revetment 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 over the counter at City Hall. Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Engineering Geology Review by: _____ *3-14-2025*

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

Geotechnical Engineering Review by: _____ *3-26-2025*

Lauren J. Doyel, G.E. #2981, Exp. 6-30-25 Date
Geotechnical Engineering Reviewer (805-856-8330)
Email: ldoyel@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

– 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 soil nail wall 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 Plans.
3. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
4. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
5. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
6. 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 from the Project Geotechnical Consultant and applicant.

City of Malibu

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(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 06/02/2025

PROJECT NUMBER: CDP 18-029

JOB ADDRESS: 31618 SEA LEVEL DR

APPLICANT / CONTACT: Robyn Moruzzi, Malibu Proj. Mgmt.

APPLICANT EMAIL: robyn@malibuprojmgmt.com

PROJECT DESCRIPTION: mitigation of bluff erosion

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 $ $3,180

SIGNATURE

09/02/2025
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Jorge Rubalcava, PE Senior Civil Engineer

Date: September 2, 2025

Re: Proposed Conditions of Approval for 31618 Sea Level Dr CDP 18-029

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.**

MISCELLANOUS

3. Please provide a construction management plan (CMP). At a minimum, the CMP shall include ethe following:

   - Project Overview
     - Project Name: Coastal Rock Revetment Installation
       Location:
       Purpose: To install additional rock revetment to protect the adjacent roadway from coastal erosion and storm surges.
       Scope: The project involves placing [X] cubic yards of rock along [X] linear feet of shoreline. Work includes excavation, placement of filter fabric, underlayer, and primary armor stone.
   - Construction Logistics
     - Volume expected
     - Delivery method
   - Truck and Traffic Routes:
     - Truckloads per day
     - Haul Routes
     - Traffic Control Plan
   - Staging and Stockpiling:
     - Temporary storages of rocks before placement
     - Tide and access considerations. Will this be installed during low tide?
   - Construction Equipment and Access
     - Equipment used; excavators, dump trucks, loaders, etc.
     - Site access
   - Construction Schedule & Phasing
     - Estimated duration
     - Work hours – Check with Planning Department
     - Phasing plan
   - Emergency Access
     - Maintain unobstructed width (LACoFD approved) of Sea Level Drive
     - State the width of the road during crane/lift windows

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

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, May 4, 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. 18-029 - A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary bluff protection measures and the construction of permanent bluff protection measures consisting of two revetments on the ocean side of a private street

LOCATION / APNs:	**31618 Sea Level Dr** / 4470-017-009, 4470-001-014 through 4470-001-026
ZONING:	Single-Family Medium (SFM)
APPLICANT:	Malibu Project Management
OWNERS:	Malibu Encinal Homeowners Association Inc.; 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
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(d) and 15303(d)
APPLICATION FILED:	June 25, 2018
CASE PLANNER:	Alexander da Silva, Associate Planner, adasilva@malibucity.org (310) 456-2489, ext. 314

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

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

ATTACHMENT 4

Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: June 4, 2026 Meeting date: June 15, 2026

Subject: Administrative Plan Review No. 24-053 and Variance No. 26-009 – An application for a new detached garage with basement and associated site improvements

Location: 4764 Latigo Canyon Road
APN: 4459-002-020
Owner: James Rowton and Susan Rowton Trust

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-24 (Attachment 1) determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Administrative Plan Review (APR) No. 24-053 to construct a 12 (foot) ft., 6 inch (in.) tall, detached 768 sf. garage with a flat roof and 768 sf. basement, and associated site improvements; including Variance (VAR) No. 26-009 for a 66.7 percent (40 ft.) reduction in the front yard setback from 60 ft. (required) to 20 ft. (proposed) on a parcel located in the Rural Residential, Two-Acre (RR-2) zoning district at 4764 Latigo Canyon Road (James Rowton and Susan Rowton Trust); or 2) deny the project as proposed and direct staff to return with a resolution of denial.

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 consistency with applicable provisions of the Malibu Municipal Code (MMC) and environmental review pursuant to CEQA. The Planning Commission can consider the merits of the project presented by the applicant and staff and determine if the analysis contained herein demonstrates the project is consistent with the MMC with the inclusion of the VAR or constitutes a denial if the findings cannot be made.

Typically, the review and approval of an APR would fall under the authority of the Community Development Director; however, since the subject application includes a VAR request, pursuant to MMC Section 17.72.060, a public hearing is required by the Planning Commission.

Coastal Development Permit Exemption

The subject parcel 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 Permit in LCP Local Implementation Plan (LIP) Section 2.1.LIP Section 13.4 provides a coastal development permit exemption (CDPE) for certain projects which do not involve a risk of adverse environmental impacts. The proposed project is consistent with the exemption criterion in LIP Section 13.4.1, "Exemption for Improvements to Existing Single-Family Residences." Additionally, the proposed development is not listed among the classes of development in LIP Section 13.4.1(B) for which a CDPE does not apply. Therefore, the project was determined to be eligible for a CDPE by the Community Development Director and CDPE No. 24-107 was assigned. It should be noted that since the project is exempt from a coastal development permit, it would not be appealable to the CCC regardless of whether it was within the appealable jurisdiction, which it is not.

Variance from MMC Section 17.40.040(A)(6)(a) for Front Yard Setback Reduction (MMC Section 17.72.060)

Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR 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, a draft resolution has been prepared for the Planning Commission's consideration in support of the requested VAR (Attachment 1). Since the Planning Commission is the decision-making body on this project, the resolution would also approve the APR. Staff is not recommending to approve or deny the variance as evidence can be demonstrated either way. The Planning Commission, as the decision-making body, will have to weigh the evidence in the record (including this staff report and materials in the record) and determine if the variance findings can be made.

Background and Project Overview

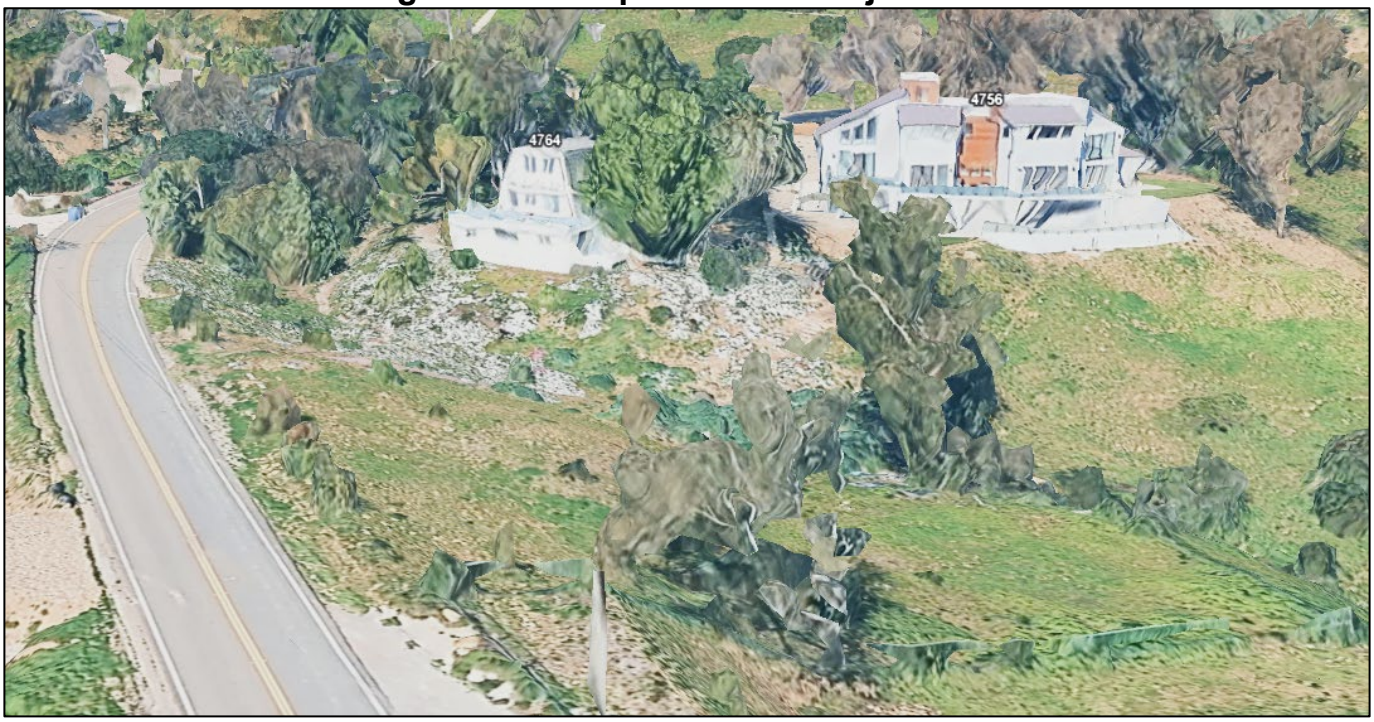
As shown in Figure 1, the subject parcel is a developed, rectangular-shaped lot located towards the northern city limit with access provided adjacent to Latigo Canyon Road. The parcel is currently developed with an existing 1,536 sf. single-family residence that was constructed in 1973, without a garage. Existing development is considered legal nonconforming as the parcel does not provide the required off-street parking for two covered spaces pursuant to MMC Section 17.48.030. As shown in Figure 2, the parcel is bound by Latigo Canyon Road and contains descending slopes along the southern portion of the road. There are further descending slopes to the east of the development pad where the existing single-family residence sits which has made siting the proposed garage a challenge for the applicant. The proposed garage would be located in an area south of the existing driveway as shown on Figure 3, and within that existing development pad.

Figure 1 – Subject Parcel



Source: City of Malibu GIS 2026

Figure 2 – Oblique View of Project Site



Source: Google Earth 2026

Figure 3 – Street View of Project Site



Source: Google Maps 2026

The subject application proposes to construct a new 12 ft., 6 in. tall, detached 768 sf. garage with a flat roof and basement, and associated site improvements. VAR No. 26-009 is requested to authorize an approximate 67 percent reduction in the required front yard

setback, from 60 ft. (required) to 20 ft. (proposed). During application processing, the applicant explored two options for avoiding a VAR request.

The first option would require a Site Plan Review (SPR) pursuant to MMC Section 17.62.040(A)(8) that could authorize a front yard setback reduction up to 50 percent, or 30 ft. in lieu of the required 60 ft. However, an SPR was not pursued as this option did not yield the applicant's desired design outcome for a 20 ft. front yard setback. It would also make it hard to place a code-compliant two-car garage within this setback.

The second option would require the processing of a Neighborhood Standards (NS) request pursuant to MMC Section 17.40.040(A)(16), where neighboring parcels within a 500 ft. radius are assessed to determine the average front yard setback. If authorized by the Planning Commission, an NS determination could provide an applicant with the average front yard setback that exists in the neighborhood. The applicant conducted an NS study to see if this option would be feasible. The applicant's study is provided as Attachment 4. In this case, the average front yard setback within a 500 ft. radius is 41 ft. However, an official NS application was not pursued as this exercise did not yield the applicant's desired design outcome for a 20 ft. front yard setback to enable placement of a code-compliant two-car garage.

The applicant's initial NS study identified the front yard setbacks of all parcels to the north and south of the subject parcel between 5475 Latigo Canyon Road and 4817 Latigo Canyon Road. Based on the study, the average front yard setback is approximately 19 ft. The applicant states that their proposed 20 ft. front yard setback is similar to other developed properties on Latigo Canyon Road and within proximity to the subject parcel. Additionally, the applicant submitted a building permit issued by the County of Los Angeles finalized in 1974 for the construction of a two-story dwelling which shows a 20 ft. front yard setback (Attachment 5). Based on the limited information on the building permit, it is inconclusive if a garage was approved but never constructed with that 20 ft setback. The applicant has requested the building permit record be considered in support of the VAR.

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	300 ft.
Lot Width	146 ft.
Gross Lot Area	43,645 sf. (1 acre)
Area of Street Easements	0 sf.
Area of 1:1 Slopes	0 sf.
Net Lot Area*	43,645 sf. (1 acre)

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

The subject parcel is zoned RR-2 as are the surrounding parcels to the north, south, and RR-5 zoned properties to the east and RR-20 to the west of the subject parcel.

Table 2 provides a summary of the surrounding land uses:

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	4756 Latigo Canyon Rd	463,774 sf.	RR-2	Single-Family Residential
East	4800 Latigo Canyon Rd	221,034 sf.	RR-5	Single-Family Residential
South	4817 Latigo Canyon Rd	45,033 sf.	RR-2	Single-Family Residential
West	27412 Latigo Bay	42,189 sf.	RR-20	Single-Family Residential

Sources: Malibu City GIS and LA County Tax Assessor

Project Description

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

Construction

a. Construction of a new 12 ft., 6 in. tall (flat roof), detached 768 sf. garage;
b. 768 sf. basement below the detached garage;
c. Approximately 58 cubic yards (c.y.) of non-exempt grading;
d. Associated site improvements consisting of a proposed 4 ft., walkway on grade. .

Discretionary Request

e. VAR No. 26-009 for a 66.7 percent (40 ft.) reduction in the required front yard setback from 60 ft. (required) to 20 ft. (proposed).

Existing and Proposed Total Development Square Footage (TDSF)

• Existing residence		1,536 sf.
• Proposed detached two-car garage		768 sf.
• Proposed basement[1]		768 sf.
	Total:	**2,304 sf.**

MMC Analysis

The following MMC sections are applicable to the proposed project and conformance with the MMC is required for the APR. Pursuant to MMC Section 17.72.060, eight findings are required for a VAR. These findings are made in the attached resolution.

[1] Basement TDSF Calculation: 768 sf. proposed - 1,000 sf. exempt = 0 sf. (LIP Section 3.6(K)(3))

The proposed project has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Environmental Health Administrator, and the Los Angeles County Fire Department (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 the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested VAR.

Zoning (MMC Title 17)

MMC Chapter 17 requires conformance to development standards. As shown in Table 3, the proposed project meets the property development and design standards set forth in MMC Chapter 17.40, inclusive of the requested VAR.

Table 3 – MMC Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS – Garage Addition Only (ft., in.)			
Front Yard	60’	20’	*VAR 26-009*
Rear Yard	45’	253’	Complies
North Side Yard	21’, 11”	32’	Complies
South Side Yard	14’, 6”	87’	Complies
HEIGHT	18’	12’, 6”	Complies
IMPERMEABLE LOT COVERAGE (sf.)	13,094 sf	3,486 sf	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE (sf.)	7,037	2,304	Complies
SITE OF CONSTRUCTION	Less than 3 to 1	Less than 4 to 1	Complies
NON-EXEMPT GRADING (c.y.)	1,000	58	Complies
PARKING	2 Enclosed 2 Unenclosed	2 Enclosed 2 Unenclosed	Complies

Grading (MMC Chapter 17.40)

MMC Section 17.40.080 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The project will consist of 216 c.y. of removal and recompaction; 230 c.y. of exempt understructure grading; and 58 c.y. of non-exempt grading.

Archaeological / Cultural Resources (MMC Chapter 17.54)

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 by the adopted City of Malibu Cultural Resources Map and it has been found that the project site is listed as having a very low potential for observing any archaeological resources. Also, the proposed development will be completely within the disturbed graded building pad and driveway area. Due to the previously permitted grading activities to create the existing building pad, the project has very low probability of disturbing archaeological resources for construction of the proposed detached garage. Moreover, the applicant submitted a determination letter for the neighboring parcel immediately north of the subject parcel (4756 Latigo Canyon Road) where a Phase I Archaeological Study was prepared by Dr. Alan Garfinkle Gold, RPA and the study concluded that the parcel yielded no archeological resources.

Nevertheless, conditions of approval are included, which state 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.

Onsite Wastewater Treatment System (OWTS) (MMC Chapter 15.44)

The project was routed to Environmental Health for conformance review. The project scope is for a new garage with basement. It was determined that no renovation to the existing OWTS is required as the project does not include any additional fixtures or require upgrades to the existing OWTS.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(e) – New Construction. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On May 21, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 6).

SUMMARY: The project has been reviewed and conditionally approved for conformance with the MMC by appropriate City and County departments. The required findings can be made that the project complies with the MMC. Based on the analysis contained in this report for consideration, staff provide no recommendation on this project. If the Planning Commission determines the required findings for the VAR can be made, staff has provided the attached resolution for adoption. The Commission may choose to deny the project as proposed and request staff return with a denial resolution or continue to a date uncertain to allow time for the applicant to revise project plans.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-24
2. Project Plans
3. Department Review Sheets
4. Applicant's Neighborhood Standards Study
5. 1974 County of Los Angeles Building Permit
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING ADMINISTRATIVE PLAN REVIEW NO. 24-053 TO CONSTRUCT A 12-FOOT, 6-INCH TALL, DETACHED 768 SQUARE FOOT GARAGE WITH A FLAT ROOF AND 768 SQUARE FOOT BASEMENT, AND ASSOCIATED SITE IMPROVEMENTS; INCLUDING VARIANCE NO. 26-009 FOR A 66.7 PERCENT (40 FOOT) REDUCTION IN THE FRONT YARD SETBACK FROM 60 FEET (REQUIRED) TO 20 FEET (PROPOSED), LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 4764 LATIGO CANYON ROAD (JAMES ROWTON AND SUSAN ROWTON TRUST)

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

SECTION 1. Recitals.

A. On August 22, 2024, an application for Administrative Plan Review (APR) No. 24-053 was submitted to the Planning Division by the applicant/owner Susan Rowton, Trustee for the James Rowton and Susan Rowton Trust. The application was routed to the City Environmental Health Administrator, City geotechnical consultant reviewers, and Los Angeles County Fire Department (LACFD) for review.

B. On April 8, 2025, Planning Division staff conducted a site visit to document site conditions, the property and surrounding area.

C. On April 30, 2026, after many attempts by the applicant to comply with the Malibu Municipal Code (MMC), the applicant submitted a request for Variance (VAR) No. 26-009 for a 66.7 percent reduction in the required front yard setback.

D. On May 21, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject parcel and to all interested parties.

E. On June 15, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Variance Findings.

Variance No. 26-009 from MMC Section 17.40.040(A)(6)(a) for Front Yard Setback Reduction (MMC Section 17.72.060)

MMC Section 17.40.040(A)(6)(a) requires the front yard setback for a non-beachfront parcel to be at least 20 percent of the total depth of the lot or 65 ft., whichever is less. Based on the lot depth, the required setback is 60 ft. A VAR is requested to allow for a 66.7 percent (40 ft.) reduction in the front yard setback from 60 ft. (required) to 20 ft. (proposed) to facilitate construction of the proposed two-car garage. Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all of the following findings of fact. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the required findings for VAR No. 26-009 are made as follows.

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

The project site is bounded by Latigo Canyon Road and contains descending slopes along the southern portion of the road. As Latigo Canyon Road curves toward the northern city limits, an existing driveway is located on the subject parcel. There are descending slopes to the south and east of the existing building pad which limit the area in which a garage can be placed on this site. The proposed detached garage would be located south of the existing driveway, with a reduced setback of 20 ft. from the front property line. Due to the topography of the subject parcel and the location of the proposed detached garage adjacent to an existing driveway and residence, development would occur within the existing building pad. Strict application of the zoning ordinance as it pertains to the otherwise required 60 ft. front yard setback would deprive the property owner of privileges enjoyed by other developed residential parcels in the vicinity who have code-compliant garages. The MMC requires that single-family development have a two-car enclosed parking area, which would bring this site into conformance as proposed. As demonstrated by the applicant's study of all parcels to the north and south of the subject parcel between 5475 Latigo Canyon Road and 4817 Latigo Canyon Road, the average front yard setback is approximately 19 ft. If the applicant has to maintain the required 60 ft. front yard setback, the garage would be located on top of the existing Onsite Wastewater Treatment System (OWTS) components, or onto the existing single-family residence. Strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the vicinity. Furthermore, the existing residence is currently considered legal nonconforming as the parcel does not provide the required off-street parking for two covered spaces.

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 VAR will enable the subject parcel to come into conformance with the MMC zoning ordinance as it relates to providing two covered off-street parking spaces for the existing single-family residence. This would be similar to other residences in the vicinity that have garages. The proposed location for the detached garage has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Environmental Health Administrator, and the LACFD. Subject to conditions, the reviewing departments found that granting of the VAR will not be detrimental to the public interest, safety or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the subject property is located. It is arguable that this garage would improve safety in the area by providing parking off of the neighborhood roads.

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

As previously described in Findings 1 and 2, many other residences in the area have garages and front yard setbacks less than the requirement in MMC Section 17.40.040(A)(6)(a), as this neighborhood was largely developed before cityhood and pursuant to development standards set by the County of Los Angeles, which allowed for a similar setback as what is being proposed. This is demonstrated by the County building permit on file with the City for the original construction of the single-family residence in 1974. The granting of the variance will not constitute a special privilege to the applicant/property owner, as this variance will enable the site to come into conformance by providing a garage similar to other properties in the vicinity and with similar setbacks to those found along Latigo Canyon Road.

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 General Plan.*

The granting of such variance will not be contrary to or in conflict with the General Plan and intent of this Chapter, nor to the goals, objectives and policies of the MMC. The granting of the variance will bring the site into conformance with the general plan, objective and policies of the MMC, as properties are required to provide two enclosed parking spaces. The proposed garage will provide the required two enclosed parking spaces and provide a front yard setback similar to properties in the vicinity.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The variance request is consistent with the purpose and intent of the Rural Residential, Two-Acre zoning in which the site is located. As previously discussed in Finding 1, the granting of the variance will bring the site into conformance by enabling the applicant to construct a garage, provide the required two enclosed parking spaces on site and provide a similar front yard setback to properties in the vicinity.

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

The subject site is physically suitable for the proposed variance. The proposed location for the detached garage is located near the existing single-family residence and will be sited on less than 4 to 1 slopes per the applicant's submitted color-coded slope analysis, adjacent to the existing driveway. Furthermore, the location of the proposed garage will provide a similar front yard setback to properties in the vicinity. The development will avoid steeper slopes to the south and east of the parcel which makes locating the garage with an MMC compliant setback challenging. By requiring the 60 ft., front yard setback the garage would be located on top of the existing OWTS components or onto the existing single-family residence.

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

The variance will enable the applicant to comply with all requirements of state and local codes by providing the required off-street parking. The project has been reviewed for and conditioned to be compliant with all state and local laws. Furthermore, the applicant will be required to obtain proper building permits with the Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City of Malibu, will be verified.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

As previously described in Finding 2, the project was reviewed by the applicable city and county agencies and along with the conditions imposed the variance will not be detrimental to the health, safety and welfare of the city. The project is for a garage and basement that will share a similar setback with the rest of the neighborhood and is reasonable so the applicant can have common accessory uses that neighbors enjoy in similar proximities on their parcels.

SECTION 4. Administrative Plan Review Findings.

Based on substantial evidence contained within the record and pursuant to Malibu Municipal Code (MMC) Section 17.40.040, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves APR No. 24-053 for the construction of a 12 ft., 6-inch (in.) tall, detached 768 square foot (sf.) garage with a flat roof, 768 sf basement, and associated site improvements, located in the Rural Residential, Two-Acre (RR-2) zoning district at 4764 Latigo Canyon Road.

The project, as proposed, has been determined to be consistent with all applicable MMC codes, standards, goals, and policies.

SECTION 5. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 24-053 and Variance No. 26-009 subject to the following conditions.

SECTION 6. 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 12 ft., 6 in. tall (flat roof), detached 768 sf. garage;
   b. 768 sf. basement below the detached garage;
   c. Approximately 58 cubic yards (c.y.) of non-exempt grading;
   d. Associated site improvements consisting of a 4 ft., walkway on grade.

   Discretionary Request

   e. VAR No. 26-009 for a 66.7 percent (40 ft.) reduction in the required front yard setback from 60 ft. (required) to 20 ft. (proposed).

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

4. Pursuant to 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. 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 approved administrative plan review shall expire three years from the date of approval, **June 15, 2029**, unless a time extension has been granted, or work has commenced, and substantial progress made (as determined by the Building Official) and the work is continuing under a valid building permit. If no building permit is required, the administrative plan review approval shall expire after three years from the date of final Planning Division approval if construction is not completed. The expiration date shall be suspended until an appeal and/or litigation regarding the subject permit is resolved.

8. The Community Development Director may grant up to four one-year extensions of the expiration of an administrative plan review approval, if the Community Development Director finds that the conditions, including but not limited to changes in the zoning ordinance, under which the administrative plan review approval was issued have not significantly changed.

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

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

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

Cultural Resources

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

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

Lighting

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

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

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

17. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

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

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

Construction / Framing

22. The applicant shall submit a copy of a 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. 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.

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

24. 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.

25. 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.

26. 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 Local Coastal Program (LCP) Local Implementation Plan (LIP) Chapter 17, absent MMC provisions on BMPs, 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.

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

28. 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.

Fuel Modification

29. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Geology

30. 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.

31. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved APR relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a revised Notice of Decision or a new APR.

Environmental Health

32. OWTS on Project Plans: The final project plans (architectural and grading) must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future seepage pit dispersal area(s), and all lines of connection to the residence. All components must be shown to scale.
    a. The following note shall be included on the project plans: "All OWTS components must be delineated in the field and protected at all times during and after construction of the new garage."

33. Building Plans: All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.
    a. The final floor plans must show no more than 0 bedrooms and 0 drainage fixture units for the garage and basement.

34. OWTS Plot Plan: A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements (if applicable), and all components of the OWTS meeting the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals.

35. Environmental Health Final Review Fee: A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

Prior to Final Planning Inspection

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

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

Fixed Conditions

38. This APR and VAR shall run with the land and bind all future owners of the property.

39. 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 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15th day of June 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code (MMC) Section 17.04.220 (Appeal of action) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-24 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 15th day of June 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
3/19/2026
Planning Division

3.11.26

General Notes

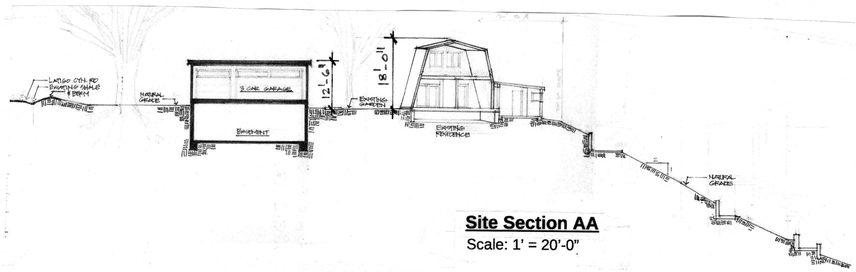
1. There is no existing garage or carport. There is no demolition of any existing structure.

2. There is no new plumbing being added.

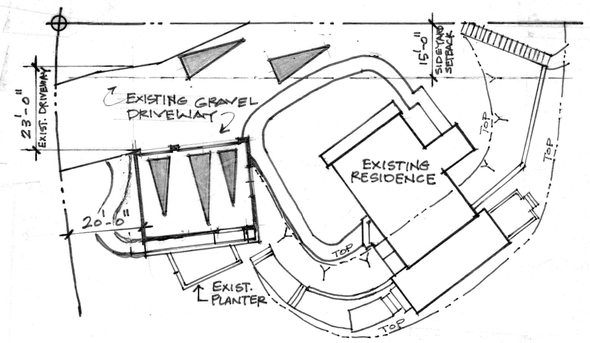
3. All existing items are labeled as existing, exist., or (E).
The detached garage with basement and egress is the only proposed structure. There will be a new walkway on grade on the west side of the garage to allow access to the basement. All finished grades are to be within 3ft. of the bottom of the garage floor above.

4. This project is in an area listed as having a very low potential for observing any archaeological sites as found on the City of Malibu Cultural Resources Sensitivity Map.

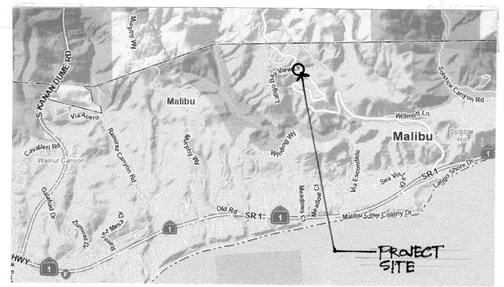
5. The grading that is required, is for foundational purposes. There is minor grading for an access path to the basement. No building pad is being created. All construction is in an area of a 4:1 slope or less.



Site Section AA
Scale: 1' = 20'-0"

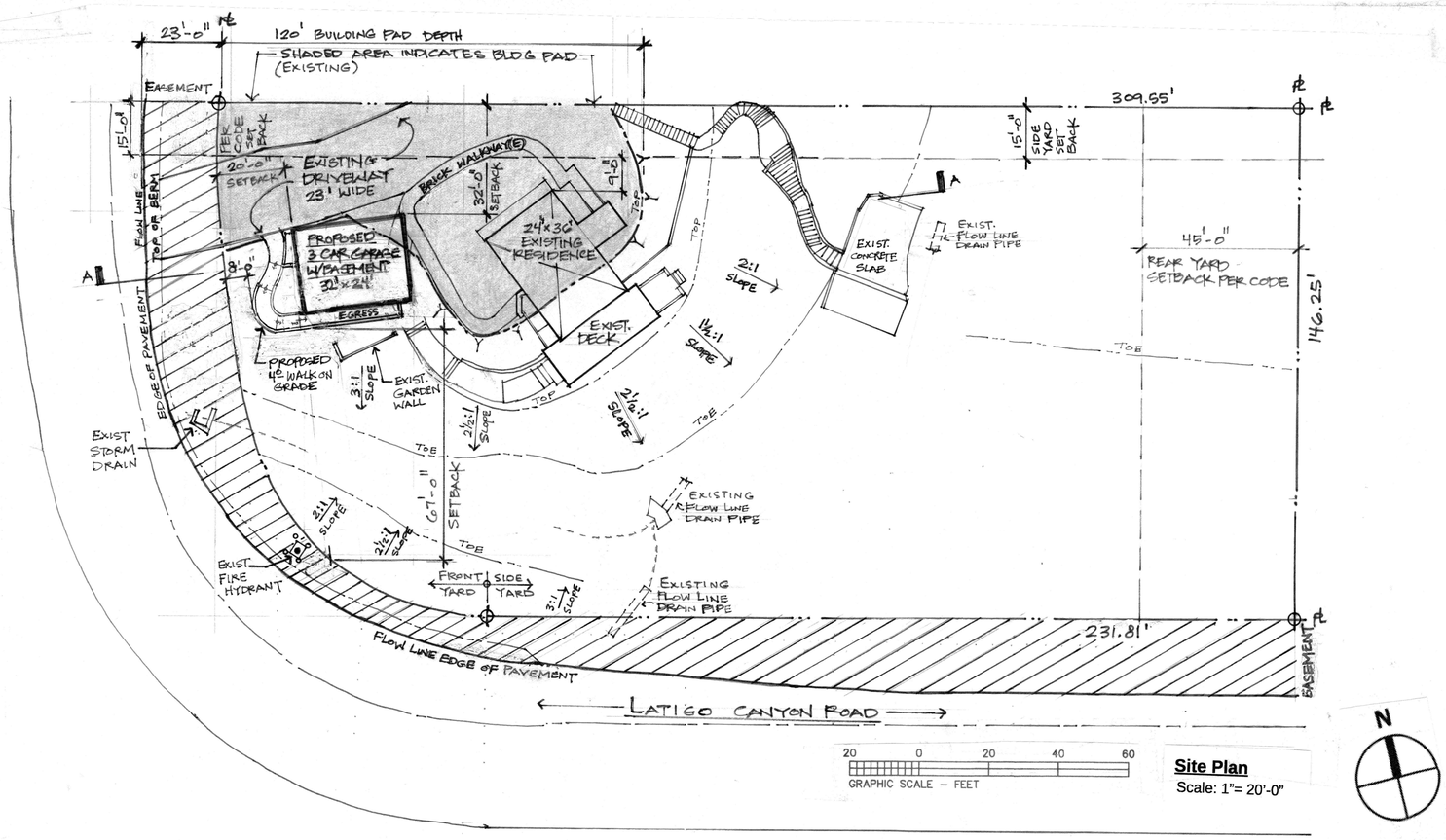


Parking Plan
Scale: 1' = 20'-0"



Vicinity Map - No Scale





Site Plan
Scale: 1"= 20'-0"

PROJECT INFORMATION:

Address:	4764 Latigo Canyon Road
APN:	4450-002-020
Lot Area:	One Acre - 43,645 sq. ft. **Gross and Net** No slopes 1:1 or greater
Lot Dimensions:	(N)309.55, (E)146.25, (S)231.81, (W)97.12 r=0.02, 25.94, 63.80 r=269.78
Zoning:	Rural Residential - Two Acres (RR-2)

PROPOSED PROJECT:

Detached 3 Car Garage with Basement

Total Existing Residence Size (Total Sq. Ft.):	**1,536 sq. ft.**
Proposed Garage Square Footage:	768 sq. ft.
Proposed Basement Square Footage:	768 sq. ft.

ZONING CONFORMANCE:

YARD SETBACKS	Proposed	Allowed
Front yard setback*	20'	54' *270 x 20% = 54'
Rear yard setback*	255'	40.5' *270 x 15% = 40.5'
Side yard setback total required	116'	36.5' 146 x 25% = 36.5'
Side yard setback min.	31'	15' 146 x 10% = 14.6'
Side yard setback max.	85'	22' 36.5' - 15' = 21.5'

*Lot depth at north property line = 309..55' at south property line = 231.81
the point where the road begins to curve and becomes the front yard property line.
309.25 - 231.81=77.74'/ =38.87 309.5 -38.87=270.68 231.81+38.87=270.68'

TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF)

1 acre, 43,560 sq. ft. = 7033 sq. ft. of allowed square footage
43,645 - 43560 = 85 x .05 = 4.25 + 7033 = 7037 sq. ft..

Existing Residence	1,500 sq. ft.
Demolition	0 sq. ft.
Proposed Garage	768 sq. ft
	2,268 sq. ft.

TDSF	Proposed	Allowed
	2,268 sq. ft.	**7,037 sq. ft**

TOTAL IMPERMEABLE COVERAGE

Total square footage of net lot area: 43,645 sq.ft.
43,645 x 30% = 13,093 sq. ft. maximum impermeable coverage allowed.

Existing residence footprint	1,344 sq. ft.
Existing walkways and stairs	1,092 sq. ft.
Total Existing impermeable coverage:	**2,436 sq. ft.**
Total Proposed new construction	
Garage, egress, walkway	**1,050 sq.ft.**

Total Impermeable Coverage	Proposed	Allowed
	3,486 sq. ft.	**13,093 sq.ft.**

Drawing Index

A.1	**Architectural - Site Plan, Project information, Parking Plan, Notes**
A.2	**Architectural - Plans, Sections, Elevations**
C.1	**Civil - Color Coded Slope Analysis, Existing Septic Plot Plan, Notes**
C.2	**Civil - Grading Plan - Grading Notes**

ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
(818) 455-1814

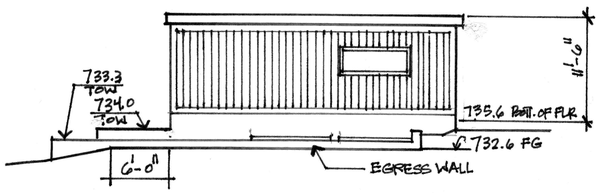
PROJECT OWNER
Susan and James Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265

PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd., Malibu, CA 90265
Parcel number 4459-002-020

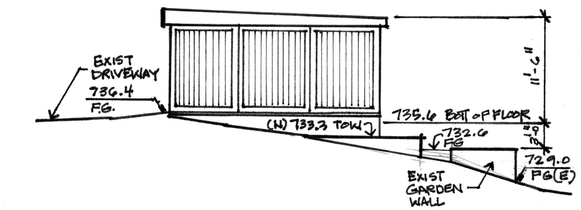
Drawing Title:
Site Plan, Project Information
Site Section, Parking Plan

Sheet
A-1

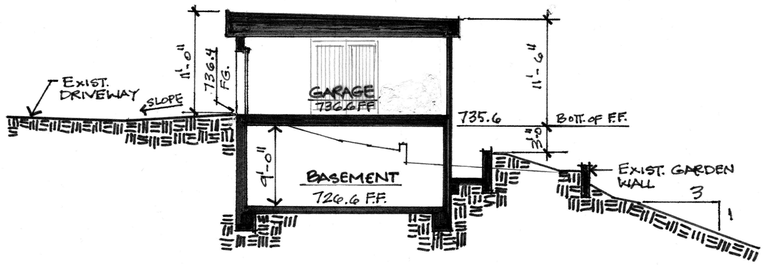
ATTACHMENT 2



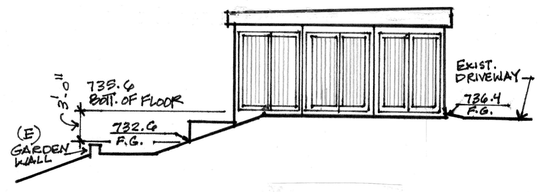
South Elevation
Scale: ⅛" = 1'-0"



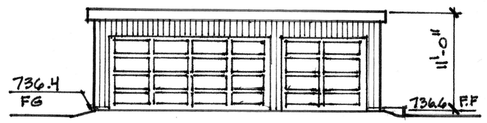
West Elevation
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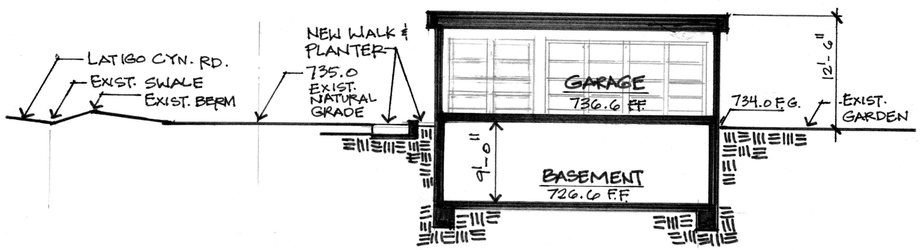
Section BB
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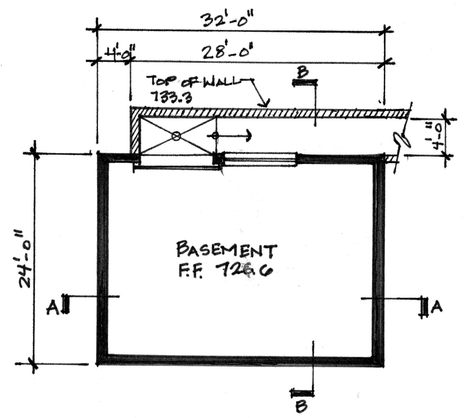
East Elevation
Scale: ⅛" = 1'-0"



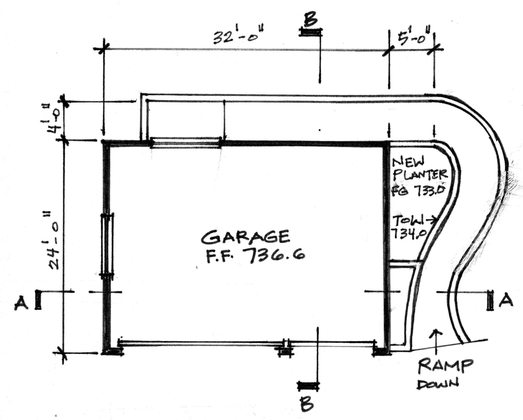
North Elevation
Scale: ⅛" = 1'-0"



Section AA
Scale: ⅛" = 1'-0"



Basement Floor Plan
Scale: ⅛" = 1'-0"



Garage Floor Plan
Scale: ⅛" = 1'-0"

3.11.26

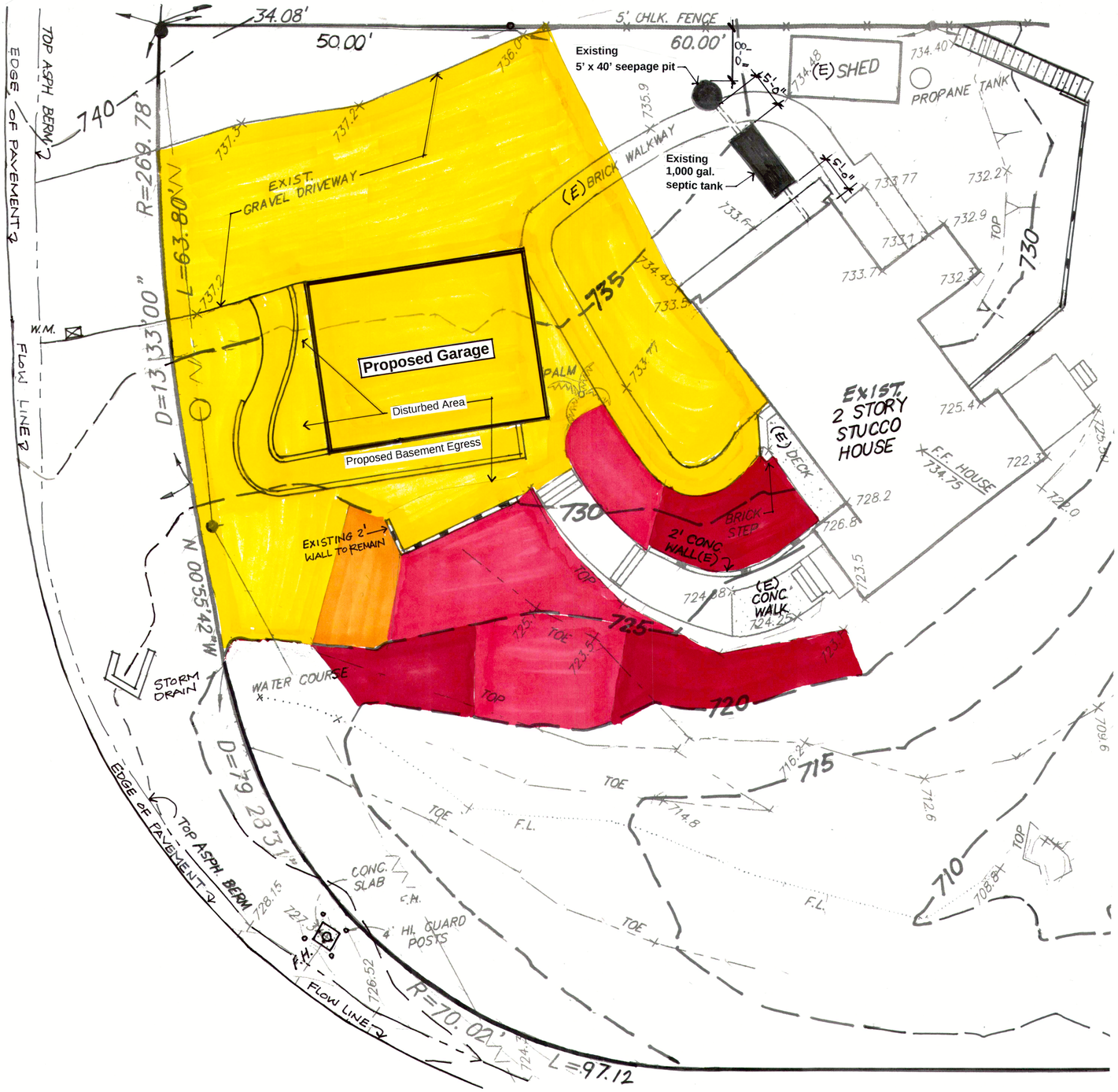
ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
(818) 455-1814

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PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd., Malibu CA 90265
Parcel number 4459-002-020

Drawing Title:
Architectural Plans, Sections, Elevations

Sheet
A-2



Color Coded Slope Analysis Plan
Existing Septic System Plot Plan
Scale: ⅛" = 1'-0"

Slope/Site Analysis

The property is a one acre parcel that fronts Latigo Canyon Rd. on the west and south sides as the road curves. There is a gently sloping building pad at the north western portion of the property. The existing 1500 sq. ft. single family residence sits at the eastern and southern edges of the building pad. From these edges, the land descends with a 2½:1 to 1½:1 slope 20 - 25 ft. to the lower level of the property.

The driveway is situated along the northern property line, at the rear of the residence. Going from east to west, toward Latigo Canyon Rd.,the driveway slopes upwards toward Latigo Canyon at a 2% grade. From the southern edge of the driveway, the property slopes down southward at a less than 4:1 slope. This area is a disturbed area with a garden and a 20' x 20' flat area partially retained with a 2 ft. wall. It is within this area, parallel and adjacent to the existing driveway, that the proposed garage is sited. This location for the proposed garage requires the least amount of grading. The grading is for the building's foundation. It leaves the natural steeper terrain fully intact.

Below this area, the property continues to descend southward with steeper slopes of 4:1 - 3:1, 3:1 - 2½:1 and 2½:1 to less than 1:1. The 2 ½:1 - less than 1:1 slope continues along the south and eastern slope below the building pad.

On the east side of the existing residence is a garden area. It has a slope of 4:1 and less. It is rimmed with a brick walkway that leads to the front of the residence on the south side of the building. Along the western edge of the walkway, the land begins to slope down at a 3:1 - 2½:1 slope toward the proposed garage site and below.

Coming up Latigo Canyon, approaching the property at the south east corner, the edge of pavement is 21 ft. from the property line. This narrows down to 10 ft. at the apex of the curve as the road turns north up the mountain. Coming out of the curve, the road moves away 23 ft. from the property line. This is in the area of the proposed garage just before the driveway. Within this easement on the west side of the property, there is a fire hydrant on a concrete pad and a concrete strom drain with a fence around it. There are also two 50 ft. tall utility poles, one at the corner of the property and another at mid point of. This easement slopes down from the road toward the property. At a low point, the land slopes back up toward the driveway and building pad.

Slope Analysis Table

Property size: 1 acre 43,645 sq. ft.
Area of Site analysed for Garage Addition:
6,225 square feet - 1/7 of and acre

Slope Category Horizontal:Vertical	Percent Slope	Area (Sq. Ft.)	Percent of Total
Less than 4:1*	0% - 25%	4,538*	72%*
4:1 - 3:1	25% - 33%	160	3%
3:1 - 2½:1	33% - 40%	833	14%
2½:1 - 1:1	40% - 100%	694	11%
1:1 and greater	> 100%	0	0%
Total		6225	100%

***Note: Area of slope less than 4:1**
Existing Driveway - 1,530 sq. ft. = 25%
Garden at house - 864 sq. fr. = 13%
Garage and Egress - 1,508 sq. ft. = 24%
South of Garage - 636 sq. ft. = 10%
Total - 4,538 sq. ft. = 72%

Legend

- 4:1 slope and less
- 4:1 - 3:1 slope
- 3:1 - 2½:1 slope
- 2½:1 - 1:1 slope

REGISTERED PROFESSIONAL ENGINEER
BRUCE D. RICHMOND
No. C 49628
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
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PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd. Malibu CA 90265
Parcel number 4459-002-020

Drawing Title:
Color Coded Slope Analysis
Existing Septic Plot Plan

Sheet
C-1

ENGINEERED FILL- COMPACTION STANDARD

The materials placed for engineered fill as discussed in the previous section should be compacted to at least 90% of their maximum density as determined using the Modified Proctor Test (ASTM D 1557).

The density of earth materials is to be measured using the nuclear gauge (ASTM D6938) or sand cone (ASTM D1556) test methods. When the nuclear gauge test is used, at least one sand cone test shall be taken for each five nuclear tests with the sand cone test taken at the general location and elevation as one of the five nuclear tests to verify accuracy of the nuclear test results. The standard for the County of Los Angeles requires that field tests should be taken at every 2 vertical feet or for every 500 cubic yards of fill placed, whichever is more restrictive.

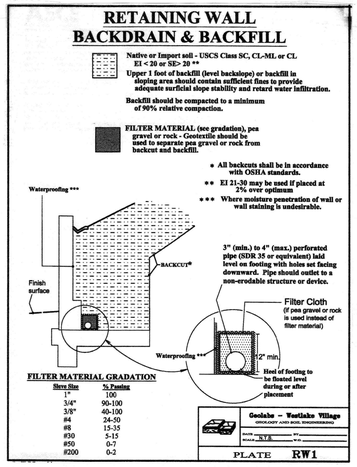
TEMPORARY EXCAVATIONS

Materials encountered in the geotechnical investigation are considered to be Type "C" soils using the OSHA classification system. Cal/OSHA requires the contractor to be responsible for providing a "competent person" to evaluate soil conditions. During construction the soil conditions and classification should be confirmed by the "competent person". The excavations should also be observed by the geotechnical consultant. Supplemental geotechnical recommendations may be warranted if soil or groundwater conditions vary from those anticipated in this report.

Given the crudely-bedded to massive nature of the siltstone bedrock anticipated to be encountered in the temporary excavations required for the proposed basement retaining walls, the excavations may be considered stable if cut vertical, provided they are restricted to a maximum vertical height of 5 feet, are provided with permanent support as soon as possible, and are protected from erosion and saturation. Temporary slopes cut in Type "C" soils greater than 5 feet high should be trimmed to 1.5:1 (H:V). Any excavation that exposes bedding planes that dip toward the face of the excavation should be trimmed to the angle of the exposed bedding. Steeper gradients may be used if specific alternative treatments, such as shoring, slot cutting, or shielding, are evaluated and found acceptable. Temporary excavation works are typically the responsibility of the contractor to design, install, maintain, and monitor.

GRADING - ENGINEERED FILLS

1. The on-site soils may be suitable for use as engineered fill. Any on-site or import materials that are to be used to support structures, or flatwork should be similar to the existing soils. Any import materials that are to be used as structural fill should be approved by this office prior to import.
2. All vegetation, trash debris, or other deleterious material should be stripped from the area to be graded and wasted from the site.
3. Existing improvements within the area of new construction should be removed and wasted from the site.
4. Soils disturbed during demolition should be removed.
5. After removal of the existing improvements, the exposed grade should be observed by a representative of the geotechnical engineer to evaluate the need for additional removal. For planning purposes, the area of proposed improvements should be removed to a minimum depth of 12 inches below exposed grade or to the bottom of any disturbed soils, whichever is deeper. Patio and paving areas and areas to receive fill should be removed to a minimum depth of 12 inches or to the depth of the deepest demolition. The removal area for non-building area improvements should extend at least 24 inches horizontally beyond proposed improvement areas.
6. After removals are completed, areas to receive fill and/or backfill should be scarified to a minimum of 12 inches, moisture conditioned and compacted according to the following COMPACTION STANDARD.
7. Fill materials should be placed in thin lifts, watered to near the material's optimum moisture content, and compacted according to the following COMPACTION STANDARD.
8. All grading should comply with the grading specifications and requirements of the local governing agency.



DRAINAGE

Positive drainage should be established to carry pad waters away from structures and foundations, and to prevent uncontrolled or sheet flow over manufactured slopes. We recommend as steep a gradient as practical be established around the structures and that all water be conveyed to the street through non-erosive drainage devices. Fine-grade fills placed to create pad drainage should be compacted in order to retard infiltration of surface water.

Preserving proper surface drainage is also important. Planters, decorative walls, plants, trees, or accumulations of organic matter should not be allowed to retard surface drainage. Area drains and roof gutters (if present) should be kept free of obstruction. Roof gutters (if present) and/or condensation lines from air conditioners should outlet to a non-erodible device, i.e., walkways, patios, driveways, drain lines, or splash blocks that direct the water away from the structure. Swales and/or area drains should outlet to the street or acceptable non-erodible device. Positive drainage along the backs of retaining walls should be maintained. Any other measures that will facilitate positive surface drainage should be employed.

Additional Grading Notes

This project is sited on an ara of slope of 4:1 of less.

There will be approximately 381 cu. yds. of cut and 122 cu. yds. of fill for a total of 504 cu. yds. 338 cu. yds. of cut and 108 cu yds. of fill is exempt from grading maximums.

Excavation for the basement will require vertical cuts over 5 ft. in height. As per the Geotechnical Report notes, the contractor can design and install alternative shoring methods rather than a trimmed at a 1½:1 angle, if found acceptable. If this is the method of cut slope support, the cut and fill estimate would be less than as calculated. The trimmed back method was the one calculated for the in the Grading Yardage Verification Certification.

3·11·26

ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
(818) 455-1814

PROJECT OWNER
Susan and James Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265

PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd., Malibu CA 90265
Parcel number 4459-002-020

Drawing Title:
Grading Plan
Grading Notes

Sheet
C-2

Rowton Detached Garage with Basement
Grading Estimate Calculations

Understructure Exempt

• Cut for Basement - (24'x32'x10') ÷ 27 =		284.44 cu. yds.
• Minus sloped area North to South - [(24'x32'x5') ÷ 2] ÷ 27 =		-71.11 cu. yds.
• Cut for Footings - [(32'x2) + (24'x2)] x (2'x2') ÷ 27 =		16.59 cu. yds.
Total Cut		**229.92 cu yds.**

Removal and Recompaction at perimeter of Building

• North Wall - (32'x3'x10') ÷ 27 =	35.55 cu. yds.	
Above 5 ft. - [(32'x3.5'x5.5') ÷ 2] ÷ 27 =	+11.40 cu. yds.	
	46.95 cu. yds.	46.95 cu. yds.
• East Wall - (24'x3'x10') ÷ 27 =	26.66 cu. yds.	
Above 5 ft. [(24'x3.5'x5.5') ÷ 2] ÷ 27 =	+ 8.55 cu. yds.	
Minus slope [(24'x3'x3') ÷ 2] ÷27=	- 4.0 cu. yds.	
	31.21 cu. yds.	31.21 cu. yds.
• West Wall - (24'x3'x10') ÷ 27 =	26.66 cu. yds.	
Above 5 ft. -[(24'x3.5'x5.5') ÷ 2] ÷ 27 =	+ 8.55 cu. yds.	
Minus slope - [(24'x3'x4') ÷ 2] ÷ 27 =	- 5.33 cu. yds.	
	29.88 cu. yds.	29.88 cu. yds.
Total Removal		108.04 cu. yds.
Total Recompaction		108.04 cu. yds.
Total Removal and Recompaction Combined		**216.08 cu. yds.**

Non-Exempt

• Cut for Basement Egress - (28'x7'x6') ÷ 27 =	43.55 cu. yds.
• Recompaction for Basement Egress - (28'x2.33'x6') ÷ 27 =	14.5 cu. yds.
Total Non-Exempt	**58.05 cu. yds.**
TOTAL ALL GRADING	**504.05 cu. yds.**

REGISTERED PROFESSIONAL ENGINEER BRIGE D. RICHMOND No. C 49628 Exp. 9-30-26 BR CIVIL STATE OF CALIFORNIA

CITY OF MALIBU Incorporated March 28 1991

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: 24-053

PROJECT ADDRESS: 4764 Latigo Canyon Rd.

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.

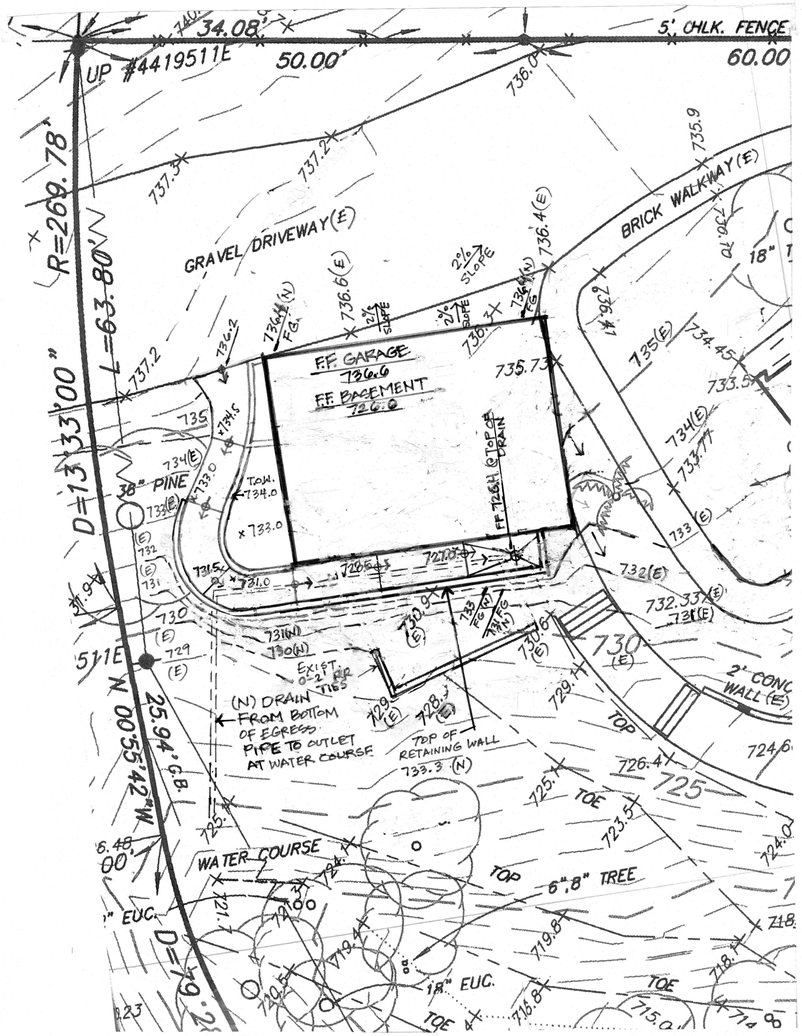
	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	108.04	229.92	0	43.55	0	381.51
Fill	108.04	0	0	14.5	0	122.54
Total	216.08	229.92	0	58.05	0	504.05
Import	0	0	0	0	0	0
Export	0	0	0	0	0	0

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

PREPARED BY: Bryce Richmond
PRINT NAME
BR
SIGN NAME

DATE: 3/9/26

REGISTERED PROFESSIONAL ENGINEER BRIGE D. RICHMOND No. C 49628 Exp. 9-30-26 BR CIVIL STATE OF CALIFORNIA



10 0 5 10 20
GRAPHIC SCALE - FEET

Grading Plan
Scale: ⅛" = 1'-0"

N

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:** 08/22/2024

PROJECT NUMBER:	APR 24-053
JOB ADDRESS:	4764 LATIGO CANYON RD, undefined
APPLICANT / CONTACT:	Susan Rowton
APPLICANT ADDRESS:	4616 Castle Road La Canada Flitridge, CA 91011
APPLICANT PHONE #:	(818)455-1814
APPLICANT FAX #:	
APPLICANT EMAIL:	livingvisions@live.com
PROJECT DESCRIPTION:	New 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)**

Matthew Guzman 8/29/2025

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)	Susan Rowton livingvisions@live.com		
Project Address:	**4764 Latigo Canyon Road** Malibu, California 90265		
Planning Case No.:	APR 24-053		
Project Description:	New garage		
Date of Review:	August 29, 2024		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Susan Jorgensen Rowton: Plans received 8-22-2024, Plans received 8-13-2025 Sheet E.1
Fixture Worksheet:	n/a
Operating Permit:	n/a
Miscellaneous:	L. A. County Health approval for a NSFR and NOWTS dated 9-13-1973
Previous Approval:	
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the project. In order to obtain Environmental Health final approval of the project construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Project Plans:** The final project plans (architectural and grading) must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future seepage pit dispersal area(s), and all lines of connection to the residence. *All components must be shown to scale*.

    - The following note shall be included on the project plans: "*All OWTS components must be delineated in the field and protected at all times during and after construction of the new garage.*"

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

    - The final floor plans must show no more than 0 bedrooms and 0 drainage fixture units for the garage.

3) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the OWTS meeting the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals.

4) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-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



10 0 5 10 20

GRAPHIC SCALE - FEET

Environmental Slope Analysis Plan
Existing Septic System Plot Plan
Scale: ⅛" = 1'-0"

4764 LATIGO CANYON (APR 24-053)
MALIBU, CA 90265

S.F.D.:	3 Bedroom (E)
GARAGE:	0 Fixture Units (N)
SEPTIC TANK:	1,000 Gallon (E)
ACTIVE:	1 - 5' x 40' BI Seepage Pit (E)
FUTURE:	Available
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a new garage with basement. No renovation to the existing onsite wastewater treatment system (OWTS) is required.
2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of 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: 8/29/2025
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

N

PROJECT
Rowton Detached
4764 Latigo Canyon Rd.

Drawing Title:
Environmental
Slope Analysis, Existing Septic

E.1

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 website: www.malibucity.org

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **REVISED DATE** 08/13/2025

PROJECT NUMBER:	APR 24-053
JOB ADDRESS:	4764 LATIGO CANYON RD
APPLICANT / CONTACT:	Susan Rowton
APPLICANT EMAIL:	livingvisions@live.com
PROJECT DESCRIPTION:	New garage
REVISION:	

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

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

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ per City fee schedule

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

SIGNATURE  DATE 8-31-2025

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

REF: Planning submittal #2 (color coded slope analysis, site plan) Aerial photos dated 4-7-2003, CGS Seismic Hazard Maps, FER 224 Malibu Coast Fault Study.

Approval based upon: Not within a CA-state mapped seismic hazard zone (slope stability or liquefaction); slope stability not required (slopes less than 4:1, less than 20 feet high), greater than 500 feet north of nearest trace of Malibu Coast Fault system (FER 229, Figure 3b).

Required in Building Plan Check: Grading and Drainage plan showing understructure grading and removal and recompaction, structural plans, and foundation design soils report. Please meet with Environmental Health Department regarding project requirements.

Plant Legend - No new planting proposed.

Symbol	Botanical Name	Existing to remain	Notes
	Carpobrotus Edulis	X	
	Gazania	X	
	Agapanthus	X	
	Ceanothus Ovatus	X	
	Agave	X	
	Archontophenix Alexandrae	X	
	Syagrus Romanzoffiana	X	
	Schinus Molle	X	
	Pinus Pinea	X	

Fuel Modification Plan Notes

Setback Maintain Zone (Planting Legal Only Granted Approval)

- Extends 5 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. The entire fifth-inch screen, overhangs or parts of structures including attached decks and projects shall be included in the entire setback zone.
- Trim trees clear for tree of materials or landscaping known to be resource to flying embers.
- Maintain: Plants be watered, plants approved within the first five feet of the structure today, may not be removed unless the occupancy inspection or future defensible space inspections take place. Once the State Fire Code PRC 4291 and/or the LA County Fire Code Section 327 are updated to reflect the requirements of SB3573, they will take precedent. Defensible space is a year round requirement and structures in a fire hazard severity zone must comply with the most current defensible space fire codes.

Zone 1

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered walkways, covered porches, decks etc. shall be the same as attach 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 of all plants adequate defensible space and significantly reduce fire intensity.
- Plant species selected for Zone A all of plantings 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 as 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 fruitless trees less than 15' tall and white at maturity. Trees shall be positioned so that canopies do not extend over the roof of any structure.
- Vines and climbing plants are not allowed on any combustible structure including trellis.

Zone B

- Extends from the outer edge of Zone 1 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 in 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 assessed not to be excessive 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 or large in maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to review 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.
- Minimum separation/distribution 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 325.3.2).

Fire Access Road Zone

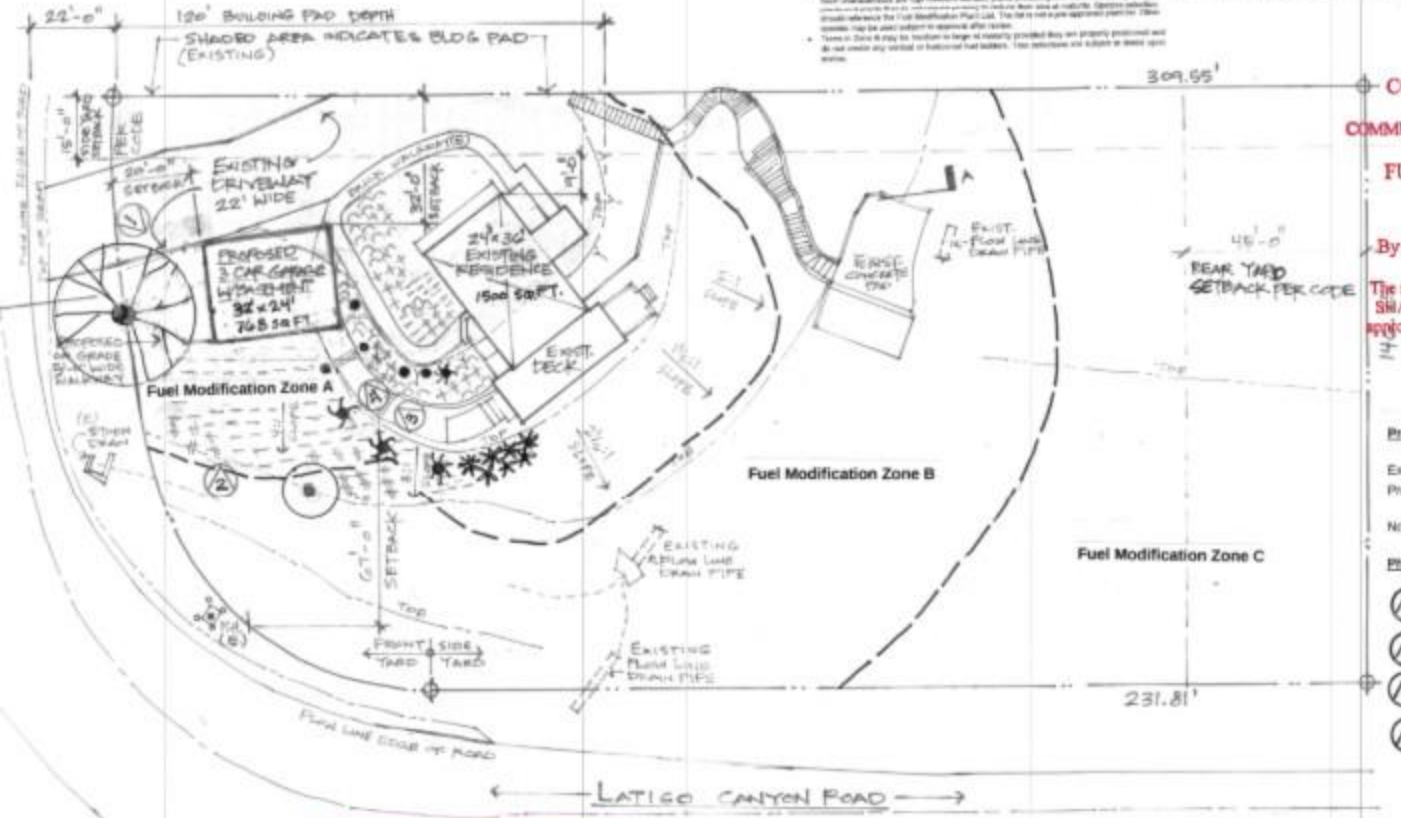
- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width of 20' and unobstructed width of 26' and vertical 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 fuel modification landscape. Critical items are outlined below. Additional information may be found on our website found in the header of this document.

- Keep well: the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
- Ensure the entire irrigation zone is maintained free of any invasive weeds or its exception to flying embers.
- Remove any plant or portion of a plant that is dead or dying throughout all zones.
- Remove deceased, overwintered grass litter and dead wood from ground all zones.
- Prune to reduce the overall amount and continuity of fuels. Eliminate ladder fuels and vertical fuel ladders throughout all zones.
- All invasive species and their parts should have been moved from the site.
- Known vegetation species are functioning properly.
- Compliance with the fire code is a year round responsibility. Enforcement will occur following inspections by the Fire Department. Annual inspections for brush clearance and code requirements are conducted following the natural drying of the fuels between the months of April and June depending on the geographic region each dwelling exists.
- Responsible 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 plant list in effect.

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 relieve responsibility for those items which may or may not be illustrated on the plan.



Fuel Modification Plan
Scale: 1"= 20'-0"

12830
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
COMMUNITY RISK REDUCTION BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED
By _____ Date _____
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

Project Notes

Existing Residence 1500 sq. ft.
Proposed Detached Garage 768 sq. ft.

No new landscape proposed.

Photo Key

1 At driveway looking south
2 Below proposed garage looking north toward driveway
3 Looking north from lower walk
4 Looking northwest further up lower walk.

Ensure that any dead or dying vegetation such as palm fronds and pine needles are regularly removed

ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
(818) 495-1814

PROJECT OWNER
Susan and James Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265

PROJECT
Rowton Detached 3 Car Garage
4764 Latigo Canyon Rd., Malibu, CA 90265
Parcel number 4458-002-020

Drawing Title:
Fuel Modification Plan
Plant Plan, Fuel Modification Notes

F-1

Latigo Canyon Road Neighborhood Front Yard Setback Standards & Comparison

Overview

Latigo Canyon Road is a unique community of 16 homes developed along the road's edge and a separate gated community, Malibu Pacifica, of 23 homes developed along two private streets.. Three homes on the lower elevation of Latigo Canyon Rd. near PCH were not Included in the neighborhood standards comparison. 12 properties along Latigo Canyon share a more similar topography than the lower three homes. One property off Latigo Canyon is a flag lot and part of Malibu Pacifica. It was considered not applicable.

In the Malibu Pacifica development, property lines include the street. Property line setbacks do not apply and were not evaluated. The building setback standard for Malibu Pacifica is determined by the setback from the street. Malibu Pacifica properties within the subject property's 500' radius were used in the evaluation of setback standards. These properties have approximately 1/2 acre and larger flat graded building pads. Another flag lot property within Malibu Pacifica was considered not applicable and left out of the comparison as well.

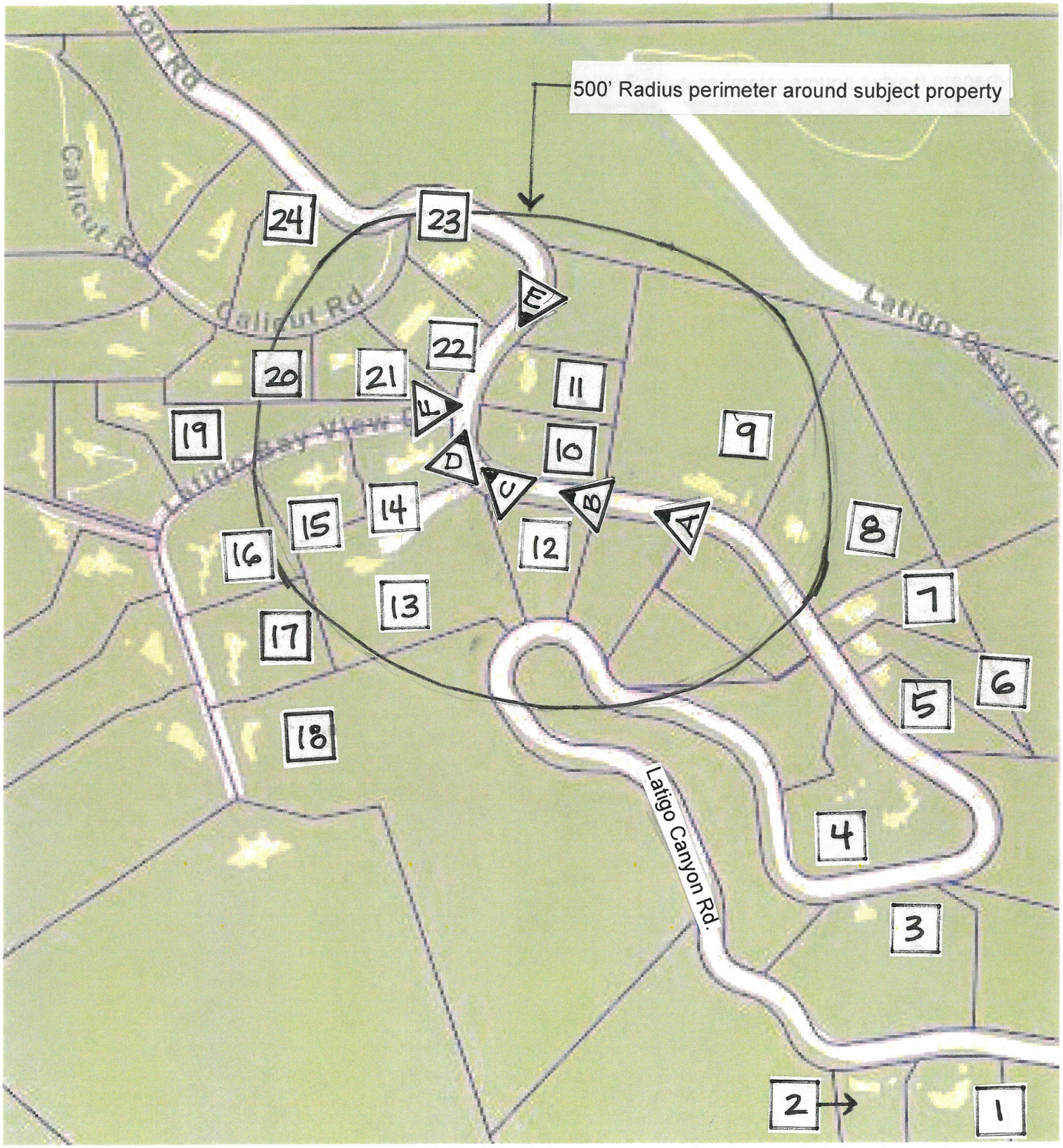
The evaluation and comparison of front yard property line setbacks of neighboring properties supports the request for a 20 ft. front yard property line setback. This is consistent with neighborhood standards. As demonstrated in the accompanying charts, **one half** the homes along Latigo Canyon have property line setbacks of **less than** 20 ft. Of the other half, three of those homes have setbacks of **22 ft.**

When comparing building setbacks to the road, of the 21 properties compared, two thirds (**14 properties**) have setbacks **less than** the 42 ft of the subject proposed garage. The homes in the private gated community of Malibu Pacifica, base their front yard setback on the distance between the building and the paved road. Only **5 properties** have setbacks from the road that are greater than 42 ft. One of those properties is on Latigo Canyon Rd., property #4. It has a flat graded pad of over ⅔ an acre. Two properties have a 42 ft setback from the road. They are in Malibu Pacifica.

*The existing residence is set back 65 ft at its closest point to the south property line and 80 ft from the road. The proposed garage is set back 67 ft from the south property line and 82 ft. from the road. The south property line is the longest street frontage of the subject property. It is the primary view to and from the property. The other comparison properties along Latigo Canyon Rd are configured with their building pads **parallel and adjacent** to their front property lines. This configuration puts the bulk of the buildings much closer to the road. Access to the subject property's graded building pad is **perpendicular** to the designated front yard property line. The driveway leads to the building pad along the north property line.

The south property line is the primary street frontage. The entirety of the length of the property is visible from here. From the eastern half of the subject property, a vista of the natural surroundings to the north is in view. The west property line is the most protected side of the property from public view. It is bordered by a 22 ft. street easement between the paved road and the front property line. In the easement is a mature landscape that buffers the view to the property. The easement is also developed with two of Edison's 50 ft. tall power poles, guy wires, a fire hydrant and a concrete storm water dispersal basin that disperses runoff onto and through the subject property.

Latigo Canyon Rd Neighborhood Property Map



Property numbers for evaluation and comparison

View and Direction of view

Latigo Canyon Rd Neighborhood Front Yard Setback Standards

Property	Address	Street	Bldg. front yard Setback to Property Line	Bldg. Setback to white line of street edge	Property Type
Properties on Latigo Canyon Rd within the Latigo Canyon Rd. community, outside of the 500' radius of subject property. Building pads are adjacent to the street with the long side of the building pad parallel to the street. Undeveloped lots not included in the list.					
1	5475	Latigo Canyon Rd	10'	26'	Sloping topography
2	5445	Latigo Canyon Rd	12'	40'	Sloping topography
3	5084	Latigo Canyon Rd	4'	22'	Sloping topography
4	5055	Latigo Canyon Rd	32'	46'	Large graded pad area of ⅔+ of an acre
5	4980	Latigo Canyon Rd	22'	35'	Sloping topography
6	4970	Latigo Canyon Rd	22'	36'	Sloping topography
7	4940	Latigo Canyon Rd	22'	34'	Sloping topography
Properties on Latigo Canyon Rd within the Latigo Canyon Rd. community, within the 500' radius of subject property. Building pads are adjacent to the street with the long side of the building pad parallel to the street. Building pads are small and include cut slope. Undeveloped lots are not included in list.					
8	4860	Latigo Canyon Rd	33'	41'	Sloping topography
9	4800	Latigo Canyon Rd	14'	33'	Sloping topography
10*	4764	Latigo Canyon Rd	20'	42'	Sloping topography with the long dimension of the building pad perpendicular to the street access/frontage.
11	4756	Latigo Canyon Rd	12.5'	38'	Sloping topography
12	4817	Latigo Canyon Rd	27'	37'	Sloping topography - under construction
13	4789	Latigo Canyon Rd	N/A	N/A	N/A Flag lot, part of Malibu Pacifica
Properties on Latigo Bay View Rd. and Calicut Rd. in the gated community of Malibu Pacifica within the 500' radius of subject property. Latigo Bay View Rd. is directly across the street from subject property. All parcels include portions of the road within the property line boundaries. Property line setbacks are not applicable. All parcels have a large flat graded pad of ⅓ - ½ an acre and larger.					
14	27412	Latigo Bay View Dr	N/A	36'	Large flat graded pad
15	27432	Latigo Bay View Dr	N/A	42'	Large flat graded pad
16	27460	Latigo Bay View Dr	N/A	36'	Large flat graded pad
17	27484	Latigo Bay View Dr	N/A	45'	Large flat graded pad
18	27498	Latigo Bay View Dr	N/A	20'	Large flat graded pad
19	27439	Latigo Bay View Dr	N/A	N/A	N/A Flag Lot

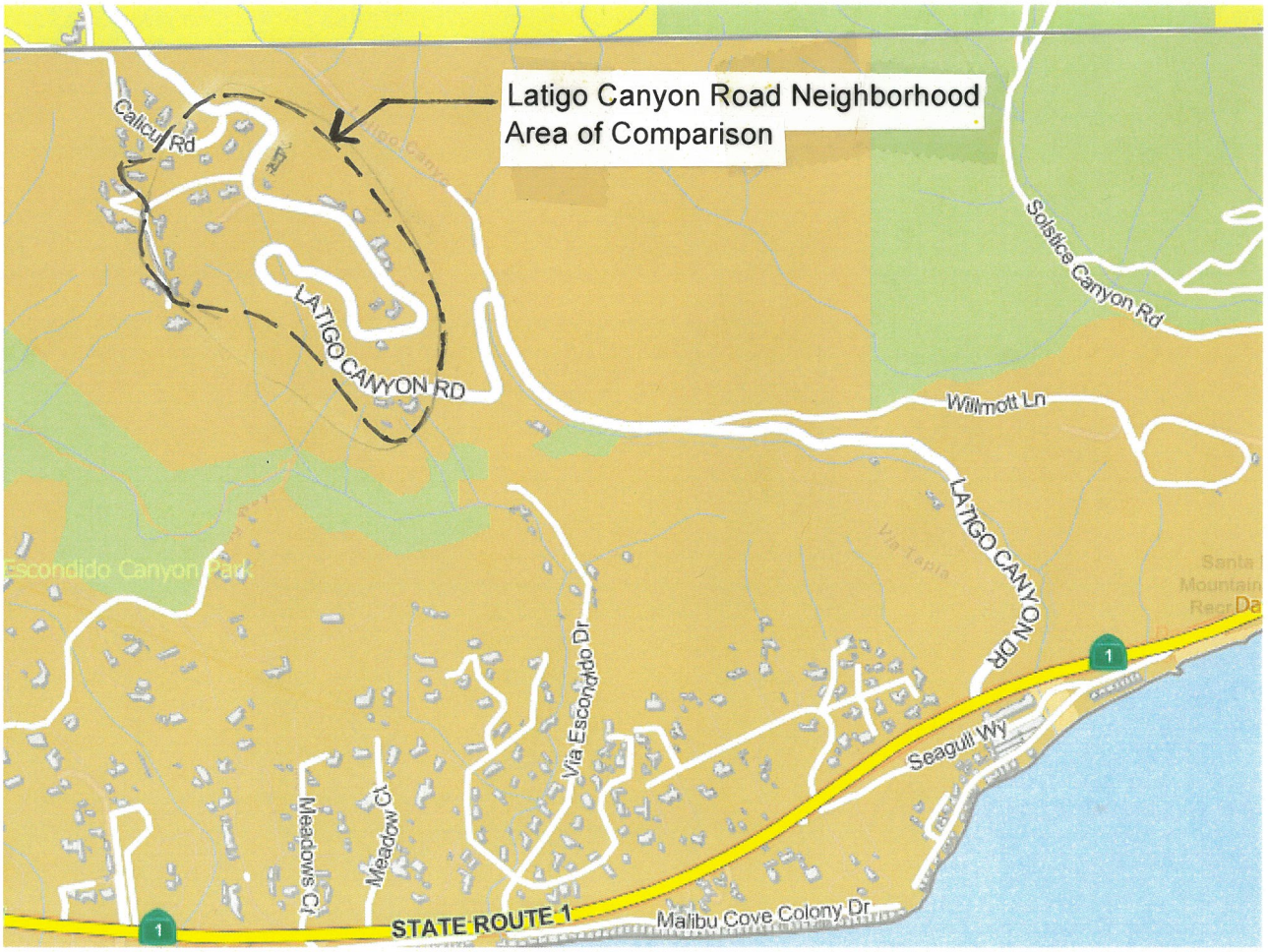
Properties on Calicut Rd., approximately ⅛' of a mile up the road and situated approximately 65' higher in elevation from subject property. These properties are part of the Malibu Pacifica community and sit behind a gated entry as well. All parcels include portions of Calicut Rd. within the property line boundaries. Property line setbacks are not applicable. All parcels have a large flat graded pad of ½ an acre and larger.					
20	27400	Calicut Rd.	N/A	40'	Large flat graded pad
21	27420	Calicut Rd.	N/A	70'	Large flat graded pad
22	27430	Calicut Rd.	N/A	45'	Large flat graded pad
23	27450	Calicut Rd.	N/A	45"	Large flat graded pad
24	27425	Calicut Rd.	N/A	42'	Large flat graded pad

See Neighborhood Map for property location and reference

*** Subject property**

** This property is more similar to those of Malibu Pacifica as it has a large flat graded building pad, unlike the other properties along Latigo Canyon Rd.

Latigo Canyon Road City of Malibu Overview



Latigo Canyon Rd Neighborhood Front Yard Setback Standards Comparison

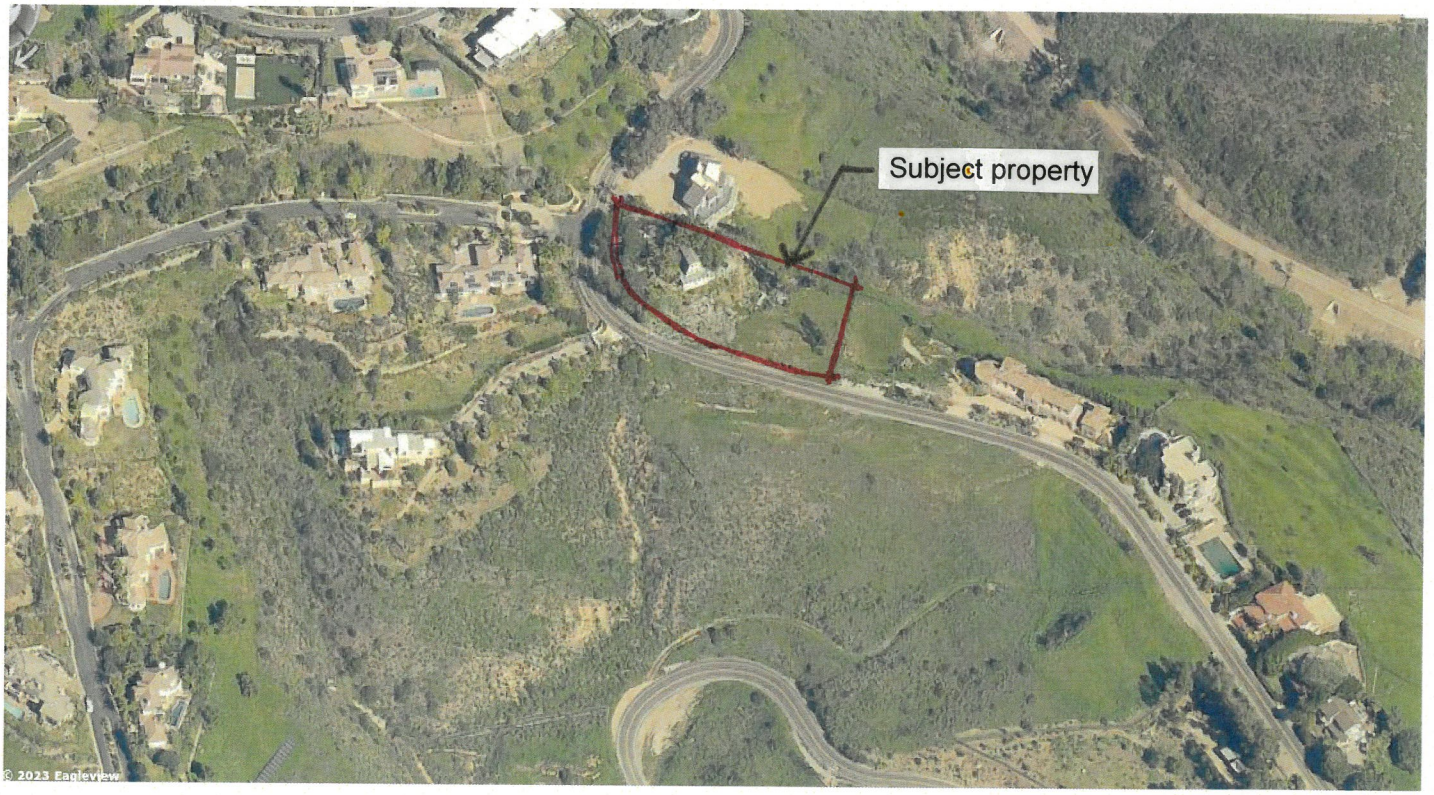
Front yard setback	< 20'	=	>20'	N/A	Setback from edge of street	<42'	=	>42'	N/A
Property 1	10'					26'			
Property 2	12'					40'			
Property 3	4'					22'			
Property 4**			32'	x	Graded pad > ⅔ acre			46'	x
Property 5			22'			35'			
Property 6			22'			36'			
Property 7			22'			34'			
Property 8			33'			41'			
Property 9	14'					33'			
Property 10*		(20')					(42')		
Property 11	12.5'					38'			
Property 12			27'		Under construction	37'			
Property 13				x	Flag Lot				x
Total/Avg.	5/10.5'		5/25.2'			10/34.2'		1/46'	
Property 14				x		36'			
Property 15				x			42'		
Property 16				x		36'			
Property 17				x				45'	
Property 18				x		20'			
Property 19				x	Flag Lot				x
Property 20				x		40'			
Property 21				x				70'	
Property 22				x				45'	
Property 23				x				45'	
Property 24				x			42'		
Total/Avg.	0		0			4/33'	2/42'	4/51.25'	
All Properties Totaled	5		5			14	2	5	

Setback Standards Comparison Summation

Property setback request of **20 ft** from property line at location of **42 ft** from street pavement.
21 properties surveyed.
11 properties on Latigo Canyon Rd.
10 properties in Malibu Pacifica on Malibu Bay View Dr. and Calicut Rd.

Findings
5 properties have **front yard property line setbacks less than** 20 ft,. the average is **10.5'**
5 properties have **front yard property line setbacks greater than** 20 ft, the average is **25.2 ft.**
3 of these properties have **front yard property line setbacks of 22 ft.**

14 properties have **street setbacks less than** 42 ft, the average is **33 ft**
2 properties have **street setbacks equal to** 42 ft.
5 properties have **street setbacks greater than** 42 ft, the average is **51.25 ft.**
2 properties are **not applicable** as they are flag lots with no street frontage.



Aerial view of immediate neighboring properties in Malibu Pacifica and on Latigo Canyon Rd.


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Latingo Circle

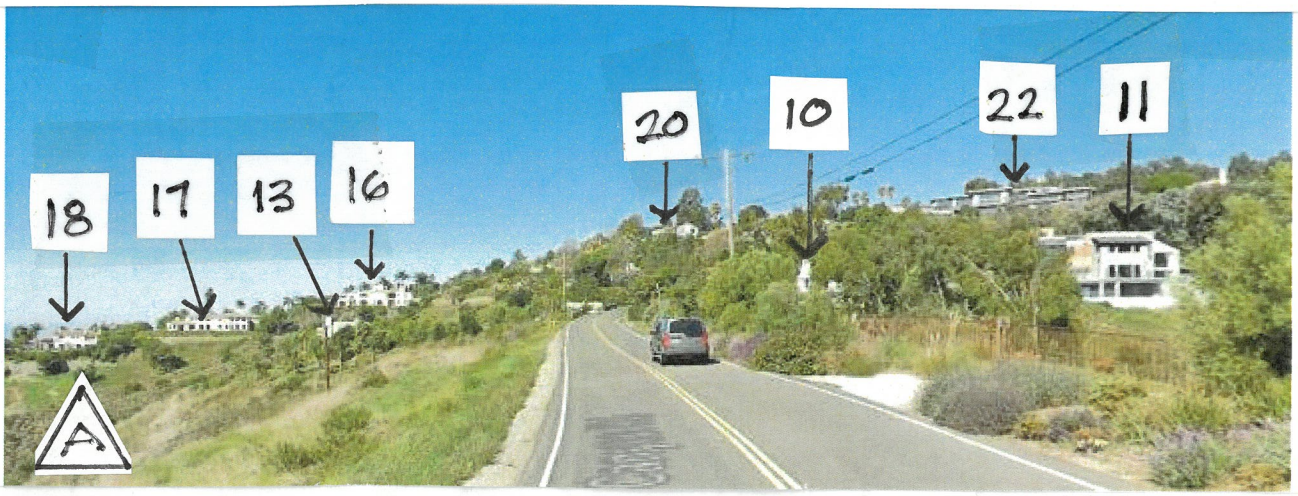

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Garage behind vegetation


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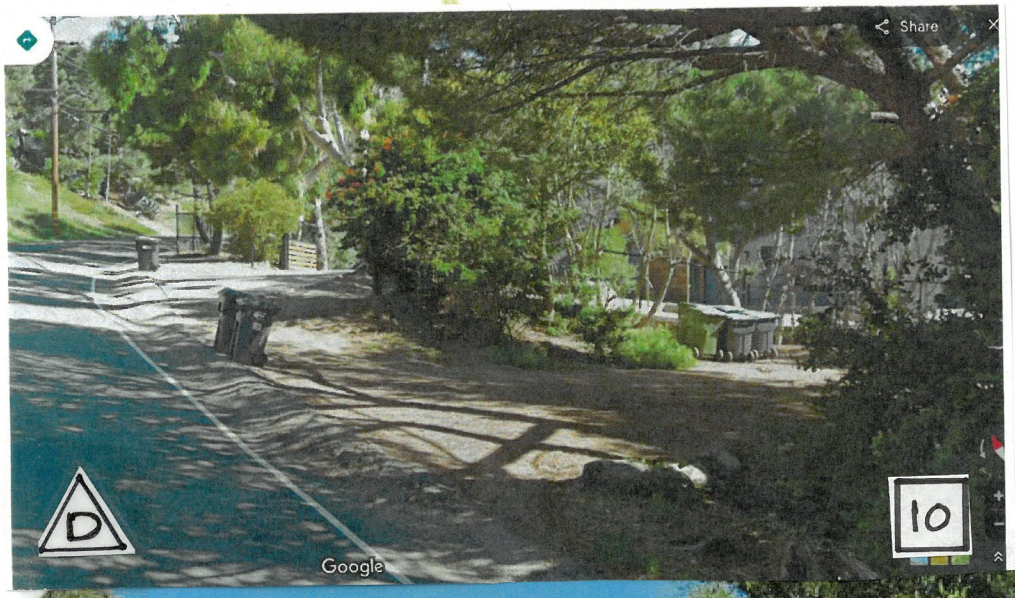

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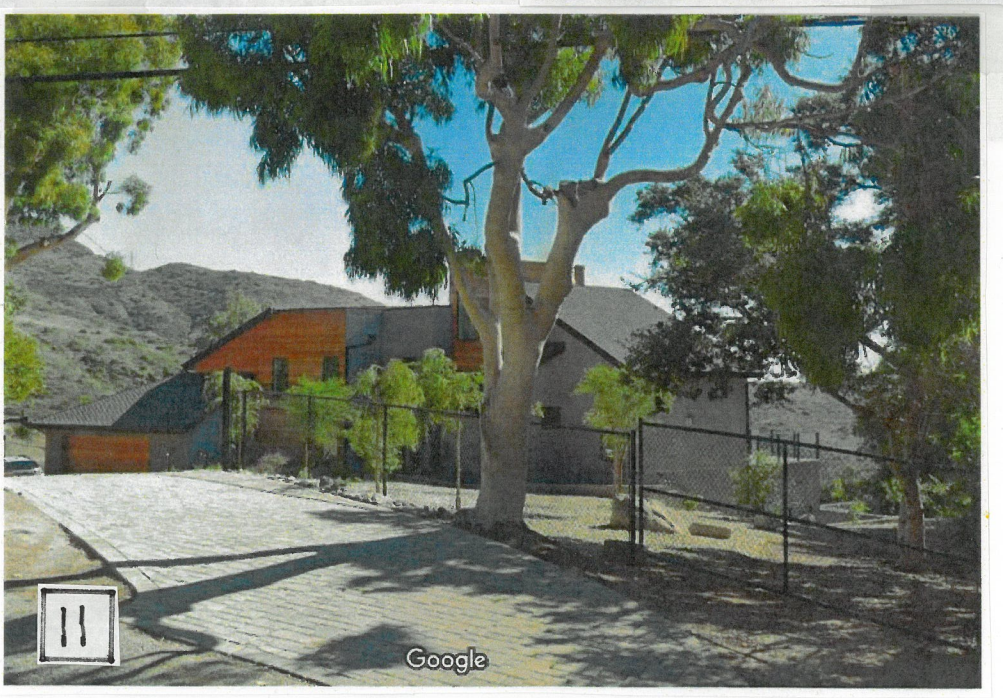

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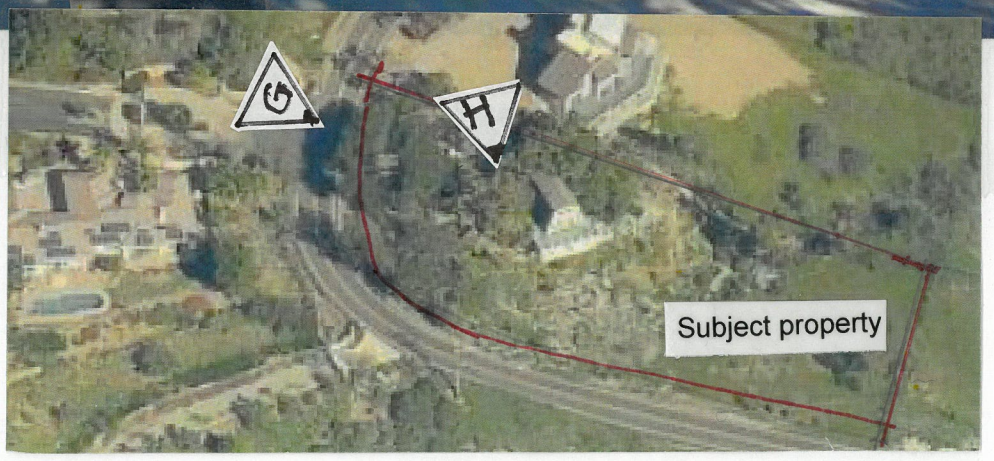

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Google


H
Walkway to front door on south facade
Garden and view to be preserved


G
Proposed garage at driveway


G
H
Subject property

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
MAKE CHECKS PAYABLE TO:
HARVEY T. BRANOT, COUNTY ENGINEER

ASSESSOR MAP BOOK 4459 PAGE 002 PARCEL 020
BUILDING ADDRESS 4764 Latigo Can. Rd.
LOCALITY Malibu
NEAREST CROSS ST. Mar Vista

FOR APPLICANT TO FILL IN
(Print or type only)

BUILDING ADDRESS 4764 Latigo Canyon Rd
LOT NO 1 BLOCK
TRACT See Legal
SIZE OF LOT 2 Ac. | NO. OF BLDGS. NOW ON LOT —
USE OF EXISTING BLDG.
OWNER A. Vercouteren TEL NO. 457-9859
ADDRESS Same
CITY
ARCHITECT OR ENGINEER Pacific Nominal TEL NO. 934-1221
ADDRESS 915 W 5th Agoura
CONTRACTOR Don Carl TEL NO. 450-6171
ADDRESS 2666 Darrell Rd LIC. NO. B 1-243336
CITY Thatcher LIC. CLASS
CONSTRUCTION LENDER NAME AND BRANCH County Bank
ADDRESS

SQ. FT. SIZE 1360 NO. OF STORIES 2 NO. OF FAMILIES 1
USE OF STRUCTURE Dwelling
SIGNATURE OF APPLICANT A. Vercouteren by Negus
VALUATION $ 18500.00 6090

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ CERTIFICATE OF OCCUPANCY ☐

P.C. FEE $ 54.00 = 32.76 PMT. FEE $ 54.00

"I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATION TO WORKMEN'S COMPENSATION INSURANCE."

SIGNATURE OF PERMITTEE A. Vercouteren by Negus
ADDRESS P.O. Box 934 Agoura

BUILDING SETBACK FROM FRONT PROP. LINE OF Latigo Can Rd (STREET)

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YARD = TOTAL
Loc 2	60'		0 + 20' = 20'

BLDG. SETBACK FROM SIDE PROP. LINE OF _____ (STREET)

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YARD = TOTAL
			+ =

CORNER CUTOFF YES ☐ NO ☐

USE ZONE A-1-1 | MAP NO. 26-057 | SPECIAL CONDITIONS PP 8125

DISTRICT NO. 9.2 | GROUP I | TYPE CONST. | PROCESSED BY Malcolm

STATISTICAL CLASSIFICATION CLASS NO. 01 DWELL. UNITS 1 | SEWER MAP BK PG

SEE REVERSE SIDE FOR SPECIAL APPROVALS

Corner lot - Sight
Setbacks
60' to CL - State
Approved house plot
Located in Rural II Zone

APPROVALS	DATE	INSP. (CERTIFICATE SIGNATURE)
FOUNDATION: LOCATION FORMS, MATERIALS	9/21/73	Malcolm
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.		
LATH, EXT.		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	6/21/74	Malcolm

INSPECTOR COPY

PLAN CHECK VALIDATION (CK) MO CASH

PERMIT VALIDATION (CK) MO CASH

Cal Glenn Consultant Geologist to Inspect Footing excavations.

ATTACHMENT 5

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 15, 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.

ADMINISTRATIVE PLAN REVIEW NO. 24-053 AND VARIANCE NO. 26-009 - An application for the construction of a 12-foot 6-inch tall, detached 768 square foot garage with a flat roof, including a basement, and associated site improvements; including a variance request for a 40 foot front yard setback reduction from 60 feet to 20 feet

LOCATION / APN:	**4764 Latigo Canyon Rd** / 4459-002-020
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	James and Susan Rowton Trust
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e)
APPLICATION FILED:	August 22, 2024
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org / (310) 456-2489, ext. 342

A written staff report will be available at or before the hearing for the 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 21, 2026

ATTACHMENT 6

Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Courtney Brown, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: June 4, 2026 Meeting date: June 15, 2026

Subject: Coastal Development Permit No. 23-052, Variance No. 23-034 and Site Plan Review No. 23-033 – An application for a new single-family residence and associated site improvements

Location: 21373 Rambla Vista, not within the appealable coastal zone
APN: 4451-022-010
Owners: Zeta Stone Development LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-25 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 23-052 to construct a new 1,796 square foot (sf.), two-story single-family residence, with a basement and subterranean garage, advanced onsite wastewater treatment system (AOWTS) and associated site improvements; including Variance (VAR) No. 23-034 for development on slopes steeper than 2.5 to 1 and Site Plan Review (SPR) No. 23-033 for construction above 18 feet (ft.) in height, up to 24 ft. for flat roof, located in the Single-Family Medium (SFM) zoning district at 21373 Rambla Vista (Zeta Stone Development LLC).

DISCUSSION: This agenda report provides a project overview, a summary of the surrounding land uses and project setting, description of the proposed project, staff's analysis of the proposed project's consistency with Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to

CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP and MMC.

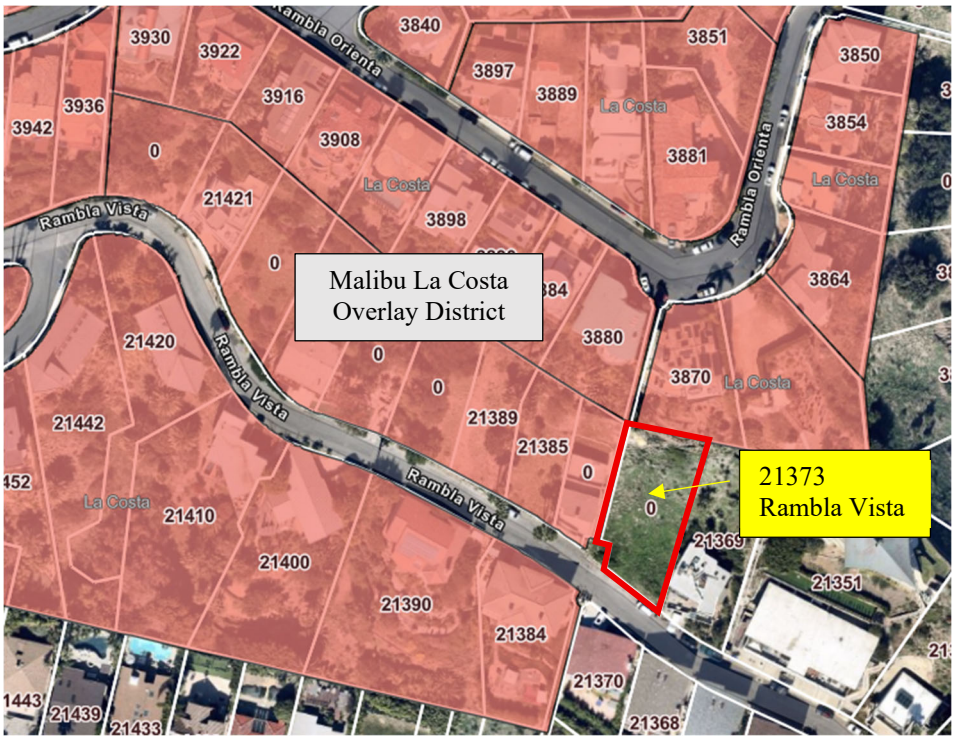
Pursuant to LCP Local Implementation Plan (LIP) Section 13.13.1, this project would have qualified for processing as an administrative CDP issued by the Community Development Director. However, as this project includes a variance request for development on slopes steeper than 2.5 to 1, the project requires a public hearing pursuant to LIP Section 13.26.3. Thus, the application is being processed as a regular CDP, subject to a public hearing and appeal provisions set forth in LIP Sections 13.7(B) and 13.20.

Project Overview

As shown in Figure 1, the subject parcel is located on the inland side of Pacific Coast Highway (PCH) at 21373 Rambla Vista and is a vacant, hillside parcel that is rectangularly-shaped and approximately 0.18 acres in size. The subject parcel is adjacent to but not located within the Malibu La Costa Overlay District and is subject to the standard non-beachfront residential development standards on the LIP and MMC.

Figure 1 – Aerial Maps





Source: City GIS, 2026

The parcel consists of steep terrain with slopes ascending north to northeast from Rambla Vista, where approximately 92 percent of the parcel contains slopes steeper than 2.5 to 1 (40 percent). Due to the parcel's terrain, the proposed development would occur on slopes steeper than 3.3 to 1 (30 percent) and, therefore, is subject to the additional hillside residential development standards of MMC Section 17.40.040(A)(20). The hillside standards require that the maximum allowable Total Development Square Footage (TDSF) must be reduced by 25 percent and the residence is not to exceed an overall height of 35 ft. from the bottom of the structure to its highest point. Since proposed construction would occur on slopes 2.5 to 1 or steeper, the project includes VAR No. 23-034. Proposed rear and side retaining walls are provided to meet a structural setback from the hillside and to provide a walkway around the residence to meet Los Angeles County Fire Department (LACFD) requirements. The retaining walls meet the design standards of LIP Section 8.3(C) and will help stabilize the hillside and protect the residence.

The proposed project includes SPR No. 23-033 to authorize a structure with a height exceeding 18 feet, up to a maximum of 24 feet for a flat roof. Story poles representing the location and height of the proposed residence were installed (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on May 20, 2026, and visually assessed whether the proposed residence would affect primary views from surrounding residences, public views from scenic viewing areas, or neighborhood character. Primary View Determination (PVD) No. 12-096 was established from a northerly residence at 3897 Rambla Orienta on January 14, 2013, documenting the primary view when standing on an outdoor deck looking south, southwest, and southeast. The proposed development would be within the established primary view corridor; however, the structure

would be built into the slope and based on story pole verification by staff, the portion of the residence in excess of 18 feet in height, up to 24 feet, remains below the protected ocean horizon line and is not expected to project into or obstruct visually impressive scenes from the designated main viewing area of the identified PVD.

For development on a vacant lot, LIP Section 13.6.4(B) requires evidence that the lot proposed for development is legally created and information on the date and method by which the lot was created. Evidence has been provided that sufficiently demonstrates the lot was legally created on August 16, 1930.

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the dimensions and area of the subject parcel. The subject parcel is larger than most the adjacent parcels a shown in Table 1.

Table 1 – Parcel Data	
Lot Depth	128 ft., 9 in.
Lot Width	62 ft., 4 in.
Gross Lot Area	7,923 sf. (0.18 acres)
Area of 1:1 Slopes	47 sf.
Area of Street Easements	0 sf.
Net Lot Area*	7,876 sf. (0.18 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 project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map.

The subject parcel is located in an area that was impacted by the Palisades Fire, and half of the residences along Rambla Vista were destroyed. The residential development in the surrounding area was previously established on steep topography (as allowed within the Malibu La Costa Overlay District) with one-, two-, and three-story single-family residences with accessory development, and is zoned SFM. The subject parcel is an infill lot bordered on all sides with single-family residences. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject parcel.

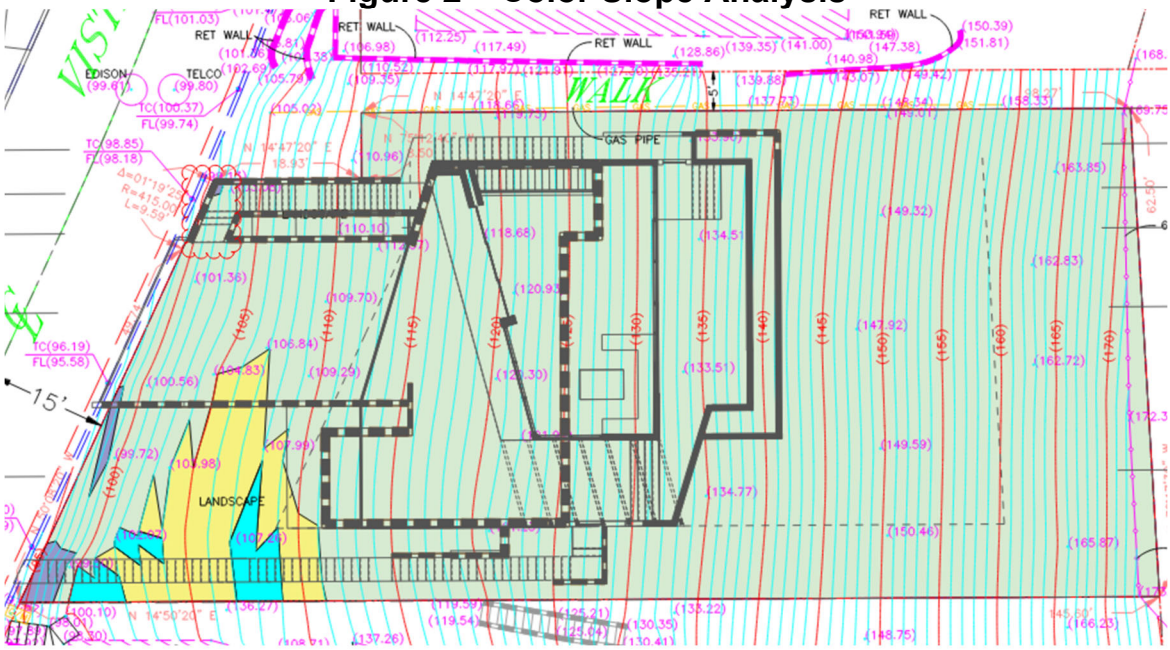
Table 2 – Surrounding Land Uses					
Direction	**Address**	**Lot Size**	**Zoning**	**La Costa Overlay**	**Land Use**
North	3870 Rambla Orienta	7,780 sf (0.17 acres)	SFM	Yes	Single-Family Residence
South	21370 Rambla Vista	5,750 sf (0.13 acres)	SFM	No	Single-Family Residence
West	21381 Rambla Vista	4,170 sf (0.10 acres)	SFM	Yes	Single-Family Residence
East	21369 Rambla Vista	9,810 sf (0.23 acres)	SFM	No	Single-Family Residence

Source: City GIS

Site Topography

Figure 2 illustrates the majority (approximately 92 percent) of the parcel contains slopes steeper than 2.5 to 1. The proposed fire department access stairs along the western and eastern property line would be constructed on slopes ranging from 4 to1 through 1 to 1. Therefore, it would be unavoidable to construct on slopes flatter than 2.5 to 1. Retaining walls on the central portion of the parcel are proposed to create a flat and buildable area for development and obtain the required toe-of-slope setback.

Figure 2 – Color Slope Analysis



Slopes Table				
Lot Area 7,922.93 S.F. (0.182 ACRES)				
Number	Minimum Slope	Maximum Slope	Legend	Area
1	LESS THAN	4:1		0.95
2	4:1	3:1		92.11
3	3:1	2.5:1		468.99
4	2.5:1	1:1		7313.78
5	1:1	–		47.10

Source: Project Plans

Hillside Residential Development Standards

Hillside residential development standards apply to residential development inland of PCH when located on slopes steeper than 3.3 to 1 (30 percent). The proposed development is sited on slopes steeper than 30 percent, and the TDSF was reduced by 25 percent from what would otherwise be allowed, with an absolute height of 35 ft. The project was designed to meet the hillside development standards listed in MMC 17.40.040(20)(a-d).

Project Description

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

Construction

a. New 1,796 sf., two-story single-family residence, 24 ft. in height for a flat roof,[1] and a 999 sf.[2] subterranean two-car garage and basement;
b. AOWTS;
c. Barbecue;
d. Retaining walls (six ft. high maximum) supporting the driveway and residence;
e. Construction of decks and terraces;
f. Fire department access stairs;
g. Installation of new landscaping and hardscaping; and
h. Approximately 298 cubic yards (c.y.) of non-exempt grading.

Discretionary Requests

i. VAR No. 23-034 for the construction of a residence, retaining walls, and stairs on slopes steeper than 2.5 to 1; and
j. SPR No. 23-033 for the residence to exceed a base height of 18 ft. up to a maximum of 24 ft. for a flat roof.

Proposed TDSF

• Proposed residence	1,796 sf.
• Proposed basement and subterranean garage	0 sf.
Total:	**1,796 sf.**

[1] Rooftop solar panels are included but do not exceed 24 ft.
[2] Basement and Subterranean garage TDSF Calculation: 999 sf. proposed – 1,000 sf. exempt = 0 sf. (LIP Section 3.6(K)(3))

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 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 and Hazards. These findings are made in the resolution for the Commission's consideration. Findings have been included for the requested VAR and SPR as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 4 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested VAR and SPR.

Zoning (LIP Chapter 3)

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

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard	25' 8" (min.)	25' 8"	Complies
Rear Yard	19' 3" (min.)	19' 3"	Complies
Side Yard (Minimum 10%)	5' (min.)	6' 2"	Complies
Side Yard	5' (min.)	9' 5"	Complies
Total Side Yard (Cumulative 25%)	15' 7"	15' 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	1,796[4]	1,796	Complies
Single-Family Residence	-	1,796	-
Subterranean Garage/Basement	-	999 (exempt)	-
2/3rds Rule: Area Above 18 ft. (sf.)	-	1,796	Complies
First Floor	-	1,095	-
Second Floor	*723*	701	
HEIGHT (ft.)			
Single-Family Residence	*18 (max.)*	*24 (flat roof)*	*SPR 23-033*
Absolute Height (Hillside Dev)	35	35	Complies
IMPERMEABLE COVERAGE (sf.)	3,544	2,952	Complies
NON-EXEMPT GRADING (c.y.)	1,000	298	Complies
SITE OF CONSTRUCTON	Flatter than 3 to 1	2.5 to 1	*VAR 23-034*
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 c.y. for a residential parcel. The total amount of grading is 1,108 c.y., as stated on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is 298 c.y., which is less than the maximum allowable. The remaining grading is 822 c.y. of exempt understructure and 20 c.y. of removal and recompaction. 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 Envicom Corporation for the subject property on April 22, 2022. No indication of prehistoric or historic archaeological resources was discovered in the project area. Envicom Corporation determined that any proposed improvements should have no adverse impacts to known cultural resources. Nevertheless, a condition of approval is included in the resolution,

[4] The maximum allowable TDSF for the parcel is 2,394 sf. Due to the hillside residential development standards in MMC 17.40.040(20)(a-d), the allowable TDSF is reduced by 25 percent to 1,796 sf.

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 and requirements of the State Water Resources Control Board because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The proposed project includes an AOWTS to serve the proposed development, that consists of a 2,000-gallon MicroSepTec ES6 tank with an ultraviolet disinfection unit, one seepage pit, and one future seepage pit located at the southern toe of the slope near Ramble Vista. The system has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the MMC and the LCP. The AOWTS conformance review was completed for three bedrooms and 42 fixture units for the single-family residence. The AOWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (d) – New Construction and Section 15304 – 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: At publication of this report, no correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On May 21, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City and 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. 26-25. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-25
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 23-052 TO CONSTRUCT A NEW 1,796 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, WITH A BASEMENT AND SUBTERRANEAN GARAGE, ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM AND ASSOCIATED SITE IMPROVEMENTS; INCLUDING VARIANCE NO. 23-034 FOR DEVELOPMENT ON SLOPES STEEPER THAN 2.5 TO 1 AND SITE PLAN REVIEW NO. 23-033 FOR CONSTRUCTION ABOVE 18 FEET IN HEIGHT UP TO 24 FEET FOR FLAT ROOF, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 21373 RAMBLA VISTA (ZETA STONE DEVELOPMENT LLC)

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

SECTION 1. Recitals.

A. On August 8, 2023, an application for Coastal Development Permit (CDP) No. 23-052 was submitted to the Planning Division by the applicant, Amalgam Concepts, on behalf of the property owner Zeta Stone Development LLC. The application was routed to the City Geologist, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Fire Department (LACFD), and Los Angeles County Waterworks District No. 29 (WD29) for review.

B. On November 14, 2023, Planning Division staff conducted a site visit to photograph and document site conditions, the subject parcel, and surrounding area and Variance (VAR) No. 23-034 and Site Plan Review (SPR) No. 23-033 were added to the project.

C. On May 11, 2026, a Notice of Coastal Development Permit Application was posted on the subject parcel.

D. On May 20, 2026, a site visit was conducted by Planning Division staff to evaluate the story pole installation.

E. On May 21, 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 15, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from

the provisions of CEQA pursuant to Section 15303(a) and (d) – New Construction and Section 15304 – 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 evidence contained within the record, including the agenda report for the project and the hearing on June 15, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 23-052 for construction of a new 1,796 square foot (sf.), two-story single-family residence, with a basement and subterranean garage, advanced onsite wastewater treatment system (AOWTS), and associated site improvements; including VAR No. 23-034 for development on slopes steeper than 2.5 to 1 and SPR No. 23-033 for construction above 18 feet (ft.) in height, up to 24 ft. for flat roof, located in the Single-Family Medium (SFM) zoning district at 21373 Rambla Vista.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. With the inclusion of the VAR and 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 the certified City of Malibu Local Coastal Program.*

The proposed project is located in the SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City 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 VAR and SPR.

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

The project is 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.*

This analysis assesses whether alternatives to the proposed project would significantly lessen adverse impacts on coastal resources.

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 the construction of a new 1,796 sf., two-story, single-family residence with a basement and subterranean two-car garage, AOWTS, landscaping and hardscape. The parcel consists of steep terrain with slopes ascending north to northeast from Rambla Vista, where approximately 92 percent of the parcel contains slopes steeper than 2.5 to 1 (40 percent). Due to the parcel's terrain, the proposed development would occur on slopes steeper than 3.3 to 1 (30 percent) and, therefore, is subject to the additional hillside residential development standards of MMC Section 17.40.040(A)(20). The hillside standards require that the maximum allowable total development square footage (TDSF) must be reduced by 25 percent and the residence not to exceed an overall height of 35 ft. from the bottom of the structure to its highest point. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map. The subject parcel is located in an area that was impacted by the Palisades Fire, and half of the residences along Rambla Vista were destroyed. The residential development in the surrounding area was previously established on steep topography (as allowed within the Malibu La Costa Overlay District which is immediately adjacent to the subject parcel) with one-, two-, and three-story single-family residences with accessory development, and is zoned SFM. The subject parcel is an infill lot bordered on all sides with single-family residences.

Various alternatives to site development were considered but ultimately rejected by the applicant prior to the proposed design to reduce the extent of discretionary and legislative requests, as well as comply with the hillside residential development standards. An alternate design would have included an additional VAR from the hillside residential development standard for a 25 percent reduction in TDSF so that a larger residence could be constructed pursuant to the maximum allowable TDSF for the subject parcel. However, the applicant chose to reduce the design consistence with the hillside residential development standards for reduced TDSF and overall height of 35 ft., which would also ensure that no established private views of the ocean from surrounding residences would be impacted by the design.

Most of the parcel and project site contains slopes exceeding 2.5 to 1, with an approximately 450 sf. flatter area near Rambla Vista. The flatter area would not be large enough to construct a new single-family residence and required other site improvements including an AOWTS, retaining walls, and access around the residence pursuant to LACFD requirements. The subject parcel is directly adjacent to, but outside of the Malibu La Costa Overlay District (LIP Section 3.4.1(B)), and is located uphill of parcels with steep slopes (identified in type "A" in the Malibu La Costa Overlay District). The applicant considered requesting an LCP amendment to incorporate the subject parcel into the Malibu La Costa Overlay District. This would have allowed the applicant to avoid a VAR for construction on steep slopes and SPR for structure height above 18 ft. as the Malibu La Costa Overlay District allows structure height up to 24 ft. and construction on slopes flatter up to 1.5 to 1 (66.7 percent). Due to the lengthy legislative process of amending the City's certified LCP and desire to construct a residence in a more time efficient manner, the applicant elected to request a VAR and SPR that would authorize similar development standards as otherwise allowed in the Malibu La Costa Overlay District.

The proposed development is consistent with the SFM 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, LACFD, and WD29. 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 explaining why it is not feasible to take the recommended action.*

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Variance No. 23-034 from LIP Sections 3.6(J) and 8.3(D) for Structures on Steep Slopes (LIP 13.26.5)

LIP Section 3.6(J) requires the site of construction for structures to not exceed 3 to 1, unless an SPR authorizes construction on slopes between 3 to 1 and 2.5 to 1. Similarly, LIP Section 8.3(D) limits the maximum allowed grade of cut or fill to 3 to 1 for the development of structures and open yard areas. A VAR is requested to allow for the development of the residence, retaining walls, access stairs, and AOWTS on slopes steeper than 2.5 to 1. Approximately 92 percent of the subject site contains slopes steeper than 2.5 to 1. Based on the foregoing evidence, findings for VAR No. 23-034 are made as follows.

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

In 1993, the Topanga Fire destroyed the surrounding residences in the La Costa neighborhood. Many of the residences were developed under the provisions of the County's Calvo exemption and others were developed as replacement structures under the City's Planning Verification process. Vacant parcels that were undeveloped were processed and approved by the California Coastal Commission (CCC) before certification of the LIP and the creation of the Malibu La Costa Overlay District. Many of the residences were developed on uphill lots and were constructed as large as three- or four-story structures.

The topography of the subject parcel is very steep and contains 92 percent of the terrain as having slopes steeper than 2.5 to 1, with an approximately 450 sf. flatter area near Rambla Vista. The flatter area would not be large enough to construct a new single-family residence and required other site improvements including an AOWTS, retaining walls, and access around the residence pursuant to LACFD requirements. The subject parcel is directly adjacent to, but outside of the Malibu La Costa Overlay District (LIP Section 3.4.1(B)), and is located uphill of parcels with steep slopes (identified in type "A" in the Malibu La Costa Overlay District). As a result, retaining walls are proposed on the northern side of the parcel to maintain and create a relatively flat area to accommodate feasible development. Without cut and fill on steep slopes, the proposed project would be infeasible due to the limited parcel site and site constraints.

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 of improvements in the same vicinity and zone(s) in which the project is located.*

The City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29, and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health or welfare regulations and policies. Given the property's size, development on slopes steeper than 2.5 to 1 will be necessary as a portion of the parcel will be graded to create a flat building pad. The retaining walls along the eastern, western and northern property lines will retain the steep grades and support the building pad for the residence. All proposed structures on steep slopes will be required to be constructed to applicable building safety and engineering standards and codes. The VAR has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical consultant reviewers, Environmental Health Administrator, and City Public Works Department. Therefore, granting the VAR would not be considered detrimental to the public interest, safety, health, or welfare, nor detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

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

The proposed project site is limited in size and contains steep topography wherein the proposed residence could not be constructed on slopes flatter than 2.5 to 1. The subject parcel is zoned SFM and the surrounding parcels are developed with residences under the same zoning classification. However, developed properties to the north and west are located within the Malibu La Costa Overlay District which allow structure height to 24 ft. and construction on slopes up to 1.5 to 1. Due the limited amount of flatter terrain on the subject parcel, development of any residential structure would be infeasible without the granting of the VAR. Given the considerable site constraints on the subject parcel and adjacency to the Malibu La Costa Overlay District, granting the VAR would not constitute as a special privilege to the property owner.

4. *The granting of such variance will not be contrary to or conflict with the general purposes and intent of this Chapter, not to the goals, objectives, and policies of the LCP.*

The granting of a VAR for construction on steep slopes will not be contrary to or in conflict with the zoning provisions or LCP goals, objectives, and policies. The VAR would allow the construction of a single-family residence and other site improvements on a vacant residential parcel in the SFM zone, and on slopes steeper than 2.5 to 1. This allowance may be granted under the provisions of LIP Section 13.26. The reviewing departments have determined that the proposed development is consistent with the LCP and appropriate for the project as proposed.

5. *For variances to environmentally sensitive habitat area buffer standards or other environmental 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 VAR is not associated with ESHA or ESHA buffer standards. Therefore, this finding does not apply.

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

The VAR is not associated with stringline standards. Therefore, this finding does not apply.

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 SFM and the proposed residential use of the parcel is a permitted use in the SFM zone. The description of the Single Family land use designation in the LUP intends to enhance the rural characteristics of the community by maintaining low density single-family residential development. The proposed project is consistent with the land use description including the requested construction on slopes steeper than 2.5 to 1. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the ascending topography from Rambla Vista and adhering to additional hillside residential development standards that limit absolute height and reduce the maximum allowance Total Development Square Footage (TDSF) by 25 percent. The grading and site design are consistent with adjacent properties, where residences are similarly notched into the hillside and developed as flat-roof, three-story structures. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP. The VAR would facilitate the construction of a new single-family residence and other site improvements in the SFM zone.

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

Surrounding parcels with similar steep topography as the subject parcel are developed with residences, OWTS, and retaining walls. As the majority of the parcel contains slopes steeper than 2.5 to 1, similar to surrounding parcels, creating a flat building pad would require grading into the ascending slope and the construction of retaining walls. As discussed in Finding A.3, there are no alternative feasible building locations that would eliminate the need of construction on steep slopes. As described in Finding H.1, 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.

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

The City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, and the LACFD reviewed the proposed project and proposed location on steep slopes. As conditioned, all reviewing specialists have determined that the project would comply with state and local requirements, inclusive of the VAR and SPR. Construction of the single-family residence and site improvements will comply with all building code requirements and will incorporate the recommendations from all city agencies and project consultants.

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

The requested variance is not associated with a request to reduce or eliminate public parking for

access to the beach, public trails, or parklands. The subject parcel is inland and not located on the beach or coastal bluff. There is currently no public parking on the subject parcel. Granting the VAR would not result in impacts to public parking or recreational access in the area.

C. Site Plan Review No. 23-033 from LIP Section 3.6(E)(1) for Structure Height Above of 18 feet in Height (LIP Section 13.27)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR. Seven additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. LIP Section 3.6(E) limits the height of structures to 18 ft., unless findings for an SPR can be made to authorize height up to 24 ft. with flat roof. The project includes an SPR for structure height above the maximum allowance of 18 ft., up to a maximum of 24 ft. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the required findings for SPR No. 23-033 are made as follows:

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

As discussed 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 SFM 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, LACFD, and WD29.

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

The hillside residential development height limit restricts the absolute height to 35 ft. from the lowest low point to the highest high point of the structure. As proposed, the absolute height of the structure is 24 ft. As measured from the lower of finished or natural grade, whichever is lower, at no point would the structure exceed a maximum height of 24 ft. (authorized by SPR No. 23-033). The project site is currently vacant and the proposed project complies with the size, height, location, grading, and residential development standards of the LCP and MMC consistent with the SFM zoning designation and 25 percent TDSF reduction required by the hillside development standards. The subject parcel is located in a developed residential neighborhood and surrounding development consists of one-, two-, and three-story single-family residences, with accessory development. Developed properties to the north and west are located within the Malibu La Costa Overlay District which allow structure height to 24 ft. and construction on slopes up to 1.5 to 1. The subject parcel's topography ascends from Rambla Vista northerly toward the rear yard of the parcel and adjacent properties exhibit similar ascending topography from Rambla Vista. The project is set into a hillside and would be designed to not block established private views of the ocean from the surrounding parcels. No public views of the ocean would be affected by the project due to the location of the subject parcel.

Staff conducted an analysis of surrounding property characteristics to assess the project with regard to neighborhood character. The subject parcel is an infill lot within an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of the main residences within the vicinity of the project site. This area was impacted by the

2025 Palisades Fire and many single-family residences were destroyed. The properties directly north, south, east, and west of the subject parcel were not impacted by the fire but properties in the vicinity were. Based on the LACA data, as described below, the proposed residence is smaller than the surrounding residences. In addition, the majority of the surrounding residences are also two-stories, and many are set closer to Rambla Vista than the proposed project. Furthermore, the portion of the main residence that will be 24 feet in height is limited to the west wing, which is in an area of the project site with a lower elevation due to the descending site topography. The street-facing portion of the project includes lower elevations.

Direction	Address	Home Size (sf.)*	No. of Stories	Zoning	Zoning Overlay
Subject Parcel	21373 Rambla Vista	1,796 sf	2, with additional subterranean garage/basement	SFM	No
North	3870 Rambla Orienta St.	3,400 sf	2 stories	SFM	Malibu La Costa
East	21369 Rambla Vista	2,823 sf	3 stories	SFM	No
South	21370 Rambla Vista	3,255 sf	3 stories	SFM	Malibu La Costa
West	21381 Rambla Vista	4,895 sf	4 stories	SFM	Malibu La Costa

*Source: Los Angeles County Assessor's Office

Story poles were installed on May 11, 2026, to demonstrate the siting, massing and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings for neighborhood compatibility. The project will be set into the hillside and, including the additional height above 18 ft. to 24 ft., the project would be consistent with neighborhood character. Based on the characteristics of the existing neighborhood and proposed design, the proposed project and request for height up to 24 ft. blends with the existing development pattern in the neighborhood and would not adversely affect neighborhood character.

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

Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed residence will not be visible from any scenic area, scenic road, or public viewing area. Given the location and design of the proposed project, intervening topography, existing development, and the implementation of conditions of approval for lighting, the residence is not expected to create significant obstructions or encroachments into public views and provides the maximum feasible protection to significant public views as required by the LIP.

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 of the proposed improvements, including the building above 18 ft. in height up to 24 ft. for a flat roof, will comply with all building code requirements

and will incorporate all recommendations from applicable City agencies and project consultants.

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

As described in Finding C.2, the proposed project is in an area with other surrounding residences on Rambla Vista comprised of predominantly two or more stories with a similar maximum height. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the ascending topography from Rambla Vista and lowering proposed height below 24 ft. in areas of the project including along a portion of street frontage. The grading and site design are consistent with adjacent properties, where residences are similarly notched into the hillside and developed as flat-roof, three-story structures. The proposed residence is smaller in size than immediately adjacent development and is comprised of two stories with an additional subterranean garage and basement. The SPR would authorize portions of the residence to exceed 18 ft. up to 24 ft. for a flat roof design, similar to other residence in the area. Developed properties to the north and west are located within the Malibu La Costa Overlay District which allow structure height to 24 ft. and construction on slopes up to 1.5 to 1 without discretionary requests. 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. *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 parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map and would not create an adverse impact on natural hydrology, native plant materials, or wooded areas. SPR No. 23-033 is requested to allow a maximum structure height above 18 feet, up to 24 feet for a flat roof. The project will be set into the hillside and would be consistent with neighborhood character. The subject parcel is very steep, where 92 percent of the terrain has slopes steeper than 2.5 to 1, with approximately 450 sf. flatter area near Rambla Vista. However, the subject parcel is not considered a costal bluff or rock outcropping. The proposed development will not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project. Therefore, the approval of the SPR request will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

7. *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 propose remedial grading. Therefore, this finding does not apply.

8. *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).*

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff

has determined that the portions of the main residence above 18 feet in height are not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17). A nearby property north of the subject parcel has an established primary view determination (PVD). The installed story poles demonstrated the proposed residence would remain below the protected ocean horizon line and would not project into or obstruct visually impressive scenes from the designated main viewing area of the identified PVD. No additional PVDs were established near the subject parcel following the Palisades Fire, wherein the limitations of MMC Section 17.45.150(B) temporarily prohibit all properties within a disaster area from obtaining a new or updated PVD.

9. *That 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 residences with two or more stories on steeper topography. Given the project site's context, the parcels immediately to the west and east exceed the height of the proposed residence. Therefore, increasing the structure's height from 18 ft. to 24 ft. would not adversely affect solar access on adjacent parcels. No nearby property owners have submitted correspondence indicating the proposed residence would adversely affect solar access.

10. *The project is consistent with the City's general plan and local coastal program.*

As described in Findings A.1 to A.4, t the proposed project is consistent with the LCP in that the project is in an area that has been identified for residential use. The proposed height increase from 18 ft. to 24 ft. would occur in an area with other surrounding residences on Rambla Vista comprised of predominantly two or more stories with a similar maximum height. The description of the Single Family land use designation in the General Plan and LCP Land Use Plan (LUP) intend to enhance the rural characteristics of the community by maintaining low density single-family residential development. The proposed project is consistent with the land use description including the requested height above 18 ft. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the ascending topography from Rambla Vista and lowering proposed height below 24 ft. in areas of the project including along a portion of street frontage. The grading and site design are consistent with adjacent properties, where residences are similarly notched into the hillside and developed as flat-roof, three-story structures. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP and General Plan.

11. *A seawall, bulkhead, or other shoreline protective devices (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 project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding is not applicable.

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

The subject parcel is not in a designated ESHA or ESHA buffer, as shown on the LCP ESHA Overlay Map. The nearest mapped ESHA consists of a blueline stream located approximately 350 feet west of the subject parcel's rear property line. The proposed residence, including required fuel modification, would not result in impacts to ESHA buffer from the blueline stream. Based on site-specific analysis by the City Biologist, it was determined that there is no ESHA on or near the parcel and that review by the Environmental Review Board (ERB) was not required. On June 25, 2024, the City Biologist approved the proposed project and determined that the project is not expected to result in any adverse impacts to significant biological resources. Therefore, the findings of LIP Section 4.7.6 are not applicable and the project is not subject to the additional development standards and provisions of LIP Chapter 4.

E. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. As discussed in Finding C.3, the subject parcel is not located along, within, or provides views to or is visible from any scenic area, scenic road, or public viewing area; however, the hillside development standards apply since the proposed development would occur on an area with slopes over 20 percent. Therefore, the findings of LIP Chapter 6 are applicable.

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

The Planning Division evaluated visual impact through site analysis, site visits, story pole installation and verification, and review of the surrounding development pattern. The project site is not visible from a scenic road, such as Pacific Coast Highway, however, the project would result in hillside development since the project contains slopes over 20 percent. The proposed building is designed to notch into the topography towards Rambla Orienta, and the absolute highest point of the structure would not exceed 35 feet. The proposed single-family residence would be the shortest building compared to the adjacent single-family residences that comprise three-story structures, and would comply with LIP Section 6.5.

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

The project, as conditioned, will not create a significant adverse scenic or visual impact. Conditions of approval are included with limitations on materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. The project will provide 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. Much of the project site contains slopes steeper than 2.5 to 1 and relocating the single-family residence to an area flatter than 33 percent would not be feasible since it does not exist. The design of the single-family residence is notched into the hillside 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 or visual resources.*

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternative 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, there are no project alternatives that could avoid construction on slopes steeper than 2.5 to 1. The implementation of the hillside development standards will result in a reduced structure size by 25 percent and the highest high point of the structure will not to exceed 35 feet. The site does not contain ESHA or is within 100-feet of an ESHA. Therefore, the proposed development, as designed, is sited to eliminate, minimize, or otherwise contribute to conformance to sensitive resource policies.

G. Transfer of Development Credit (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning 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 geotechnical and engineering reports and addenda prepared by Cal Land Engineering, Inc. These reports are on file at City Hall. The reports evaluated site-specific

conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by 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 AOWTS, 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, AOWTS, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject property is currently subject to wildfire hazards. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The proposed development may actually decrease the 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 H.1, the proposed project, as designed, conditioned, and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.1, the proposed project, as designed and conditioned, is the least

environmentally damaging alternative due to site characteristics, and there are no feasible project alternatives that would diminish any environmental effects beyond the proposed project.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Findings A.3 and H.3, there are no feasible alternatives to development, and due to site constraints, any other project alternative would result in more grading, land disturbance, and expanded 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 H.3 and H.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative, and no adverse impacts to sensitive resources are anticipated. There are no other feasible locations on the subject parcel to locate the proposed development to further reduce such hazards or further protect sensitive resources.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

J. 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 subject parcel does not include or is adjacent to any existing or planned public trails. 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. 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.

K. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 23-052, Variance No. 23-034, and SPR No. 23-033 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. New 1,796 sf., two-story single-family residence, 24 ft. in height for a flat roof, and a 999 sf. subterranean two-car garage and basement;
   b. AOWTS;
   c. Barbecue;
   d. Retaining walls (six ft. high maximum) supporting the driveway and residence;
   e. Construction of decks and terraces;
   f. Fire department access stairs;
   g. Installation of new landscaping and hardscaping; and
   h. Approximately 298 cubic yards (c.y.) of non-exempt grading.

   Discretionary Requests

   a. VAR No. 23-034 for the construction of a residence, retaining walls, and stairs on slopes steeper than 2.5 to 1; and
   b. SPR No. 23-033 for the residence to exceed a base height of 18 ft. up to a maximum of 24 ft. for a flat roof.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of

Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

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

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

8. All development shall conform to requirements of the City 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 MMC and LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals 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, including grading or demolition.

Cultural Resources

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

13. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall

notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

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

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

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

17. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

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

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

Fencing and Walls

22. 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.

Construction/Framing

23. The applicant shall submit a copy of a 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. 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.

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

25. 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.

26. 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.

27. 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.

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

Colors and Materials

29. 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.

30. 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.

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

Biology/Landscaping

32. 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.

33. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

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

36. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).
37. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate.

38. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

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

40. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from WD29.

41. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

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

43. 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.

44. 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.

Public Works

45. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

46. Grading/Drainage

47. The non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

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

49. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits; and
    i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

50. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;

d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

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

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

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

52. 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.

53. 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.
c. 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

54. 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.

Geology

55. 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.

56. 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.

Onsite Wastewater Treatment System (OWTS)

57. 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 MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance and monitoring of the OWTS.

58. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

59. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS,

final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

60. The final design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

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

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

63. 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.

64. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

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

66. 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.

67. City of Malibu Geologist/Geotechnical Approval: City of Malibu geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

69. 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.

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

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

72. Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) must be supported by a letter from the project structural engineer and a letter

from the project soils engineer (i.e., a geotechnical engineer or civil engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the Table 15.42.030(E) setback is reduced. Construction drawings submitted for plan check must show OWTS components in relation to those structures from which the setback is reduced. All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in Table 15.42.030(E)) also must be supported by a letter from the project architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California-licensed architect, then the required architect's certification may be supplied by an engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setbacks to the wastewater system. In this case, the engineer must include in his/her letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback, then the architect or engineer must provide associated construction documents for review and approval during Building Safety Division plan check. The wastewater plans and the construction plans must be specifically referenced in all certification letters.

73. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show a new single-family residence with no more than 3 bedrooms and 42 drainage fixture units.

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

Prior to Occupancy

75. Prior to, or at the time of a Planning final inspection, the property owner / applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

76. 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.

77. 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.

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

development permit. 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.

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

Fixed Conditions

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

81. 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.

Deed Restrictions

82. 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.

83. 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. 14-21. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 15th day of June 2026.

SKYLER 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. 26-25 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 15th day of June 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary



21373 RAMBLA VISTA, MALIBU, CA 90265

ATTACHMENT 2

CORSINI STARK ARCHITECTS
323.255.9100
CORSINISTARK.COM

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are the property of Corsini Stark Architects, LLP and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Corsini Stark Architects, LLP.

PROFESSIONAL SEAL :

PROPERTY OWNER:
ZETA STONE DEVELOPMENT
18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

COVER SHEET

Received
1/28/2026
Planning Division

DRAWING NUMBER :

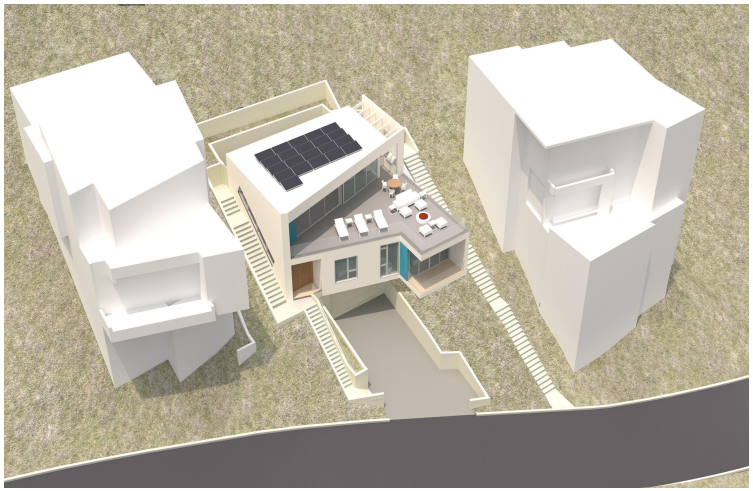
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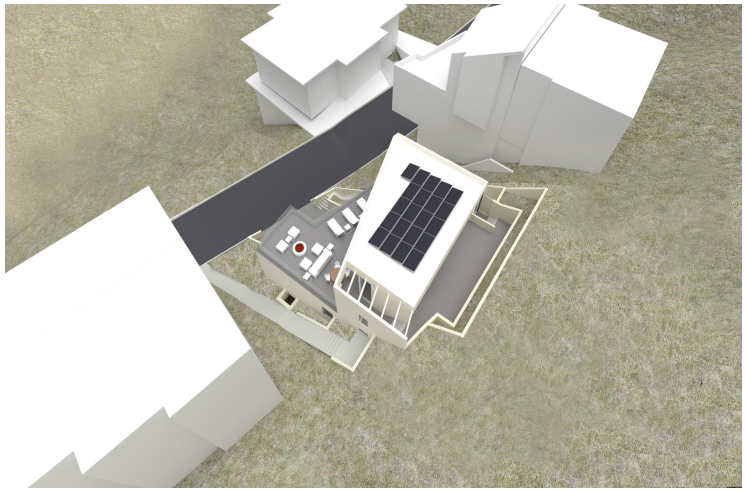
CITY PROJECT NUMBER:

08/02/2023









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	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

RENDERING

DRAWING NUMBER :

G0.00A

CITY PROJECT NUMBER:

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	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

RENDERING

DRAWING NUMBER :

G0.00B

CITY PROJECT NUMBER:

08/02/2023

ARCHITECTURAL ABBREVIATIONS

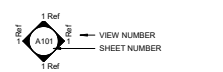
A	
A/C	ACCESSIBLE
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT INCLUDING PROVISIONS IN THE CBC
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ACP	ACOUSTICAL CEILING PANEL
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AVB	AIR VAPOR BARRIER
@	AT
B	
BM	BEAM
BWTN	BETWEEN
BEV	BEVELED
BLK'G	BLOCKING
BD	BOARD
BOTT	BOTTOM
BLDG	BUILDING
C	
C/C	CENTER TO CENTER
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CBU	CEMENTITIOUS BACKER UNIT
CER	CERAMIC
CG	CORNER GUARD
CHAN	CHANNEL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	CLEAR
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CW	CHILLED WATER (PIPING)
D	
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
"	DITTO
DN	DOWN
DWG	DRAWING
E	
(E)	EXISTING
EA	EACH
EW	EACH WAY
ELEC	ELECTRICAL
EWC	ELECTRIC WATER COOLER
ELEV	ELEVATION
F	
FEC	FIRE EXTINGUISHER AND CABINET
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FT	FOOT, FEET
G	
GA	GAUGE / GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED
GYPSUM	
GL	GLASS,GRID LINE
GR	GRADE
GRND	GROUND
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	
H	HIGH / HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HYDR	HYDRAULIC
I	
IN or "	INCH, INCHES
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
J	
JAN	JANITOR
JC	JANITOR CLOSET
JIST	JOIST
JT	JOINT
K	
KIT	KITCHEN
KO	KNOCKOUT
L	
LDG	LANDING
LAM	LAMINATE / LAMINATION
LAV	LAVATORY
LEV	LEVEL
LB	POUND
LF	LINEAR FOOT
LN	LINE
LP	LOW POINT
LT	LIGHT, LEFT
LW	LIGHT WEIGHT
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MS	MACHINE SCREW
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OFF	OFFICE
OC	ON CENTER
OPP	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTR. INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
P	
PT	PAINT
PTD	PAINTED
PR	PAIR, PAIRED
PLAS	PLASTER
PL LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PA	PUBLIC ADDRESS
R	
RAD	RADIUS
REF	REFERENCE
REFL	REFLECTED, REFLECTIVE
REINF	REINFORCING, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION, REVISED
RM	ROOM
S	
SAFB	SOUND ATTENUATION FIRE BATT
SCHED	SCHEDULED
SF	SQUARE FEET (FOOT)
SHT	SHEET
SIM	SIMILAR
SMS	SHEET METAL SCREW
SPECS	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STA	STATION
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SYM	SYMBOL
SYS	SYSTEM
T	
TBD	TO BE DETERMINED
TELE	TELE COMMUNICATIONS/ TELEPHONE
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TYP	TYPICAL
U	
UL	UNDERWRITERS' LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
V	
VAC	VENTILATION AND AIR CONDITIONING
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	
W/	WITH
W	WIDE, WIDTH, WEST
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT/REPELLANT
WRB	WEATHER RESISTANT BARRIER
WS	WEATHERSTRIPPING
WT	WEIGHT

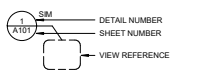
ADDITIONAL PERMITS

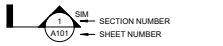
1. GRADING PLAN CHECK & PERMIT NOT PART OF THIS PERMIT. SEPARATE PLAN CHECK & PERMITTED REQUIRE.
2. NOTE: PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION. PRIOR TO INSTALLATION. PER SEPARATE PERMIT PER NFPA - 13.

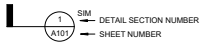
ARCHITECTURAL DRAWING LEGEND

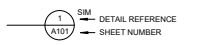
CALLOUTS



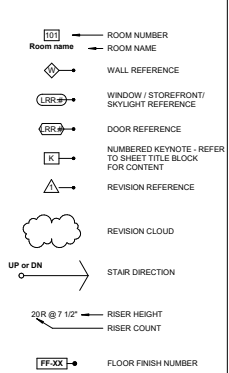


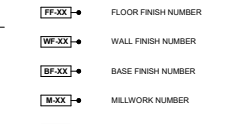




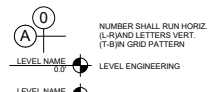


TAGS





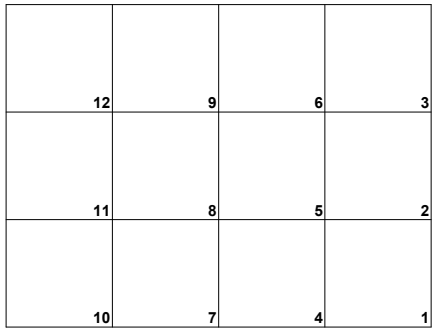
DATUM







SHEET GRID SYSTEM



PROJECT SUMMARY

PROJECT DESCRIPTION / SCOPE OF WORK:

PROPOSED SINGLE FAMILY RESIDENCE AND GRADING, SITE ACCESS STAIRS, NOWTS, RETAINING WALLS, ROOF-MOUNTED SOLAR PANELS, ETC., VARIANCE FOR DEVELOPMENT ON SLOPES STEEPER THAN 2:5:1 AND SITE PLAN REVIEW FOR HEIGHT INCREASE TO A MAXIMUM OF 24' FOR FLAT ROOF

PROJECT ADDRESS: 21373 RAMBLA VISTA MALIBU, CA 90265

LEGAL DESCRIPTION:

ACCESSORS PARCEL NO (APN): 4451-022-010

TRACT NO: 10570 LOT 57
BLOCK:

LOT: 57

PARCEL MAP #: 161

LOT/ PARCEL AREA: 7,922.93 SQUARE FEET

LAND USE DESIGNATION 4 DU/ACRES

ZONING INFORMATION: SFM (SINGLE FAMILY MEDIUM)

MAXIMUM DENSITY: 4 DU/ACRE

MINIMUM LOT AREA: 0.25 AC

BUILDING HEIGHT:
-FLAT ROOF ABOVE NATURAL GRADE: 24'-0"
-PER HILLSIDE RESIDENTIAL DEVELOPMENT: 35'-0" FROM LOWEST POINT TO HIGHEST POINT OF STRUCTURE

BUILDING AREA: (SEE CHART BELOW)

MAXIMUM ALLOWABLE BUILDING AREA: Total development square footage shall be determined based on the following formula (slopes equal to or greater than 1:1 shall be excluded from the lot area calculation): for lot areas up to 1/2 acre, total square footage shall be 17.7% of lot area plus 1000 square feet.

NET SITE AREA: 7,922.93 - 47.10 (1:1 SLOPE) = **7,875.83 SF**

7,875.83 X 0.177 + 1000 = 2,394.02 SF
- 598.50 SF (SLOPE > 30%)

MAXIMUM ALLOWABLE BUILDING AREA: **TOTAL: 1,795.50 SF**

NAME	AREAS TDSF	
BASEMENT		421 SF
GARAGE		578 SF
FIRST LEVEL	1095 SF	
SECOND LEVEL	701 SF	
	1796 SF	999 SF
		2,795 SF

FIRST FLOOR AREA W/O STAIRCASE	1,068 SF
SECOND FLOOR AREA W/O STAIRCASE	674 SF
TOTAL STAIRCASE AREA	54 SF
FIRST FLOOR STAIRCASE AREA	27 SF
SECOND FLOOR STAIRCASE AREA	27 SF
FIRST FLOOR AREA + FIRST FLOOR STAIRCASE AREA	1,095 SF
SECOND FLOOR AREA + SECOND FLOOR STAIRCASE AREA	701 SF

FIRE ZONE: YES

CONSTRUCTION TYPE: TYPE V - B FULLY SPRINKLERED

SPRINKLERS: YES

OCCUPANCY GROUP: SF/M SINGLE - FAMILY RESIDENTIAL MEDIUM

PARKING SPACES PROVIDED: 2 ENCLOSED AND 2 UNENCLOSED SPACES

SETBACKS: **REQUIRED:** **PROPOSED:**

FRONT YARD: 20% OF LOT DEPTH 25.73'

Front yard setback is 20% of lot depth or 65 feet, whichever is less. Front yard setback for beachfront lots is 20 feet or the average of the two adjacent lots, whichever is less.

REAR YARD: 15% OF LOT DEPTH 19.30'

Rear yard setback must be at least 15% of lot depth or 15 feet, whichever is greater. Rear yard setbacks for beachfront lots are determined by the stringline rule.

SIDE YARD : 25% OF LOT WIDTH 15.60' CUMULATIVE 6'-2.5" (W), 9'-4.75" (E)

Aggregate side yard setbacks must be at least 25% of lot width, with no single side yard less than 10% of lot width or 5 feet, whichever is greater. Side yard setback for beachfront lots is 10 percent of lot width on each side with a 3 feet minimum and a 5 feet maximum.

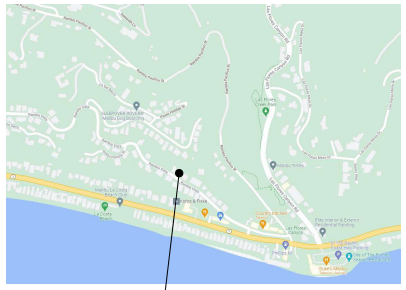
MAX.IMPERMEABLE COVERAGE: 45% (NOT TO EXCEED 25,000 SF.)
SEE DIAGRAM 4/G0.02 7,875.83 X 0.45 = **3,544 SF**

PROPOSED IMPERMEABLE COVERAGE: **2,952.47**

TWO-THIRDS RULE

FIRST LEVEL : 1,095 SF x 0.66 = 723 SF
SECOND LEVEL: 701 < 723 SF

VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Name	Construction Set	Plan Check	Planning Department	Fire Department
01 GENERAL					
G0.00	COVER SHEET				
G0.00A	RENDERING				
G0.00B	RENDERING				
G0.01	DATA SHEET				
G0.02	AREA CALCULATION DIAGRAMS				
T-1	SURVEY PLAN				
02 ARCHITECTURAL					
A0.01	SITE PLAN				
A0.02	EXTERIOR LIGHTING PLAN				
A0.03	LIGHTING CUT SHEETS				
A1.01	GARAGE LEVEL				
A1.02	FIRST LEVEL				
A1.03	SECOND LEVEL				
A1.04	ROOF LEVEL				
A2.01	EAST ELEVATION				
A2.02	SOUTH ELEVATION				
A2.03	WEST ELEVATION				
A2.04	NORTH ELEVATION				
A3.01	BUILDING SECTION				
A3.02	BUILDING SECTION				
A3.03	BUILDING SECTION				
A3.04	BUILDING SECTION				
A3.05	BUILDING SECTION				

APPLICABLE CODES

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STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
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	FIRE ACCESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

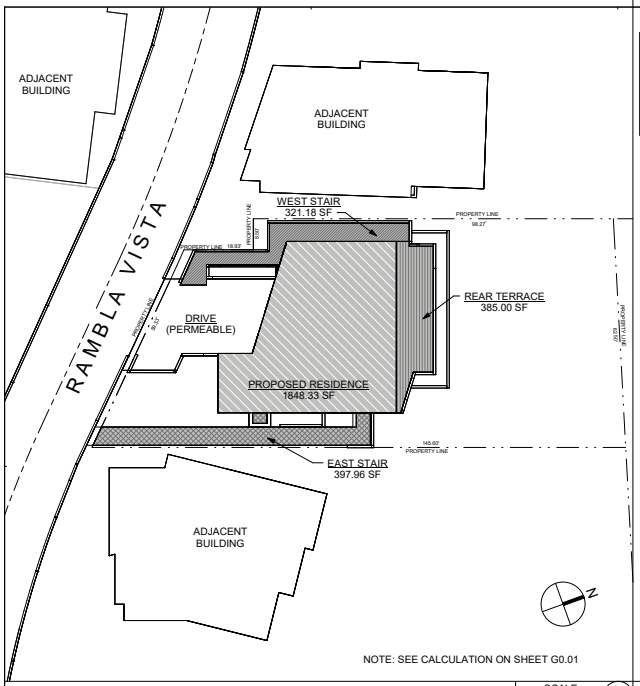
DATA SHEET

DRAWING NUMBER :

G0.01

CITY PROJECT NUMBER:

08/02/2023

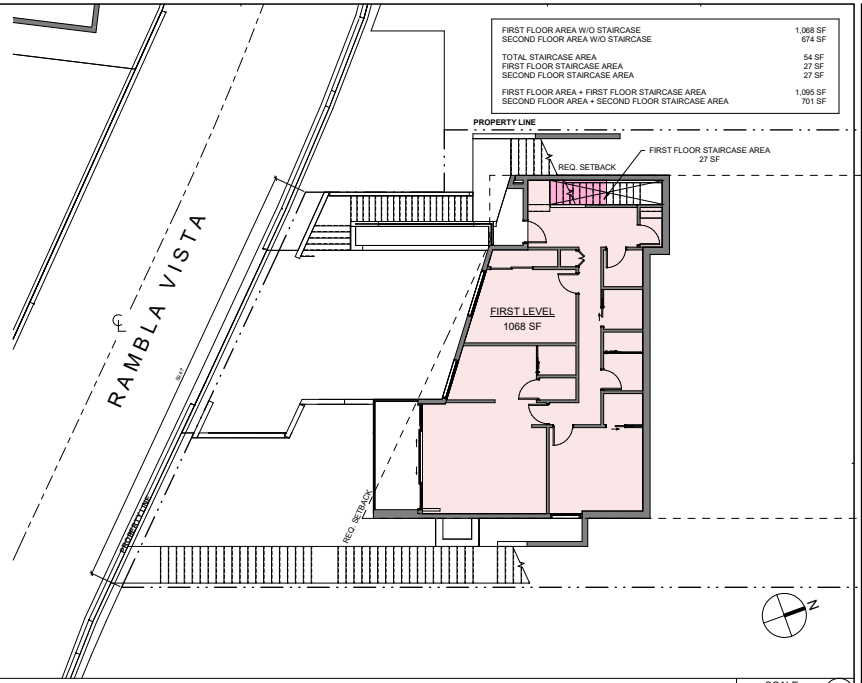


PROPOSED IMPERMEABLE COVERAGE | SCALE: 1/16" = 1'-0" | 4

ALLOWABLE BUILDING AREA CALCULATION:

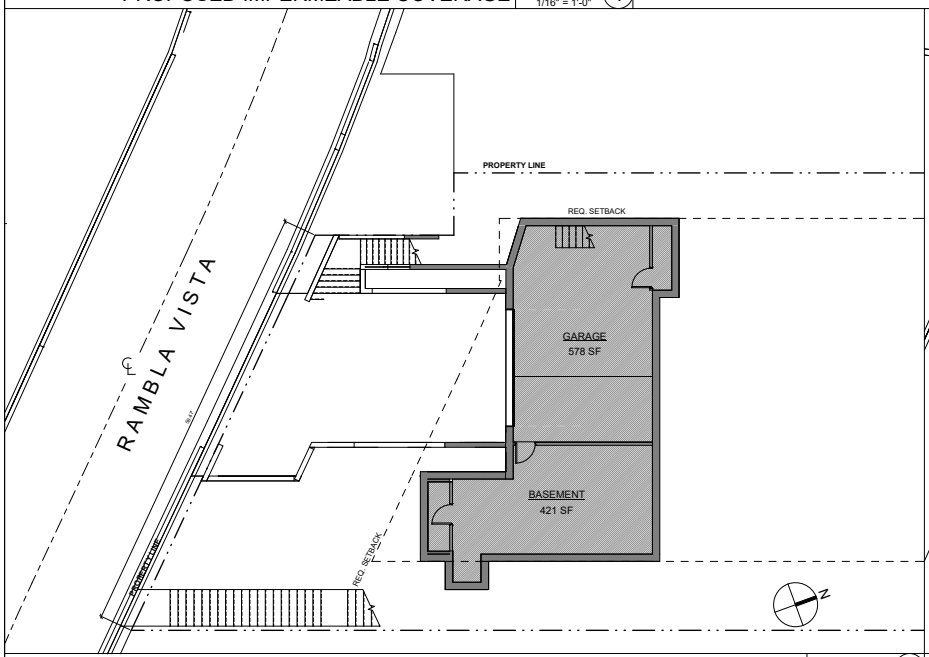
SITE AREA X 17.7% + 1000 SF
7,875.83 SF X 17.7% + 1000 SF = 2,394 SF

SLOPE > 30% REDUCE 25% - 598.5 SF
TOTAL 1,796 SF

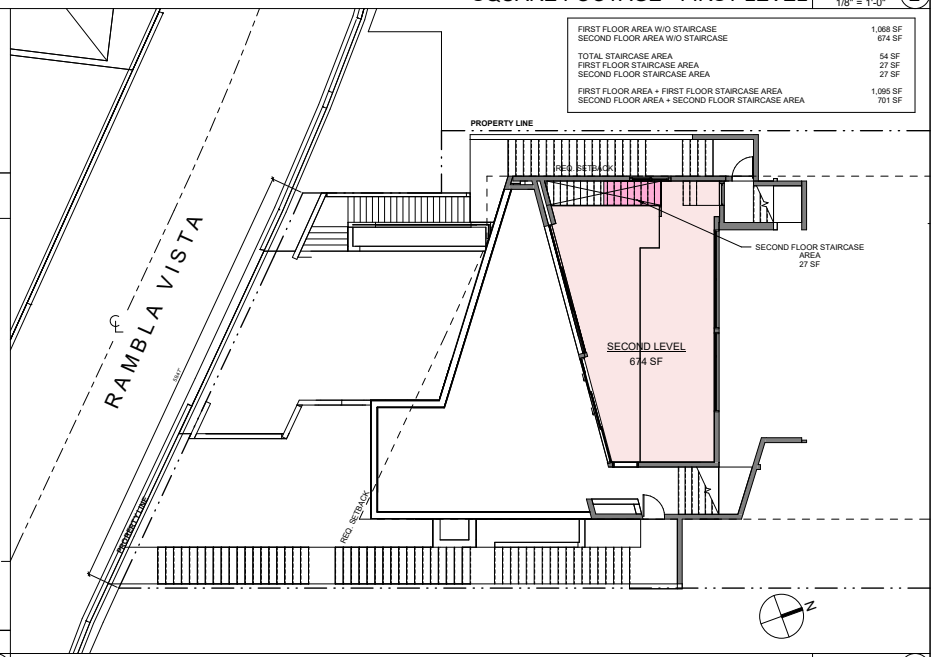


FIRST FLOOR AREA W/O STAIRCASE	1,068 SF
SECOND FLOOR AREA W/O STAIRCASE	674 SF
TOTAL STAIRCASE AREA	54 SF
FIRST FLOOR STAIRCASE AREA	27 SF
SECOND FLOOR STAIRCASE AREA	27 SF
FIRST FLOOR AREA + FIRST FLOOR STAIRCASE AREA	1,095 SF
SECOND FLOOR AREA + SECOND FLOOR STAIRCASE AREA	701 SF

SQUARE FOOTAGE - FIRST LEVEL | SCALE: 1/8" = 1'-0" | 2



SQUARE FOOTAGE - GARAGE LEVEL | SCALE: 1/8" = 1'-0" | 3



FIRST FLOOR AREA W/O STAIRCASE	1,068 SF
SECOND FLOOR AREA W/O STAIRCASE	674 SF
TOTAL STAIRCASE AREA	54 SF
FIRST FLOOR STAIRCASE AREA	27 SF
SECOND FLOOR STAIRCASE AREA	27 SF
FIRST FLOOR AREA + FIRST FLOOR STAIRCASE AREA	1,095 SF
SECOND FLOOR AREA + SECOND FLOOR STAIRCASE AREA	701 SF

SQUARE FOOTAGE - SECOND LEVEL | SCALE: 1/8" = 1'-0" | 1

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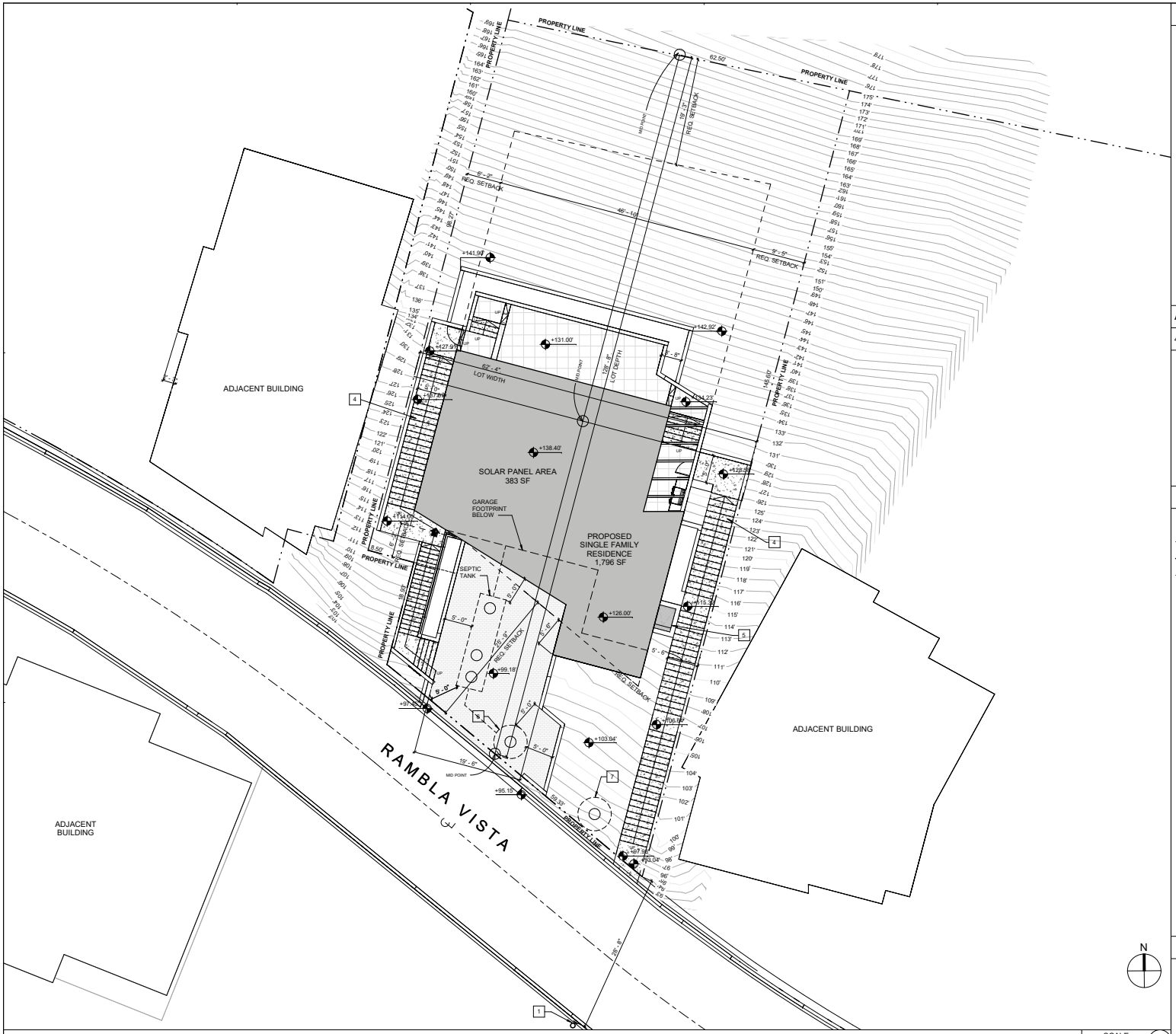
AREA CALCULATION DIAGRAMS

DRAWING NUMBER :

G0.02

CITY PROJECT NUMBER:

08/02/2023



SITE PLAN — SCALE: 1/8" = 1'-0"

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. CONCRETE ACCESS STAIRS, 5' WIDE FIRE DEPARTMENT ACCESS, TOP OF STAIR < 1'-0" ABOVE NATURAL GRADE
5. SECOND EXIT ACCESS WELL FOR BASEMENT W/ GRATE HATCH
6. SEEPAGE PIT. SEE SEPTIC PLANS
7. FUTURE SEEPAGE PIT

ASSESSOR NUMBER

4451-022-010

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

EXTERIOR LIGHTING FIXTURE SYMBOLS

- A - BIONIC PRO 2
  A - BIONIC PRO 2 (BELOW)
- B - EL CAPITAN LED
- C - PASSO RT

GENERAL NOTES

SETBACKS:

LOT DEPTH : 128'-8"
FY = 25.73' (20%)
RY = 19.30' (15%)

LOT WIDTH : 162'-4"
SY = 15.60' (25%) - CUMULATIVE
6.2' MIN

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DRAWING TITLE :

SITE PLAN

DRAWING NUMBER :

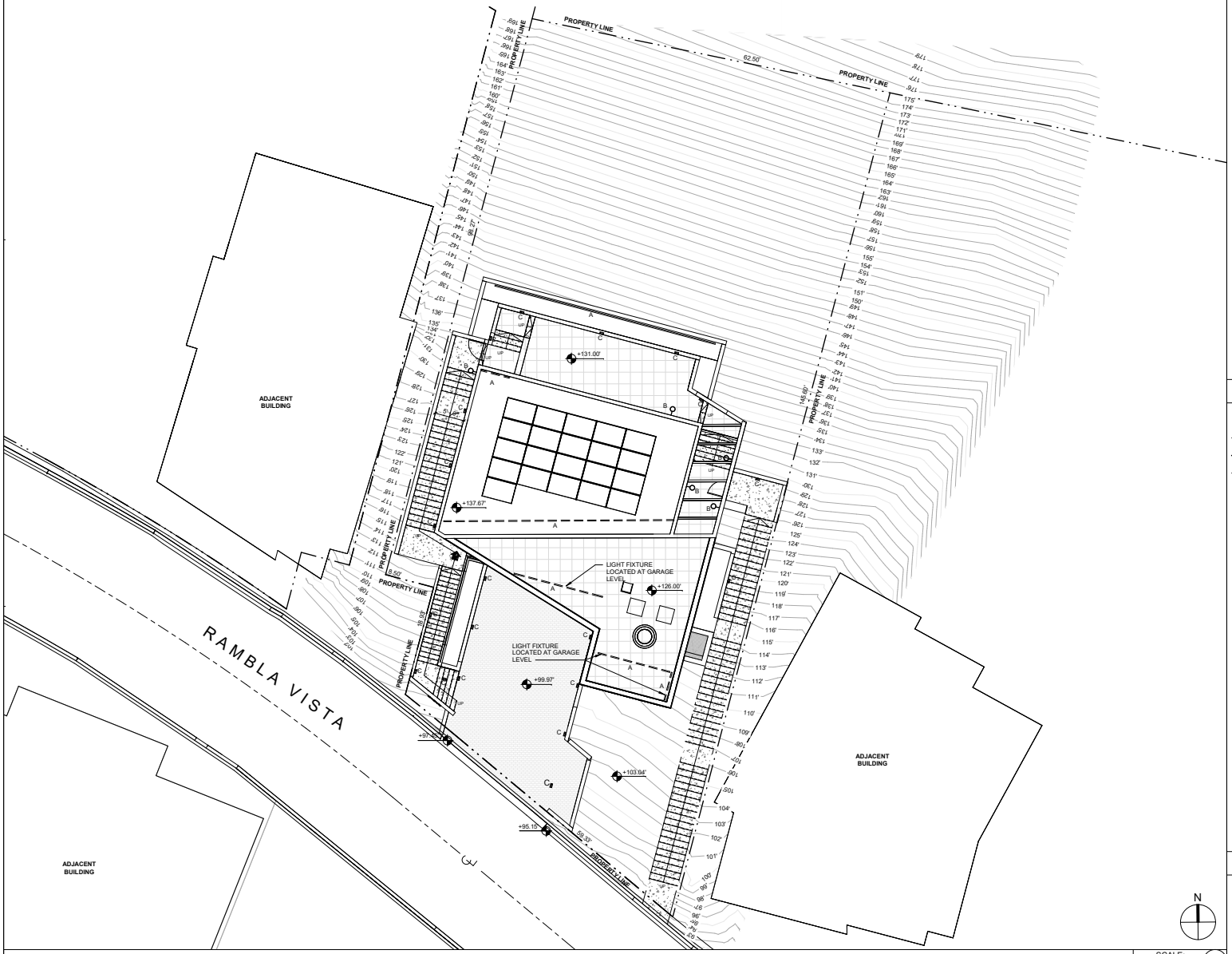
A0.01

CITY PROJECT NUMBER:

08/02/2023

LIGHTING FIXTURE SCHEDULE

Type	Description	Manufacturer	Catalog Number	Lumens	Wattage	CCT	Dimming	Mounting	Remarks
A	Linear Recessed Slot Fixture for Exterior Soffit	Prudential Lighting	BPRO2-REC-REG1-LED27-LO-4-TMW-SAL/MGZ-LP-SC-120-2WIRE	425 lumens/ft	4 watts per foot	2700K	Triac	Ceiling Recessed	Select lens type -SAL or MGZ
B	Exterior Wall Mounted Cylinder	BK Lighting	EC-LED-e64-MFL-12-11-B with TR60 Remote Transformer	397 lumens	8 watts	2700K	Triac	Surface Wall	Remote Transformer
C	Exterior Steplight	Amerlux Lighting	PRCD8-H27- RTBX-8-Finish	38 lumens	3 watts	2700K	0 to 10 volt	Wall Recessed	



EXTERIOR LIGHTING PLAN — SCALE: 1/8" = 1'-0" (1)

KEYNOTE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

EXTERIOR LIGHTING FIXTURE SYMBOLS

- A - BIONIC PRO 2
  A - BIONIC PRO 2 (BELOW)
- B - EL CAPITAN LED
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GENERAL NOTES

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DRAWING TITLE :

EXTERIOR LIGHTING PLAN

DRAWING NUMBER :

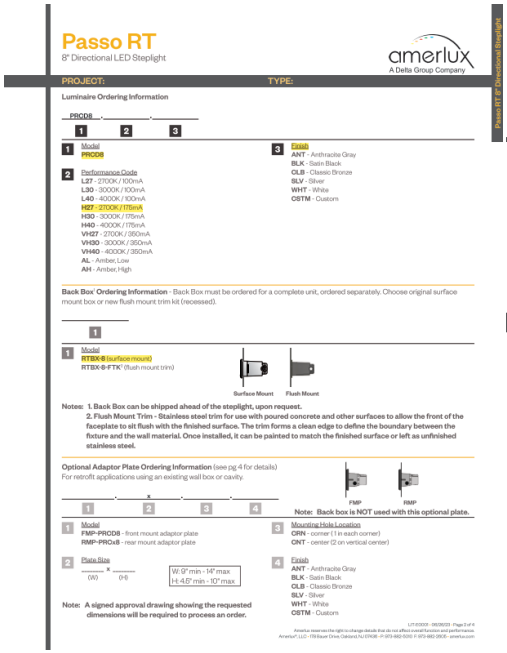
A0.02

CITY PROJECT NUMBER:

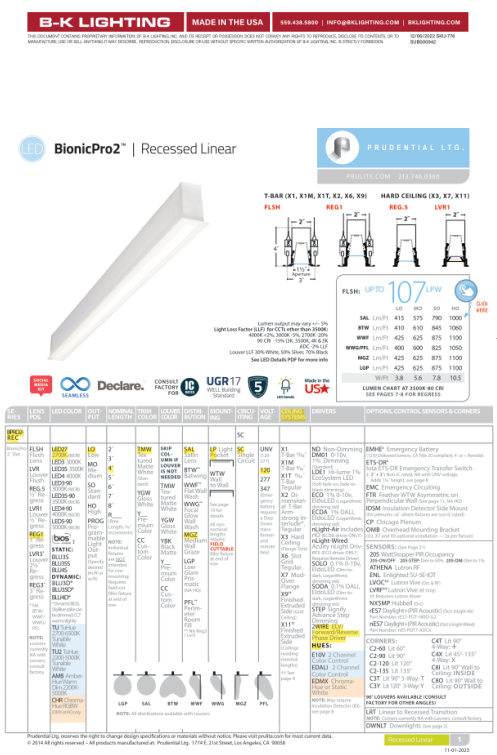
08/02/2023



FIXTURE B



FIXTURE C



FIXTURE A

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STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-21-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

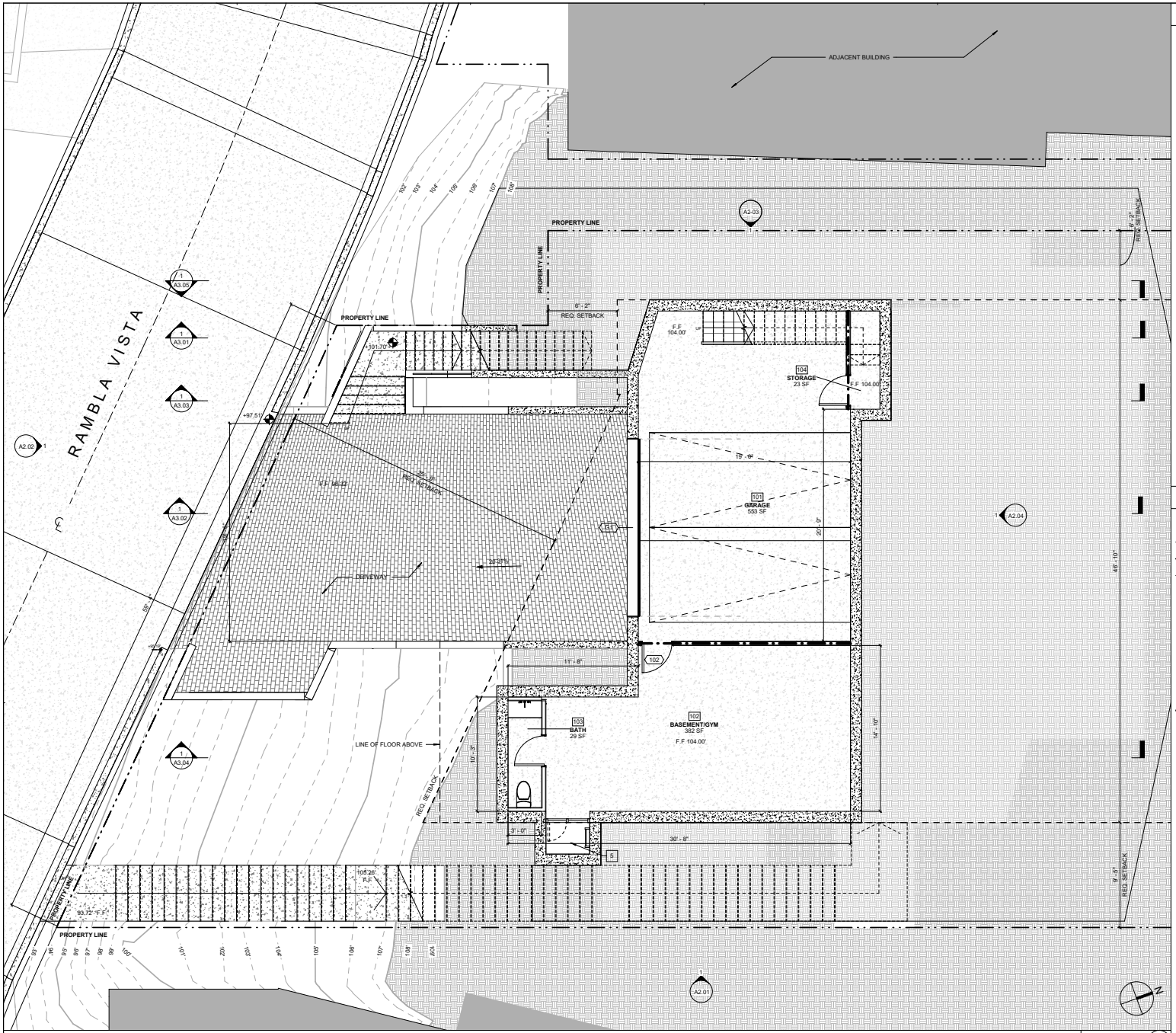
LIGHTING CUT SHEETS

DRAWING NUMBER :

A0.03

CITY PROJECT NUMBER:

08/02/2023



GARAGE PLAN — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. CONCRETE ACCESS STAIRS, 5' WIDE
5. SECOND EXIT ACCESS WELL FOR BASEMENT W/ GRATE HATCH

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE — POLE LIGHT TYP.

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — 2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL- 1 HOUR CONSTRUCTION — 2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

- EXTERIOR CONC. — UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH
- EXTERIOR PAVER — PERMEABLE 4"x8" CONCRETE PAVERS
- EXTERIOR DECK — WOODEN DECK
- EXTERIOR — GRAVEL SOIL
- INTERIOR CONCRETE — UNPAINTED CONCRETE, STEEL TROWEL FINISH
- INTERIOR TILE — 24"x24" PORCELAIN TILE

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#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

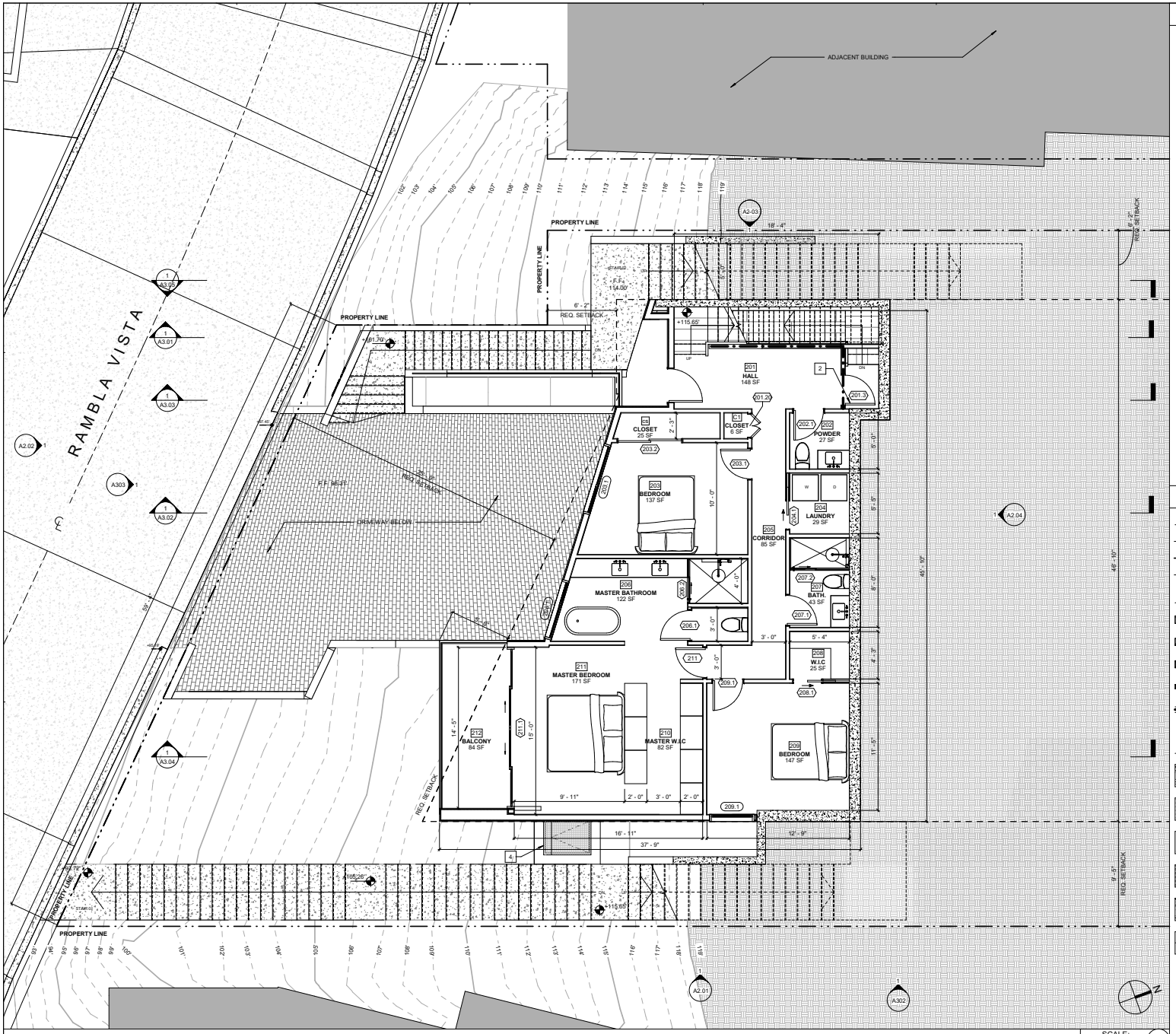
GARAGE LEVEL

DRAWING NUMBER :

A1.01

CITY PROJECT NUMBER:

08/02/2023



FIRST PLAN — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. METAL GRATE EXIT ACCESS HATCH 3'x3'

LEGEND

DATUM

- CENTER LINE
- CENTER LINE SYM.
- PROPERTY LINE
- PROPERTY LINE SYM.
- SETBACK LINE
- POLE LIGHT TYP.

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — 2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL- 1 HOUR CONSTRUCTION — 2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

- EXTERIOR CONC. — UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH
- EXTERIOR PAVER — PERMEABLE 4"x8" CONCRETE PAVERS
- EXTERIOR DECK — WOODEN DECK
- EXTERIOR — GRAVEL SOIL
- INTERIOR CONCRETE — UNPAINTED CONCRETE, STEEL TROWEL FINISH
- INTERIOR TILE — 24"x24" PORCELAIN TILE

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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

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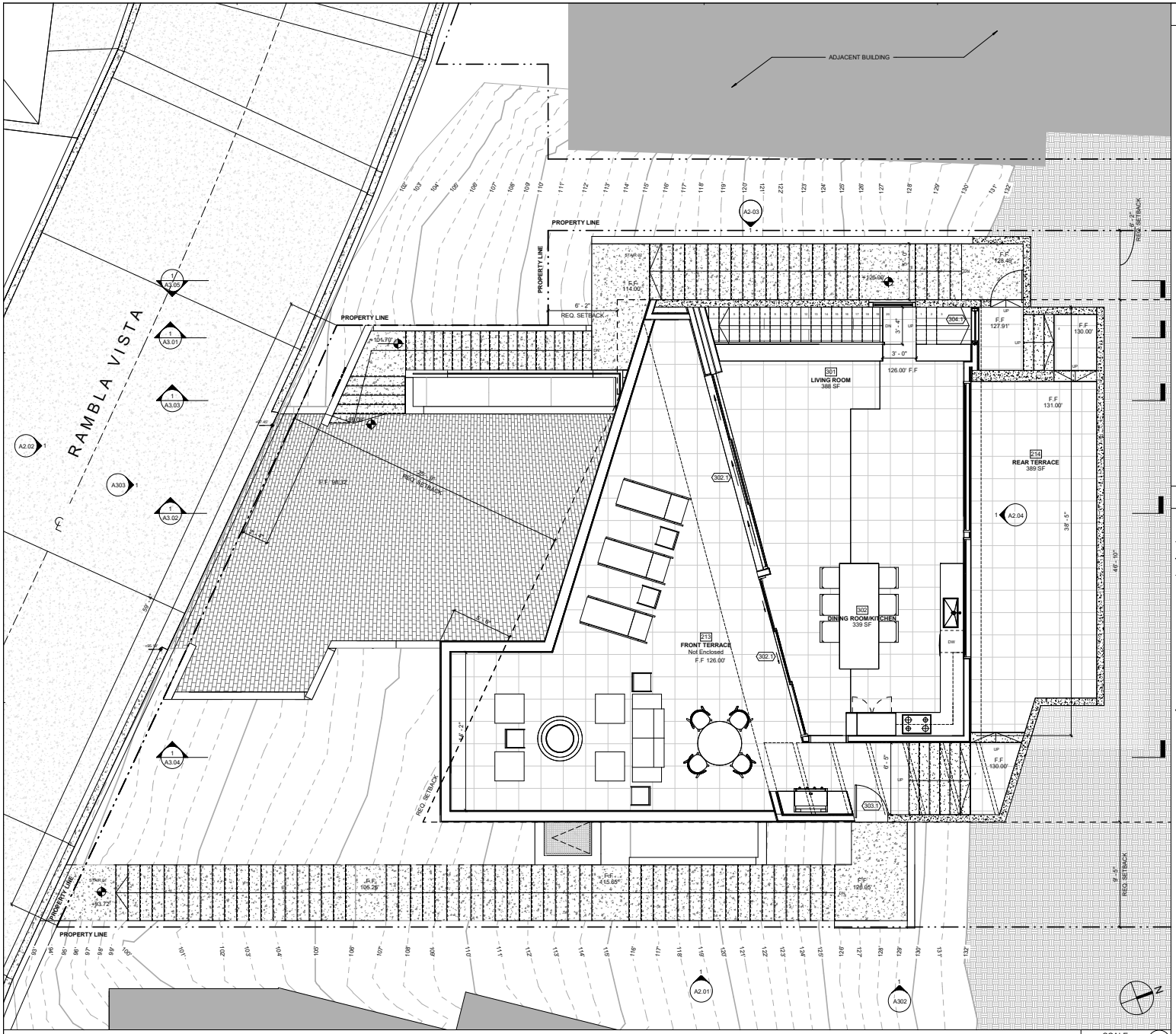
FIRST LEVEL

DRAWING NUMBER :

A1.02

CITY PROJECT NUMBER:

08/02/2023



SECOND LEVEL — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE — POLE LIGHT TYP.

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- 1 HR RATED EXTERIOR WALL — 2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL- 1 HOUR CONSTRUCTION — 2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

- EXTERIOR CONC. — UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH
- EXTERIOR PAVER — PERMEABLE 4"x8" CONCRETE PAVERS
- EXTERIOR DECK — WOODEN DECK
- EXTERIOR — GRAVEL SOIL
- INTERIOR CONCRETE — UNPAINTED CONCRETE, STEEL TROWEL FINISH
- INTERIOR TILE — 24"x24" PORCELAIN TILE

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GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

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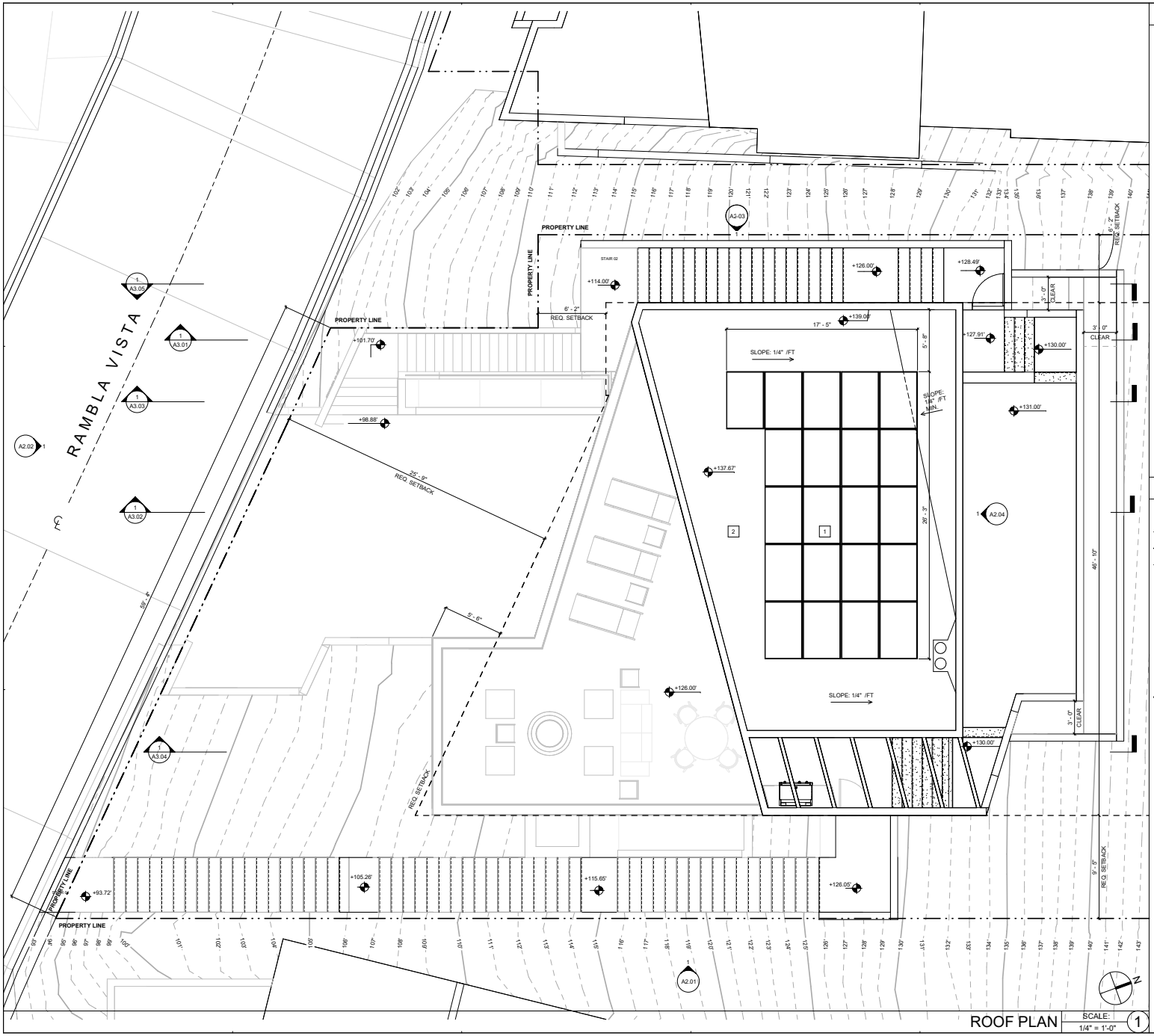
SECOND LEVEL

DRAWING NUMBER :

A1.03

CITY PROJECT NUMBER:

08/02/2023



ROOF PLAN — SCALE: 1/4" = 1'-0"

KEYNOTE

1 SOLAR ARRAY

2 CLASS A TPO ROOFING BY GAF OR EQUAL. SLOPE TO DRAIN 1/4" /FT

LEGEND

DATUM

CENTER LINE		CENTER LINE SYM.	
PROPERTY LINE		PROPERTY LINE SYM.	
SETBACK LINE		POLE LIGHT TYP.	

WALLS

CONCRETE WALL
SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET

CMU WALL
SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET

1 HR RATED EXTERIOR WALL
2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

INTERIOR WALL
W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

INTERIOR WALL- 1 HOUR CONSTRUCTION
2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

EXTERIOR CONC.
UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH

EXTERIOR PAVER
PERMEABLE 4"x8" CONCRETE PAVERS

EXTERIOR DECK
WOODEN DECK

EXTERIOR
GRAVEL SOIL

INTERIOR CONCRETE
UNPAINTED CONCRETE, STEEL TROWEL FINISH

INTERIOR TILE
24"x24" PORCELAIN TILE

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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

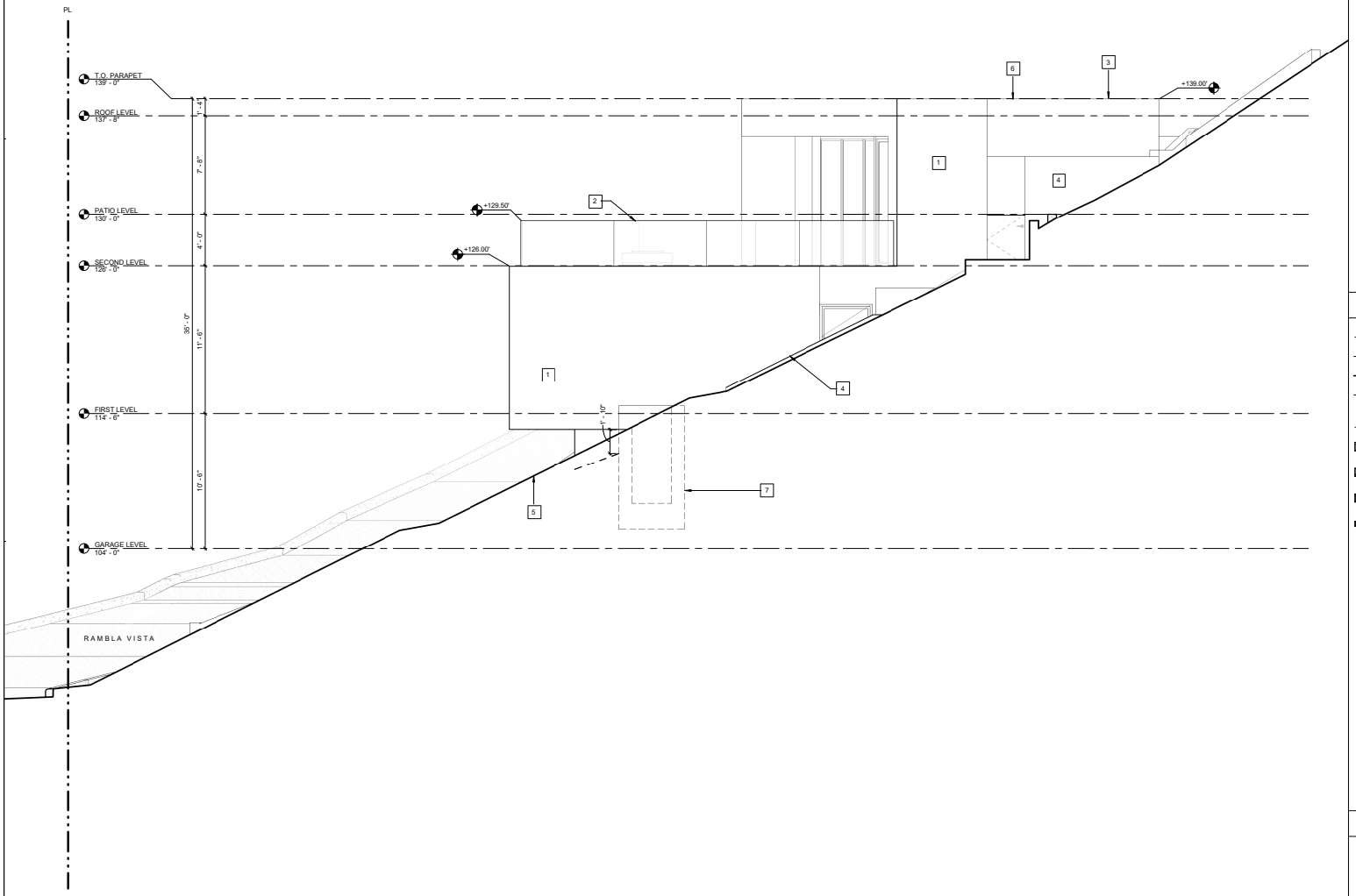
ROOF LEVEL

DRAWING NUMBER :

A1.04

CITY PROJECT NUMBER:

08/02/2023



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

KEYNOTE

1	EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2	GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3	PAINTED METAL TRELLLIS
4	CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5	LINE OF NATURAL GRADE
6	ROOF PHOTOVOLTAIC PANELS
7	FIRE ESCAPE ACCESS
8	2"x2" PORCELAIN ACCENT TILE
9	WOOD PANEL ENTRY WALL AND DOOR
10	ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

GENERAL NOTES

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PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

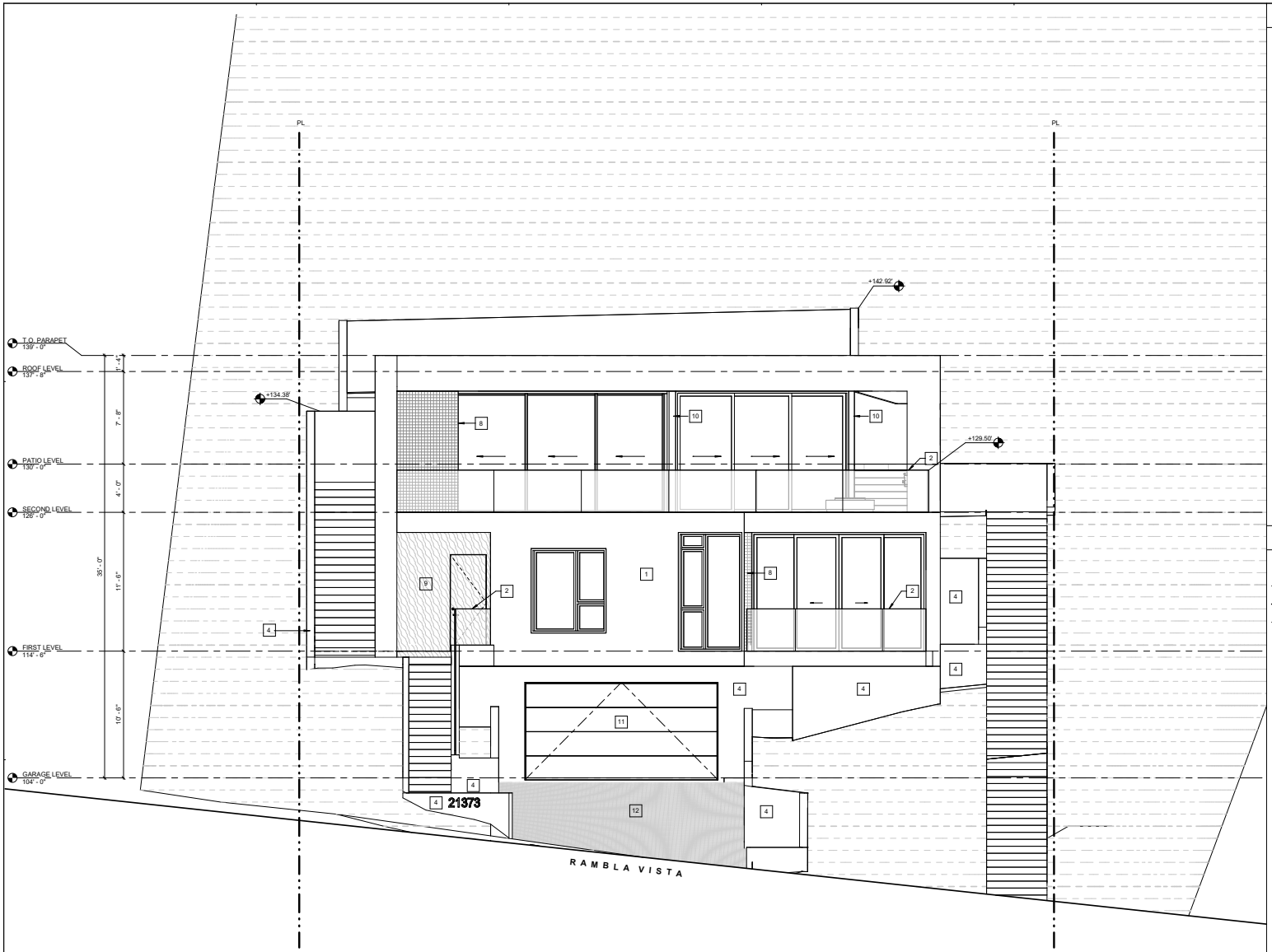
EAST ELEVATION

DRAWING NUMBER :

A2.01

CITY PROJECT NUMBER:

08/02/2023



SOUTH ELEVATION | SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1	EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2	GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3	PAINTED METAL TRELLLIS
4	CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5	LINE OF NATURAL GRADE
6	ROOF PHOTOVOLTAIC PANELS
7	FIRE ESCAPE ACCESS
8	2"x2" PORCELAIN ACCENT TILE
9	WOOD PANEL ENTRY WALL AND DOOR
10	ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

CENTER LINE		CENTER LINE SYM.	CL
PROPERTY LINE		PROPERTY LINE SYM.	PL
SETBACK LINE			

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

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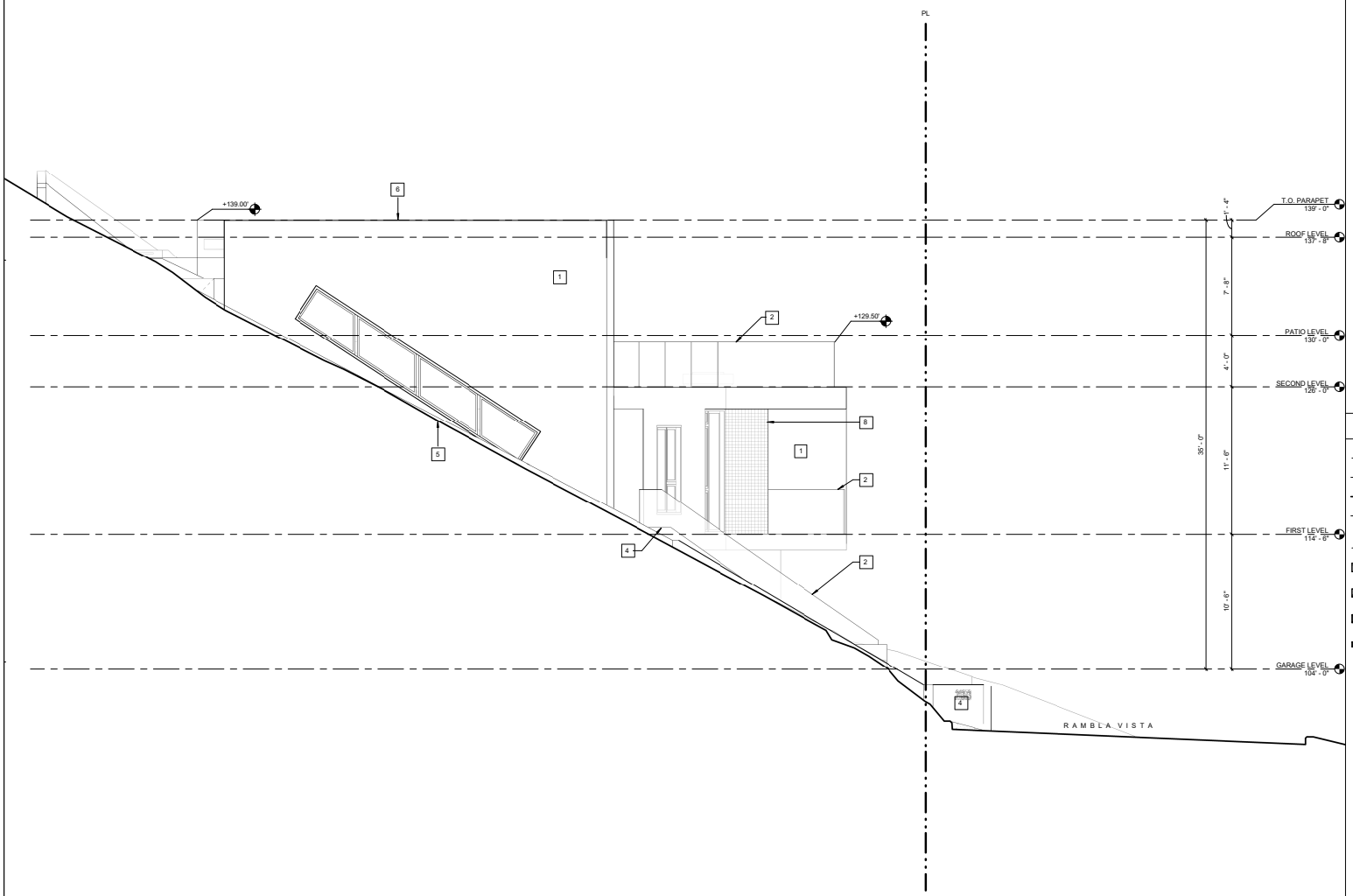
SOUTH ELEVATION

DRAWING NUMBER :

A2.02

CITY PROJECT NUMBER:

08/02/2023



WEST ELEVATION — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2. GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3. PAINTED METAL TRELLLIS
4. CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5. LINE OF NATURAL GRADE
6. ROOF PHOTOVOLTAIC PANELS
7. FIRE ESCAPE ACCESS
8. 2"x2" PORCELAIN ACCENT TILE
9. WOOD PANEL ENTRY WALL AND DOOR
10. ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

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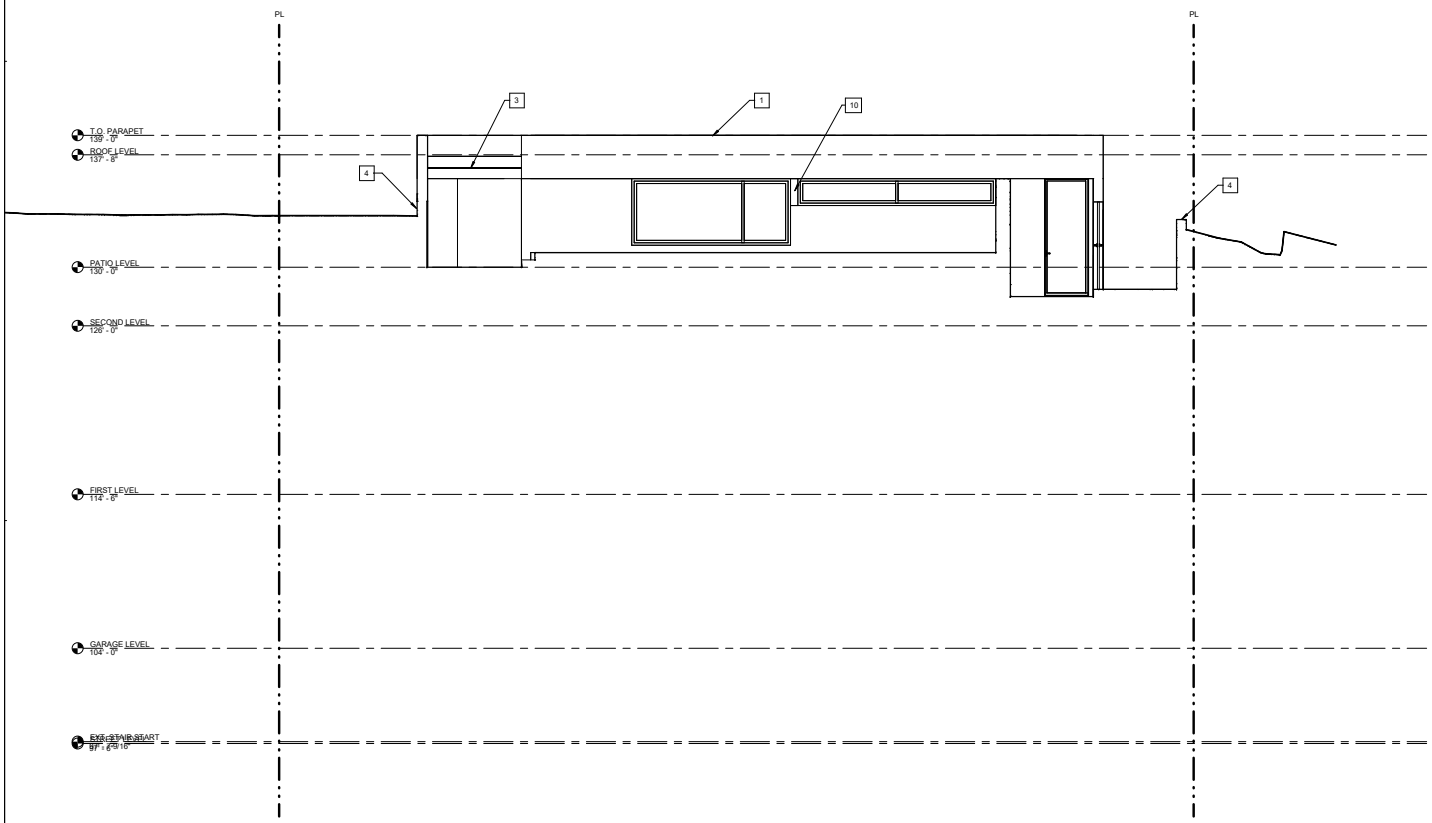
WEST ELEVATION

DRAWING NUMBER :

A2.03

CITY PROJECT NUMBER:

08/02/2023



NORTH ELEVATION — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1	EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2	GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3	PAINTED METAL TRELLLIS
4	CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5	LINE OF NATURAL GRADE
6	ROOF PHOTOVOLTAIC PANELS
7	FIRE ESCAPE ACCESS
8	2"x2" PORCELAIN ACCENT TILE
9	WOOD PANEL ENTRY WALL AND DOOR
10	ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
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- SETBACK LINE

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PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

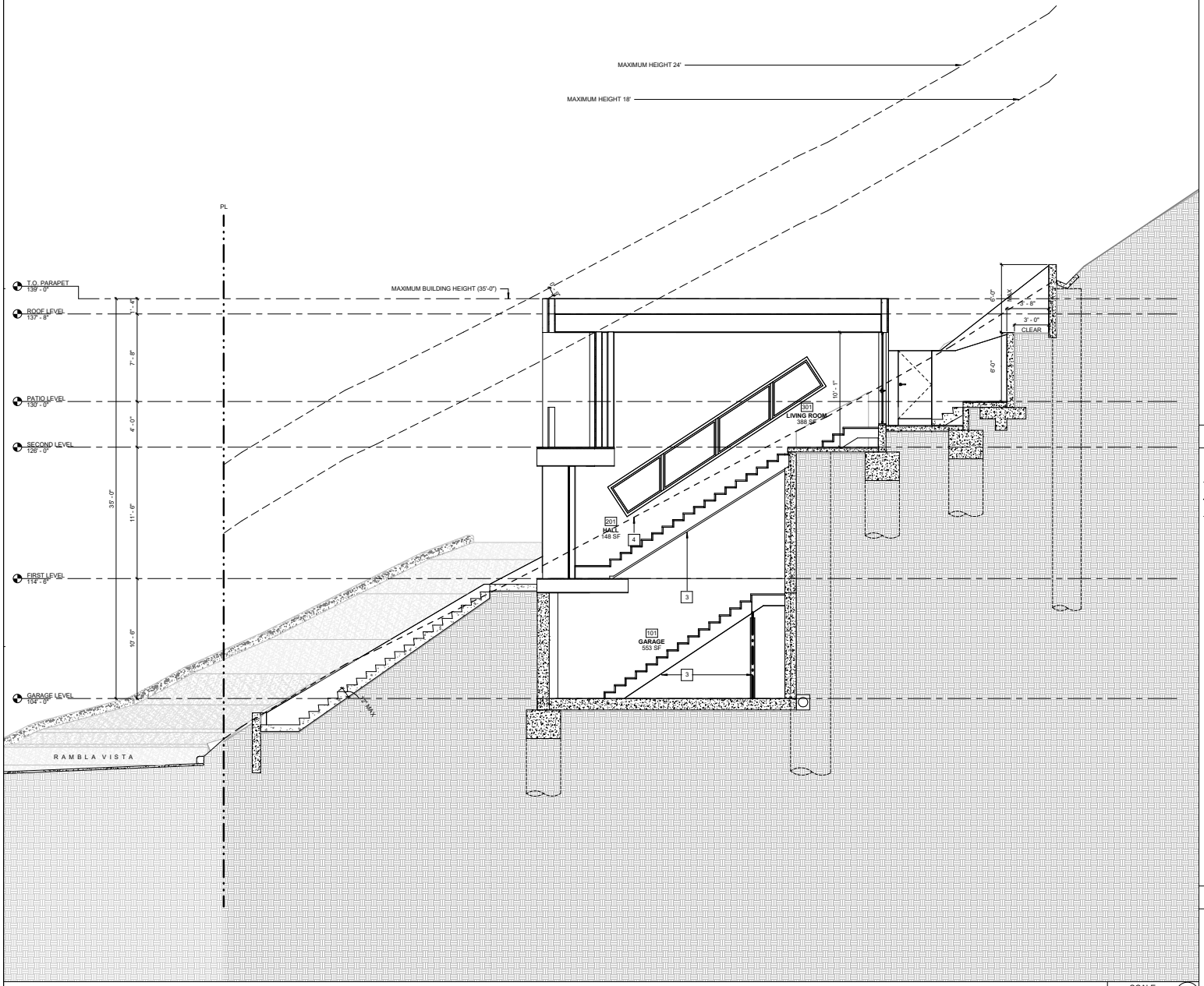
NORTH ELEVATION

DRAWING NUMBER :

A2.04

CITY PROJECT NUMBER:

08/02/2023



SECTION 1 — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

GENERAL NOTES

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323.255.9100
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PROFESSIONAL SEAL :

PROPERTY OWNER:
ZETA STONE DEVELOPMENT
18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
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(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

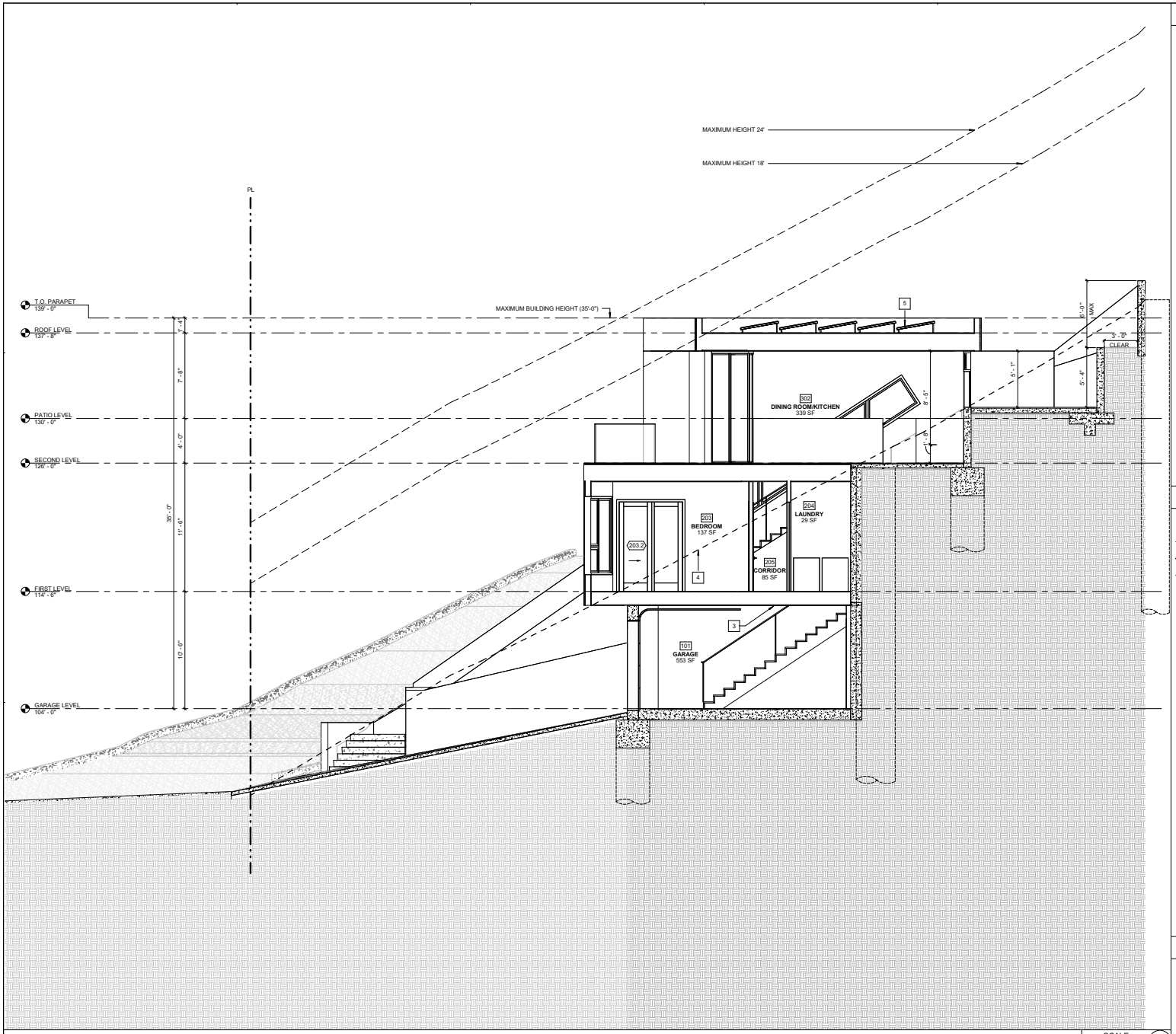
BUILDING SECTION

DRAWING NUMBER :

A3.01

CITY PROJECT NUMBER:

08/02/2023



SECTION 2 SCALE: 1/4" = 1'-0" 1

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. PROPOSED ROOF SOLAR PANEL ARRAY LOCATION

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM. (℄)
- PROPERTY LINE — PROPERTY LINE SYM. (℄)
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

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CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

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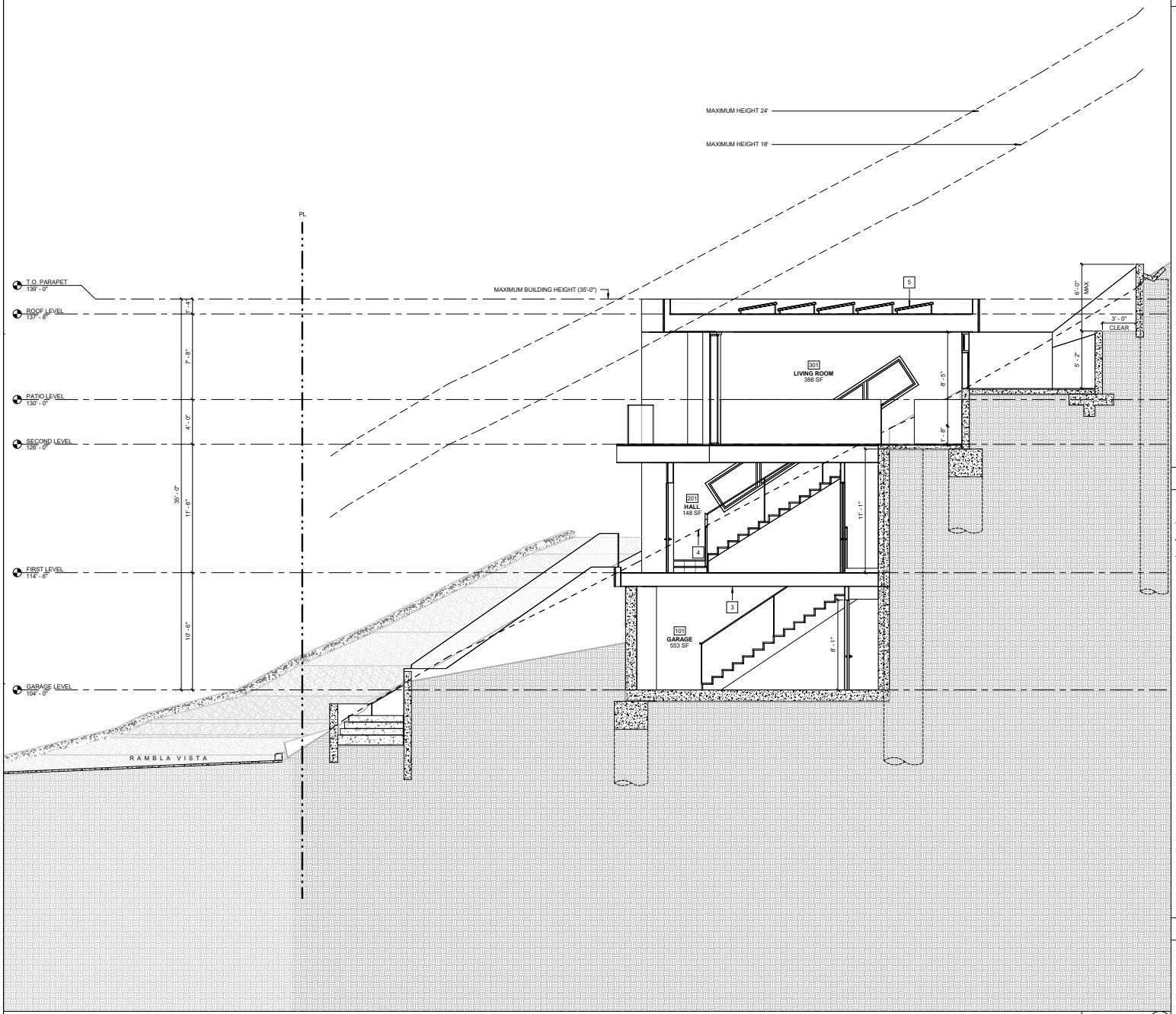
BUILDING SECTION

DRAWING NUMBER :

A3.02

CITY PROJECT NUMBER:

08/02/2023



SECTION 3 SCALE: 1/4" = 1'-0" 1

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. PROPOSED ROOF SOLAR PANEL ARRAY LOCATION

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

GENERAL NOTES

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STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

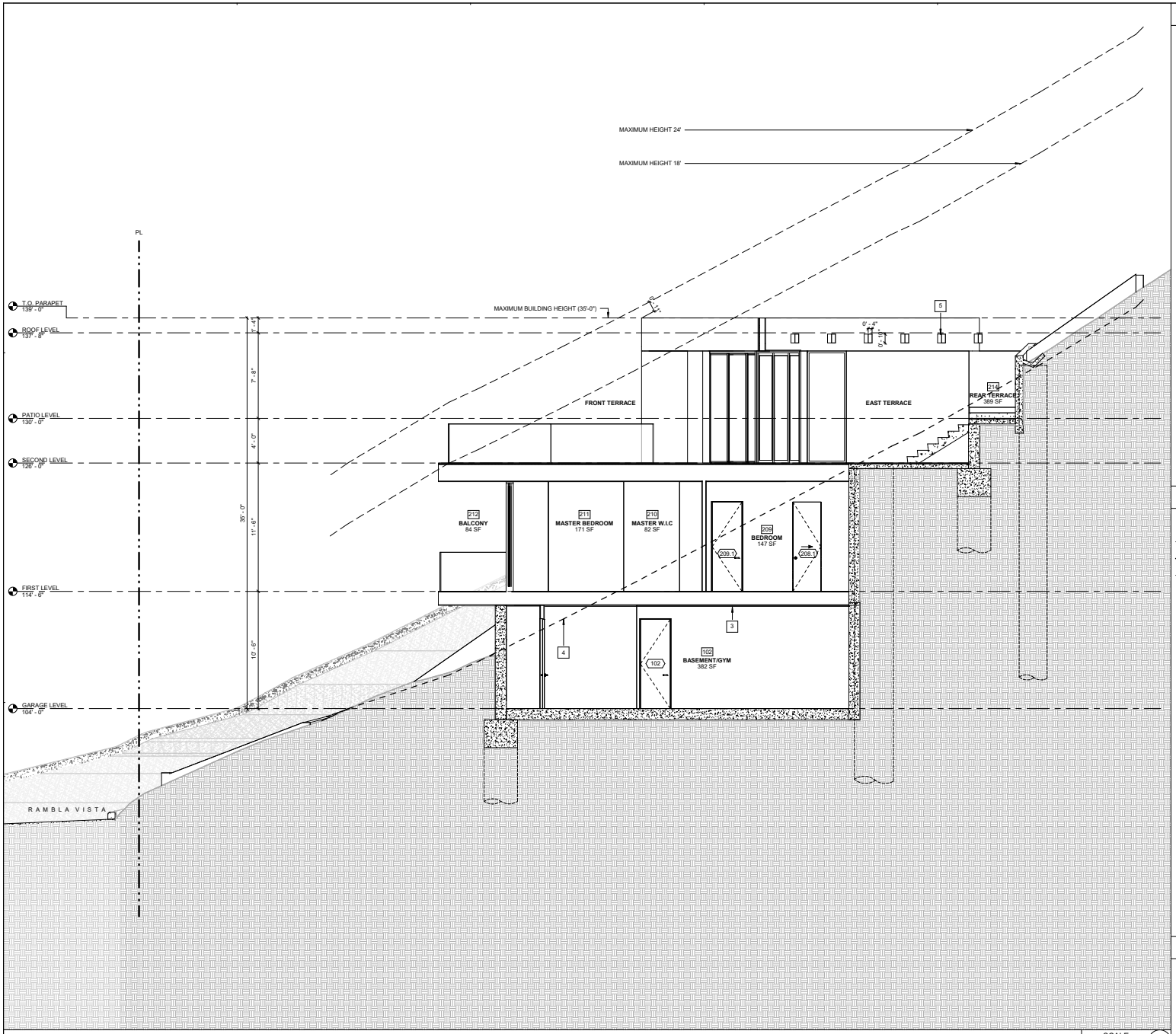
BUILDING SECTION

DRAWING NUMBER :

A3.03

CITY PROJECT NUMBER:

08/02/2023



SECTION 4 SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. 3"x10" TUBE STEEL TRELLIS BAMS @ 3'-4" O.C.

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

GENERAL NOTES

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STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
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	PLANNING RE-SUBMITTAL	06-04-2025

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DRAWING TITLE :

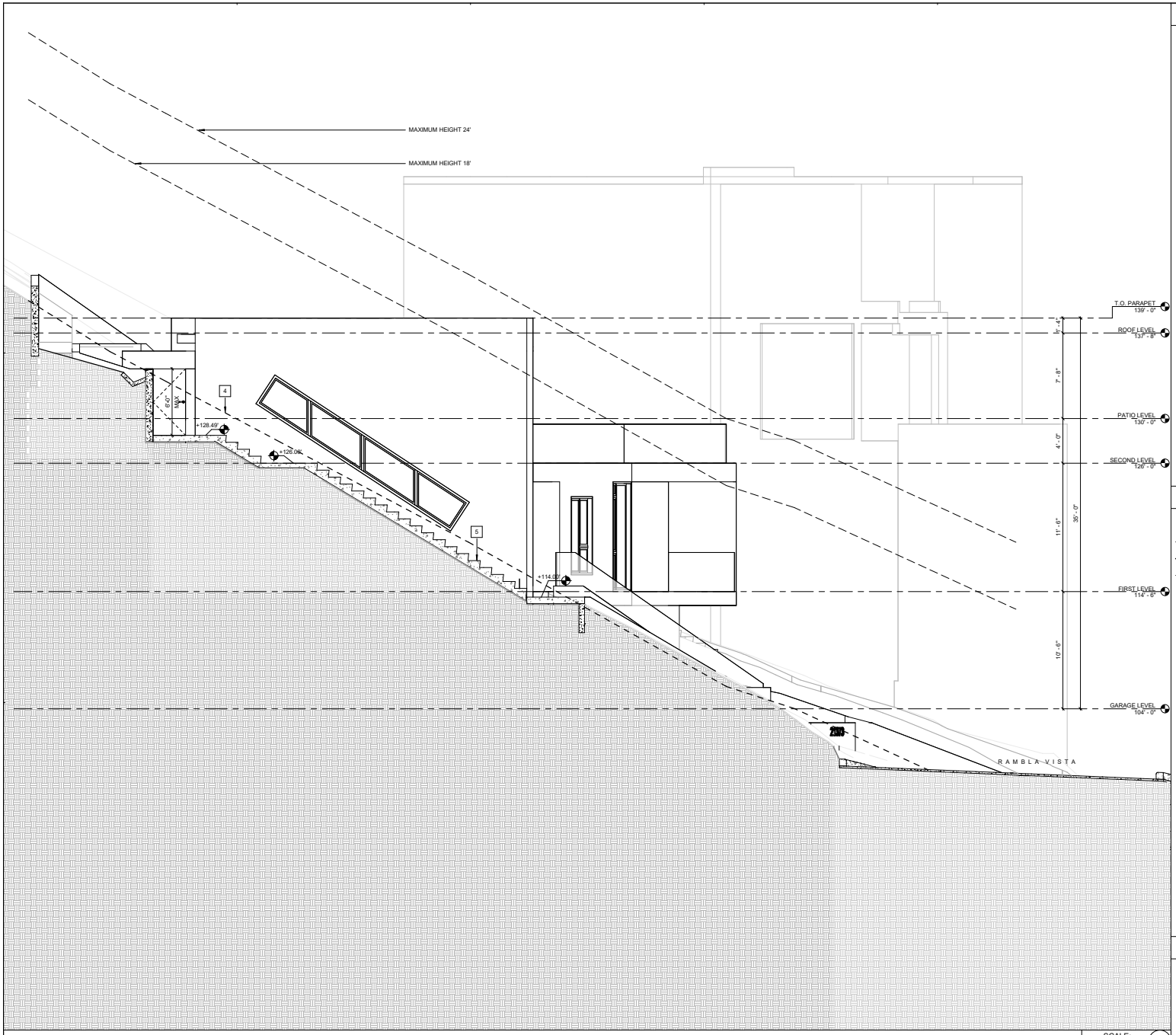
BUILDING SECTION

DRAWING NUMBER :

A3.04

CITY PROJECT NUMBER:

08/02/2023



SECTION 5 SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. AT GRADE CONCRETE ACCESS STEPS <12" ABOVE EXISTING GRADE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
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GENERAL NOTES

CORSINI STARK ARCHITECTS
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WAYNE LU
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PROJECT DIRECTORY:

ARCHITECT:
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(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

BUILDING SECTION

DRAWING NUMBER :

A3.05

CITY PROJECT NUMBER:

08/02/2023

TREES

SYMBOL	ABBR.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	MEL QUI	2	24" BOX MULTI	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	LOW 0.10-0.30

SHRUBS/PERENNIALS

SYMBOL	ABBR.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	AGA AME	4	5 GAL	AGAVE AMERICANA	CENTURY PLANT	VERY LOW <0.10
	AGA ATT	18	5 GAL	AGAVE ATTENUATA	FOXTAIL AGAVE	LOW 0.10-0.30
	ALO BAR	18	5 GAL	ALOE BARBADENSIS	BARBADOS ALOE	LOW 0.10-0.30
	LEY CON	3	5 GAL	LEYMUS CONDENSATUS	GIANT WILD RYE	LOW 0.10-0.30
	SAL LEU	6	5 GAL	SALVIA LEUCANTHA	MEXICAN SAGE	LOW 0.10-0.30

GROUNDCOVERS/VINES

SYMBOL	ABBR.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	ERI KAR	104 SF	4" POTS @ 12" O.C.	ERIGERON KARVINSKIANUS	FLEABANE	LOW 0.10-0.30
	LAN MON	161 SF	4" POTS @ 12" O.C.	LANTANA MONTEVIDENSIS	TRAILING LANTANA	LOW 0.10-0.30
			EXISTING		NATIVE PLANTING TO REMAIN	
		AS REQ'D	3/4"		3/4" DEL RIO PEBBLES	
			1'-6"Ø MIN 2'-6"Ø MAX		MALIBU BOULDER	

PLANTING NOTES

1. ALL PLANTS TO BE NURSERY GROWN AND TO CONFORM TO THE CALIFORNIA STANDARD GRADING CODE OF NURSERY STOCK.

2. ALL EXISTING TREES & PLANTS TO BE REMOVED SHALL BE CONFIRMED BY OWNER/LANDSCAPE ARCHITECT. TREES & PLANTS TO REMAIN SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY TREE PIT OR PLANT EXCAVATION.

4. TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES

5. TREE PITS SHALL BE APPROXIMATELY TWO (2) TIMES AS WIDE AS ROOTBALL. SIDES OF TREE PITS TO SLOPE INWARD AND TO BE SCARIFIED. BOTTOM OF TREE PIT TO BE RAISED AND FILLED WITH FOUR (4) INCHES MINIMUM LAYER OF GRAVEL

6. CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES WITHIN FIVE (5) FEET OF ANY PAVING

7. ALL PLANTING AREAS WITHOUT HEADERS TO HAVE SHOVEL-CUT EDGES

8. LANDSCAPE ARCHITECT/OWNER SHALL SPOT LOCATION OF ALL TREES/PLANTS PRIOR TO PLANTING.

9. SUBMIT PHOTO OF ALL TREES/PLANTS 36" BOX AND LARGER FOR LANDSCAPE ARCHITECT/OWNER APPROVAL BEFORE PURCHASING

10. CONTRACTOR SHALL AMEND SOIL AND APPLY FERTILIZER AS NECESSARY FOR PLANT GROWTH

11. FINISH GRADE OF ALL PLANTING AREAS SHALL BE ONE AND A HALF (1-1/2") BELOW ADJACENT CURBS, PAVEMENT, OR HEADERS.

12. FINISH GRADE TO SLOPE AWAY FROM STRUCTURES, & SLOPE TO DRAIN

13. CONTRACTOR SHALL PROVIDE TWO-INCH (2") LAYER OF NITROLIZED SHREDDED WOOD MULCH IN ALL PLANTING AREAS; THREE INCHES (3") UNDER ALL TREES. MULCH TO BE KEPT SIX INCHES (6") AWAY FROM TREE TRUNKS. SUBMIT SAMPLE FOR APPROVAL.

14. CONTRACTOR TO PROVIDE ALLOWANCE FOR 10% MORE PLANTS THAN SPECIFIED. ACTUAL QUANTITIES TO BE DETERMINED BY LANDSCAPE ARCHITECT.

15. CONTRACTOR SHALL PROVIDE ONE (1) YEAR WARRANTY ON ALL TREES; 90 DAY WARRANTY ON ALL PLANT MATERIAL (1 GALLON AND LARGER)

16. SEE CIVIL PLANS FOR GRADING/DRAINAGE AND APPLICABLE STORM WATER BEST MANAGEMENT PRACTICES

REQUIRED LANDSCAPE PLAN NOTES

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

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

Native species of the Santa Monica Mountains, characteristics of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 feet between large woody (10 foot or greater canopy) shrubs is recommended by the Fire Department. Lawns are prohibited on slopes greater than 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.

The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate. If applicable, identify the storm water retention area and any necessary plantings associated with it.

Weed-free mulches of organic or inorganic material shall be used in all non-turf, irrigated areas to minimize evapotranspiration and runoff, and to moderate the temperature of the root zone. The landscape area, except those portions of the landscape area planted in turf, shall be covered with weed-free mulch material to a maximum depth of three inches (3") throughout. In areas with groundcovers planted from flats, mulch shall be installed to an average thickness of one and one-half inches (1-1/2"). Additional mulch material shall be added from time to time as necessary in order to maintain the required depth of mulch.

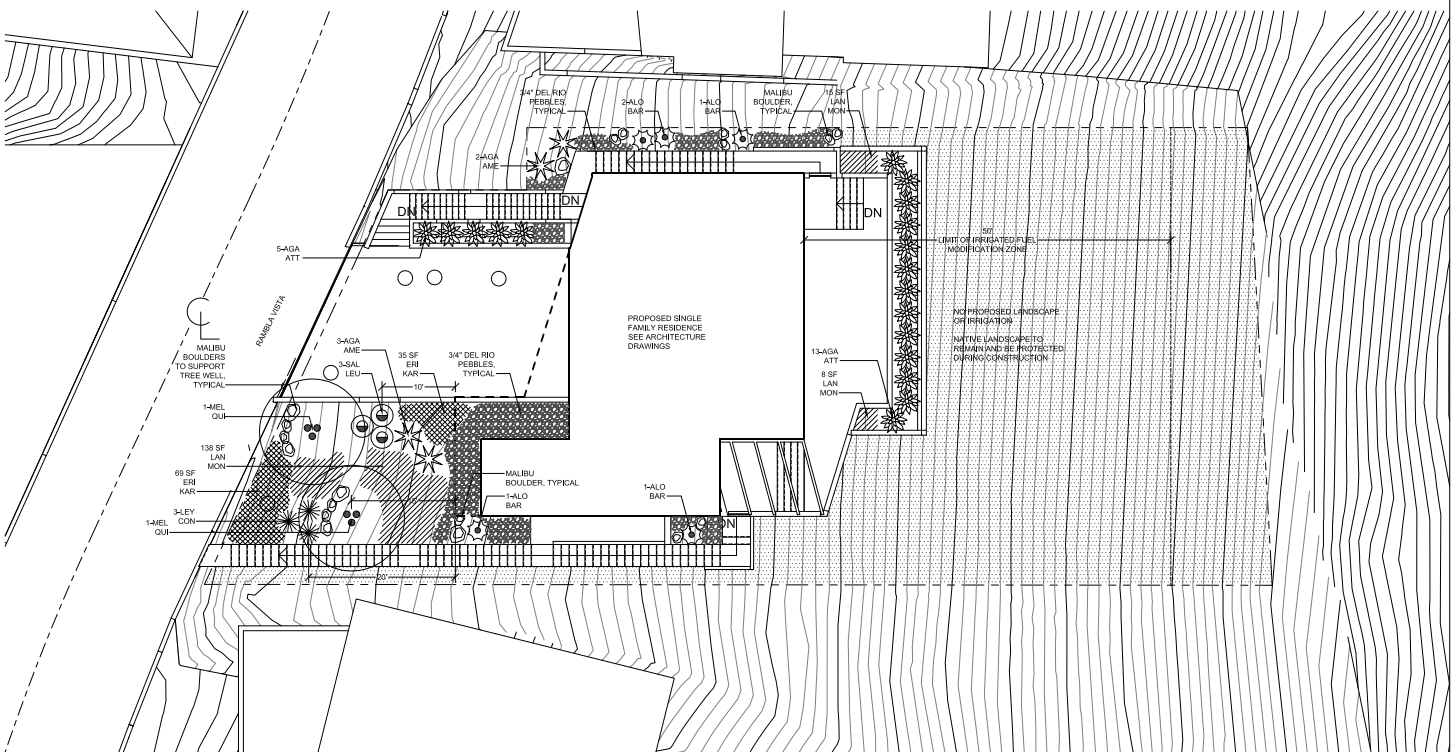
TOTAL LOT = 7923 SQUARE FEET

TOTAL LANDSCAPE AREA = 4531 SQUARE FEET

TOTAL IRRIGATED LANDSCAPE AREA = 1114 SQUARE FEET

MAXIMUM ALLOWED TURF SQUARE FOOTAGE = 1500 SQUARE FEET
PROPOSED TURF SQUARE FOOTAGE = 0 SQUARE FEET

MAXIMUM ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 1981 SQUARE FEET
PROPOSED ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 0 SQUARE FEET



PLANTING PLAN
Scale: 1/8" = 1'-0"

1

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5881
Burbank, CA 91506 megrushingdesign.com

LICENSED LANDSCAPE ARCHITECT
MEG RUSHING COFFEE
#4747
31 DEC 2024
STATE OF CALIFORNIA

The property owner(s) agree that all areas shall be planted and maintained as described in the final approved landscape and fuel modification plan in order to protect watershed and biological habitat values.

Owner Signature

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

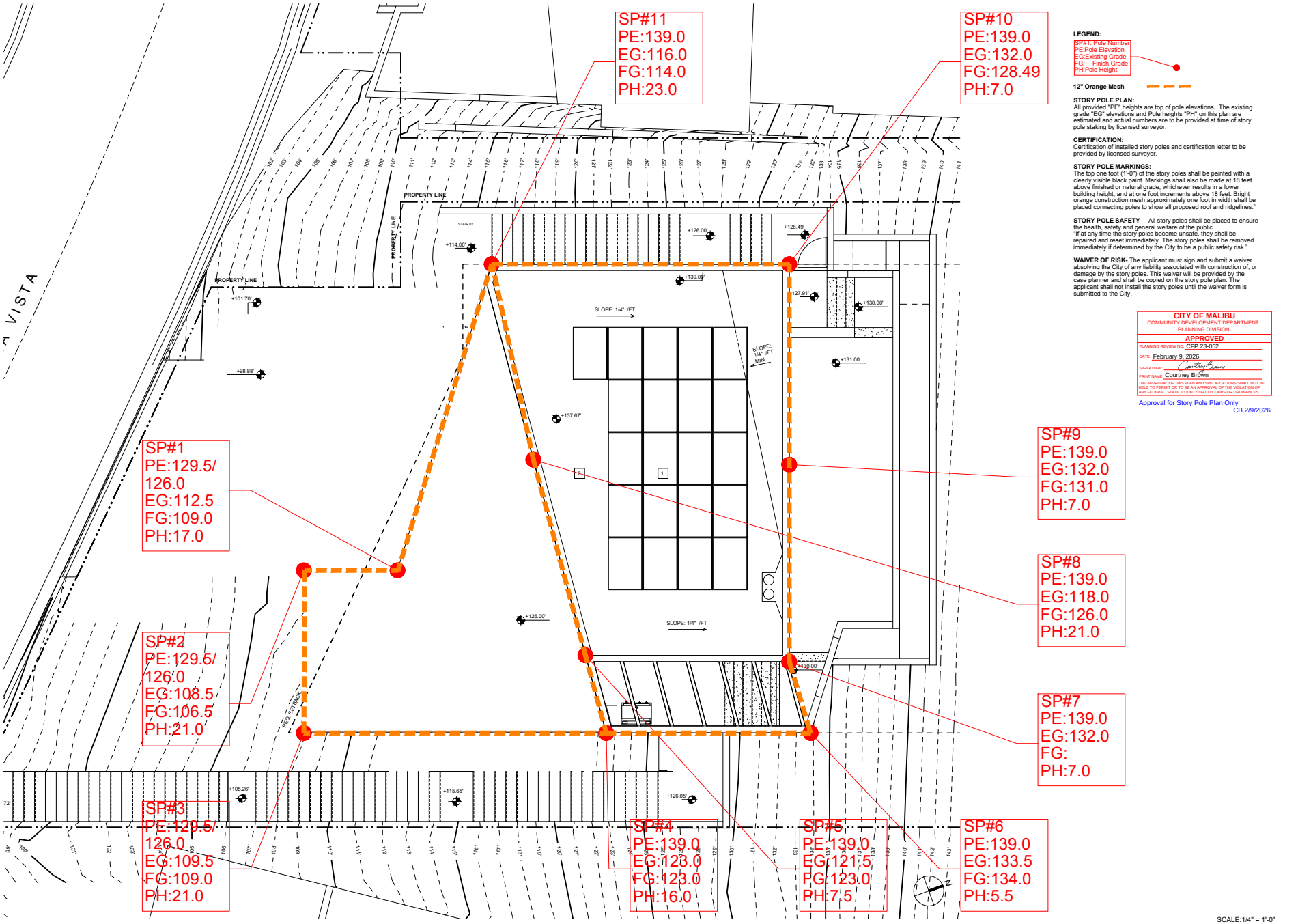
19 APRIL 2023

I have complied with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the landcape design plan.

Meg Rushing Coffee

California Landscape Architect #4747

L1.1



LEGEND:

SP#1: Pole Number
PE:Pole Elevation
EG:Existing Grade
FG: Finish Grade
PH:Pole Height

12" Orange Mesh

STORY POLE PLAN:
All provided "PE" heights are top of pole elevations. The existing grade "EG" elevations and Pole heights "PH" on this plan are estimated and actual numbers are to be provided at time of story pole staking by licensed surveyor.

CERTIFICATION:
Certification of installed story poles and certification letter to be provided by licensed surveyor.

STORY POLE MARKINGS:
The top one foot (1'-0") of the story poles shall be painted with a clearly visible black paint. Markings shall also be made at 18 feet above finished or natural grade, whichever results in a lower building height, and at one foot increments above 18 feet. Bright orange construction mesh approximately one foot in width shall be placed connecting poles to show all proposed roof and ridgelines."

STORY POLE SAFETY – All story poles shall be placed to ensure the health, safety and general welfare of the public.
"If at any time the story poles become unsafe, they shall be repaired and reset immediately. The story poles shall be removed immediately if determined by the City to be a public safety risk."

WAIVER OF RISK- The applicant must sign and submit a waiver absolving the City of any liability associated with construction of, or damage by the story poles. This waiver will be provided by the case planner and shall be copied on the story pole plan. The applicant shall not install the story poles until the waiver form is submitted to the City.

CITY OF MALIBU
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPROVED
PLANNING REVIEW NO: CFP 23-052
DATE: February 9, 2026
SIGNATURE: Courtney Brown
PRINT NAME: Courtney Brown
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.

Approval for Story Pole Plan Only
CB 2/9/2026

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

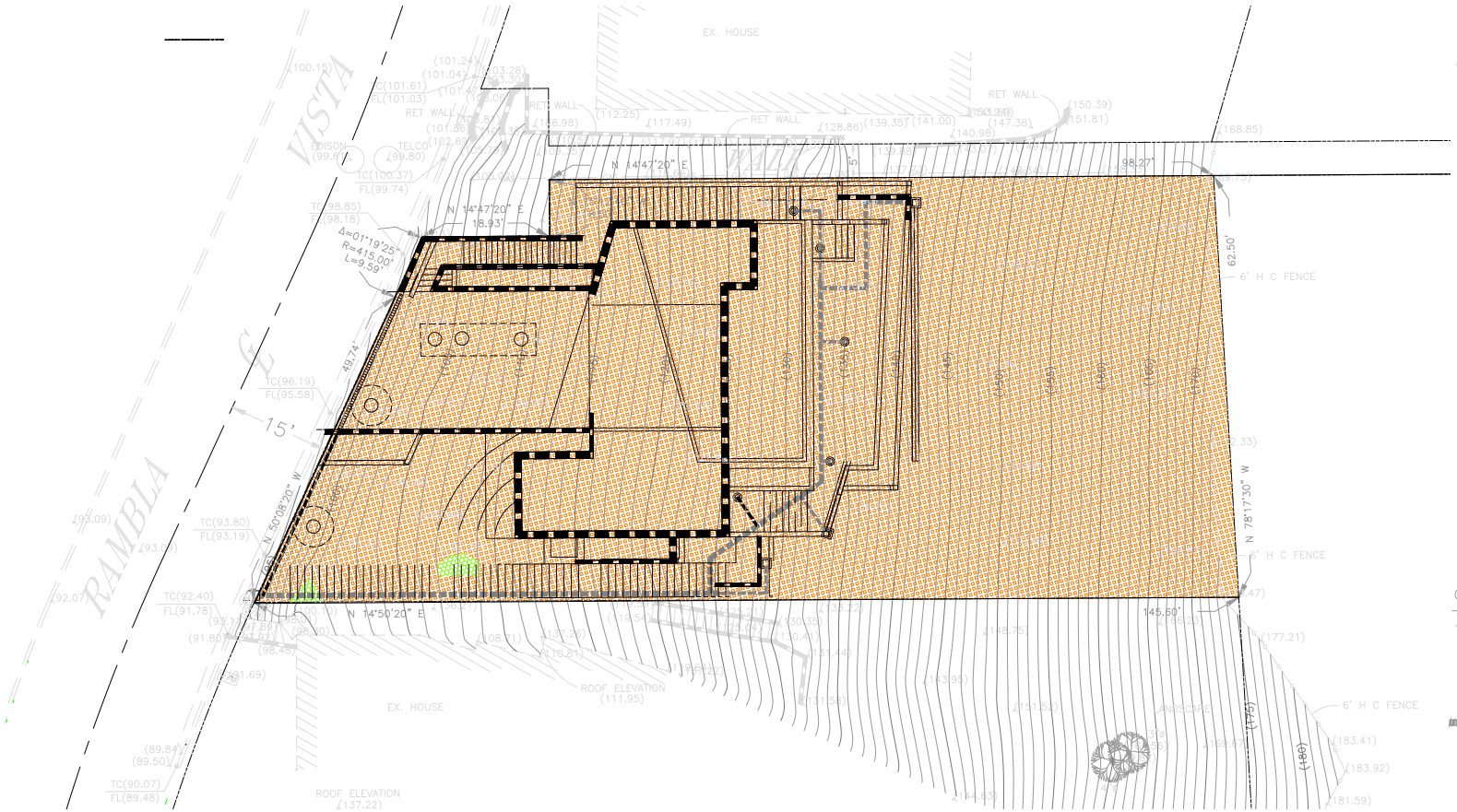
21373 Rambla Vista
Malibu, CA 90265

STORY POLE PLAN

01/28/2026

A–SP

SLOPE ANALYSIS



ABBREVIATIONS/LEGEND:

CATV	:	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
C&G	:	CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	:	DRIVEWAY APPROACH
EX	:	EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
WF	:	WOODEN FENCE
◯	:	STORM DRAIN MANHOLE
◯	:	SEWER MANHOLE
◯	:	WATER VALVE
⋈	:	FDC / FIRE DEPT. CONNECTION
	:	FIRE HYDRANT
E	:	EDISION PULL BOX
S	:	STREET LIGHT PULL BOX
T	:	TRAFFIC SIGNAL PULL BOX
U	:	UTILITY PULL VOX
TV	:	TV CABLE PULL BOX
H.V	:	HIGH VOLTAGE BOX
TEL	:	TELEPHONE PULL BOX
S.T	:	SEPTIC TANK
(532.00)	:	EXISTING ELEVATION 532.00'
--(532)--	:	EXISTING CONTOUR LINE
-W--W--	:	WATER LINE
-S--S--	:	SEWER LINE
	:	STREET LIGHT
	:	WF/ WOOD FENCE OR IF/ IRON FENCE
	:	CF/ CHAIN LINK FENCE
	:	EXISTING TREE
	:	CONC. BLOCK WALL/ RETAINING WALL
	:	WOOD POST
	:	IRON POST
	:	DRAIN HOLE
	:	VENT

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT FILE NO. 00322066-994-VNO-1AW, DATED 08-16-2021.

LEGAL DESCRIPTION:

LOT 57 OF TRACT NO. 10570, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 36 TO 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4451-022-010

PROPERTY SIZE: 7,922.93 S.F. (GROSS & NET)

EASEMENT NOTES:

E1 EASEMENT TO TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 10242, PG. 124, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED.

E2 EASEMENT TO MARBLEHEAD LAND COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 18726, PG. 186, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED.

E3 EASEMENT TO MARBLEHEAD LAND COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 18958, PG. 81, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED.

BENCHMARK:

COUNTY B.M. NUMBER DY 11346

CS TRAV MON IN WELL 39' S C/L PACIFIC COAST HWY ON C/L PROD RAMBLA PACIFICO 6.5' S/O CF MKD (LAS FLORES H-8 RESET 1957)

ELEVATION: 18.630' (NAVD 1988)

BASIS OF BEARING:

CENTERLINE OF RAMBLA VISTA N50°08'20"W PER TRACT NO. 10570, M.B. 161-36-42

Slopes Table

Lot Area 7,922.93 S.F. (0.182 ACRES)

Number	Minimum Slope	Maximum Slope	Legend	Area
1	0	30		174.43
2	30.01	–		7748.25

JACK C. LEE NO. 8407 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

0 8 16

1"=8'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
Vacant Lot (21369 Rambla Vista),
Malibu, CA 90265

DRAWN: SB
CHECKED:
DATE: 02-18-2026
JOB NO.: 21-019-050
SCALE: 1"=8'
FILE NAME: Rambla Vacant 21369 Slope.dwg

SB-1

SHEET 1 OF 1 SHT.



PHOTO 3



PHOTO 2



PHOTO 1

REQUIRED 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.

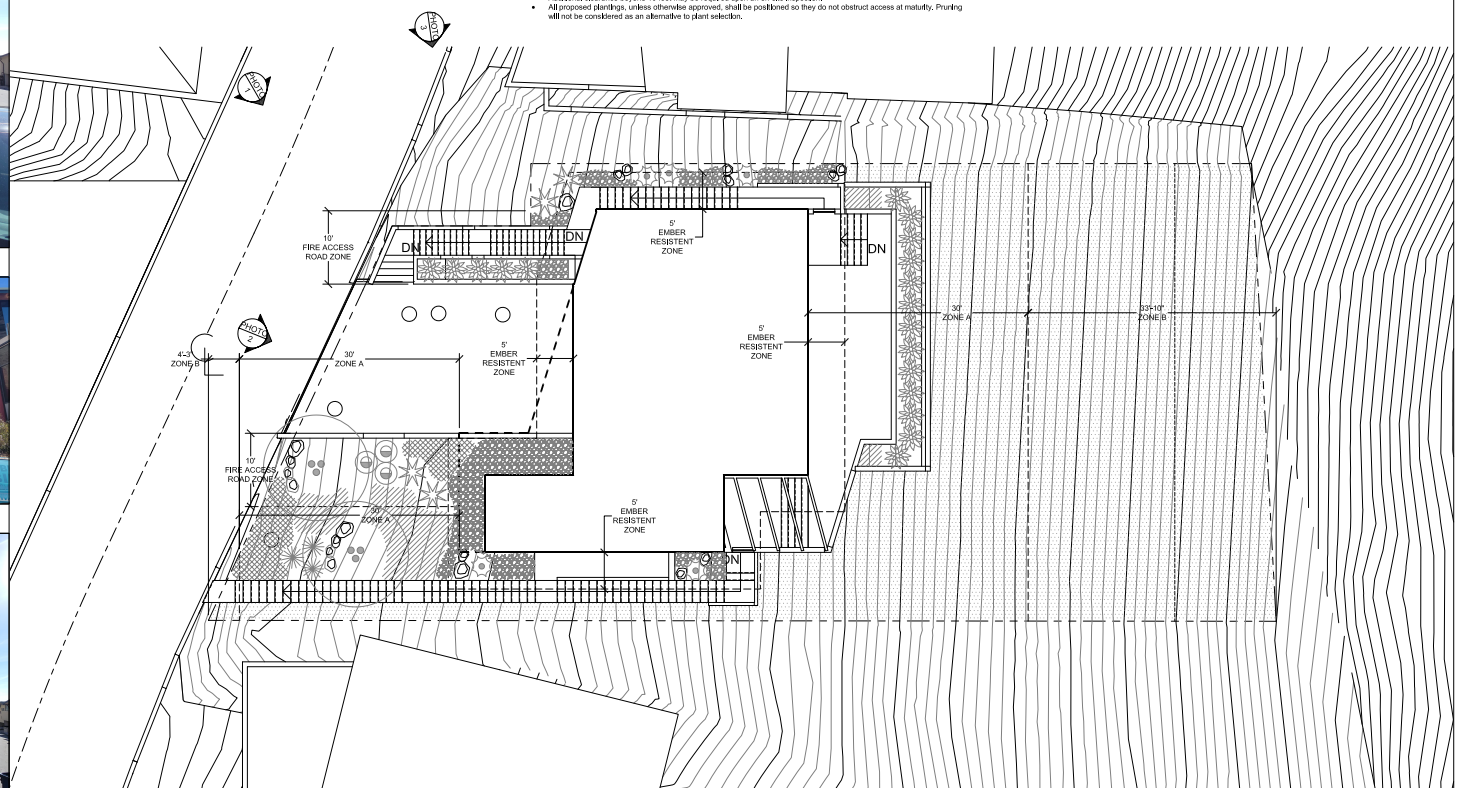
Zone A
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered entryways, attached pergolas, decks etc, shall be the point at which this distance is measured.
- Irrigation shall be provided to maintain healthy vegetation 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.



FUEL MODIFICATION PLAN
Scale: 1/8" = 1'-0"

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5881
Burbank, CA 91506 megladesign.com

LICENSED LANDSCAPE ARCHITECT #4747 STATE OF CALIFORNIA 31 DEC 2024

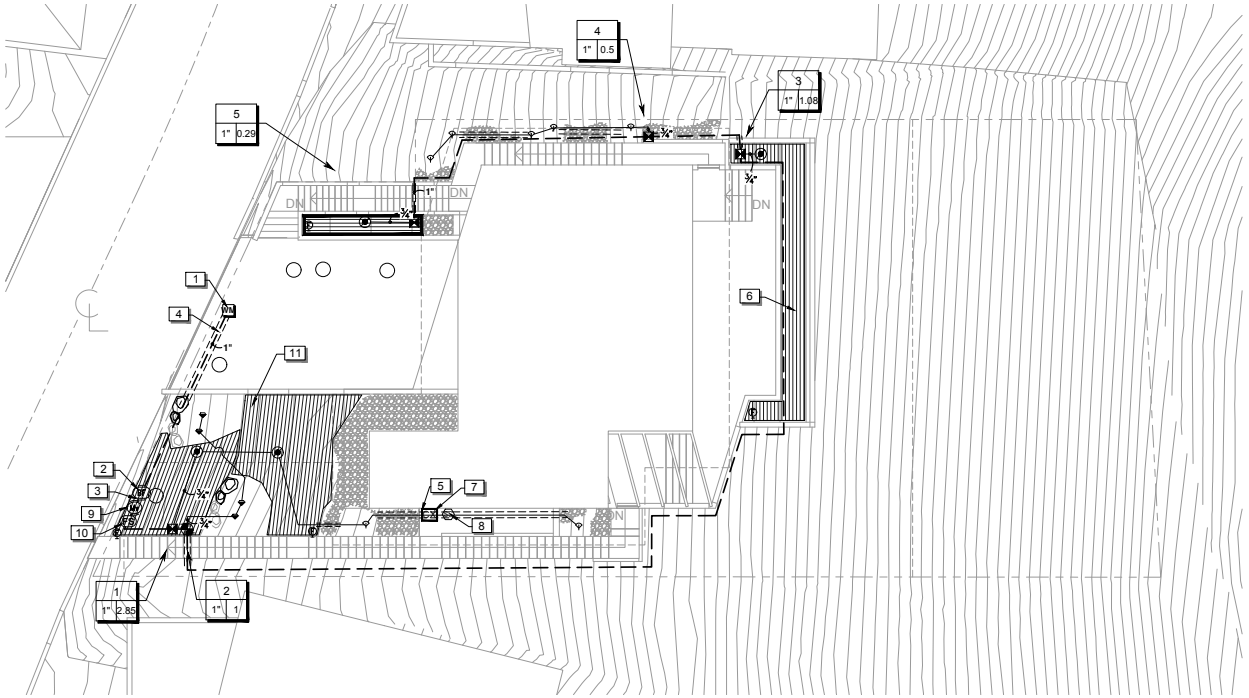
The property owner(s) agree that all areas shall be planted and maintained as described in the final approved landscape and fuel modification plan in order to protect watershed and biological habitat values.

Owner Signature

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

19 APRIL 2023

L1.2



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	NEW 1" LANDSCAPE WATER METER (INSTALLED BY OTHERS). EXACT LOCATION SHALL BE CONFIRMED ON SITE. INSTALLING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, PRIOR TO START OF CONSTRUCTION.
2	NEW 1" (REDUCED PRESSURE) BACKFLOW PREVENTION ASSEMBLY AND PRESSURE REGULATOR. EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
3	CONTRACTOR TO ADJUST PRESSURE REGULATOR AT THIS LOCATION. SET STATIC WATER PRESSURE NOT TO EXCEED 95 PSI.
4	IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES AND HEADS ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
5	ONE TWELVE (12) STATION AUTOMATIC ET CONTROLLER ASSEMBLY (INSTALLED AS SHOWN ON PLAN). INSTALLING CONTRACTOR SHALL COORDINATE INSTALLATION AND EXACT LOCATION PRIOR TO START OF CONSTRUCTION. A MINIMUM (2") ELECTRICAL CONDUIT FROM NEW CONTROLLER LOCATION TO ON-GRADE PLANTING AREA, PROVIDED BY OTHERS. INSTALLING CONTRACTOR SHALL VERIFY AND COORDINATE EXACT LOCATION OF STUB-OUTS AND ROUTING OF CONDUIT WITH THE GENERAL CONTRACTOR ON SITE, PRIOR TO START OF CONSTRUCTION.
6	DENOTES SUB-GRADE IN-LINE EMITTER TUBING. (UNLESS NOTED IN SCHEDULE) EXACT LAYOUT OF TUBING AND SYSTEM SHALL BE DETERMINED ON SITE. LAYOUT SHALL BE CHALKED IN AND FINAL LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. REFER TO LEGEND FOR TUBING MODEL NO. SEE DRIP DETAILS SHEET FOR DRIPLINE DETAILS. TYP.
7	AUTOMATIC ET CONTROLLER AND ALL OTHER IRRIGATION EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. STAKE OUT ALL IRRIGATION EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION. FINAL LOCATION AND EXACT POSITIONING OF ALL IRRIGATION EQUIPMENT SHALL BE DETERMINED BY THE OWNERS REPRESENTATIVE.
8	ET SENSOR ASSEMBLY MOUNTED TO EXTERIOR WALL OF BLDG. (EXACT LOCATION SHALL BE DETERMINED AND APPROVED ON SITE BY LANDSCAPE ARCHITECT.
9	MASTER VALVE (1") EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
10	NEW 1 " FLOW SENSOR, EXACT LOCATION SHALL BE DETERMINED ON SITE. CONTRACTOR TO INSTALL PER MANUFACTURERS INSTRUCTIONS.
11	SEE DETAILS FOR SLOPE LAYOUT, 1 VALVE (TYP).

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1401 1402	Rain Bird RWS-M-B-C 1400 Series Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM or 1402 0.5 GPM bubbler as indicated. With Check Valve.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Netafim LVCZS8010075-LF Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and Low Flow Pressure Regulator 0.25GPM-4.4GPM
	Pipe Transition Point Pipe transition point from PVC lateral to drip tubing.
	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in.cobrain. tubing to extend valve out of valve box. 2/3 in fits Techline HCVXR, HCVXR-RW/RWP, CV, DL, RW and RWP driplines, and PE irrigation hose
0.5 1.0 2.0 4.0 6.0 8.0 10.0	GPH Irrigation GPST Drip Emitters 0.5 GPH Threaded pressure compensating drip emitter with 1/2in. FIPT inlet and Diffuser Cap Outlet in Standard Color. Tan = 6.0 GPM
	Area to Receive Dripline Netafim TLHCVXR-CS-077-18 Techline HCVXR-CS Pressure Compensating Landscape Dripline with Copper Stripe, Check Valve and Anti-Siphon feature. 0.77 GPH emitters at 18" O.C. installed sub-grade. Dripline laterals spaced at 14" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB (2) 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
MV	Buckner-Superior 3200 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4in.,1in.1-1/2in.,2in.,2-1/2in. and 3in..
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer
2X	Hunter A2C-1200-M 12-Station controller in an outdoor gray steel wall mount enclosure.
SS	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.
FS	Flomec QS200-10 1" 1" insertion flowmeter, schedule 80 PVC housing. 0.22-33 gpm range, max. operating pressure 150 psi. 2-wire connector w/ LED indicators for power and pulse. Storage temps -20 F to +160 F.
WM	Water Meter 1" NEW

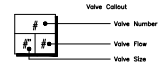
Irrigation Lateral Line: PVC Schedule 40

Irrigation Lateral Line: Polyethylene Pipe SDR-7

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Schedule 40

Valve Callout



0 8 16 24 32 feet

1/8" = 1'-0"

LICENSED LANDSCAPE ARCHITECT Mark Swaim 5609 Signature 4-30-2024 Renewal Date Date STATE OF CALIFORNIA

IRRIGATION PLAN

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5893
Burbank, CA 91506 mrcladesign.com

LICENSED LANDSCAPE ARCHITECT MEG RUSHING COFFEE #4747 31 DEC 2024 STATE OF CALIFORNIA

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

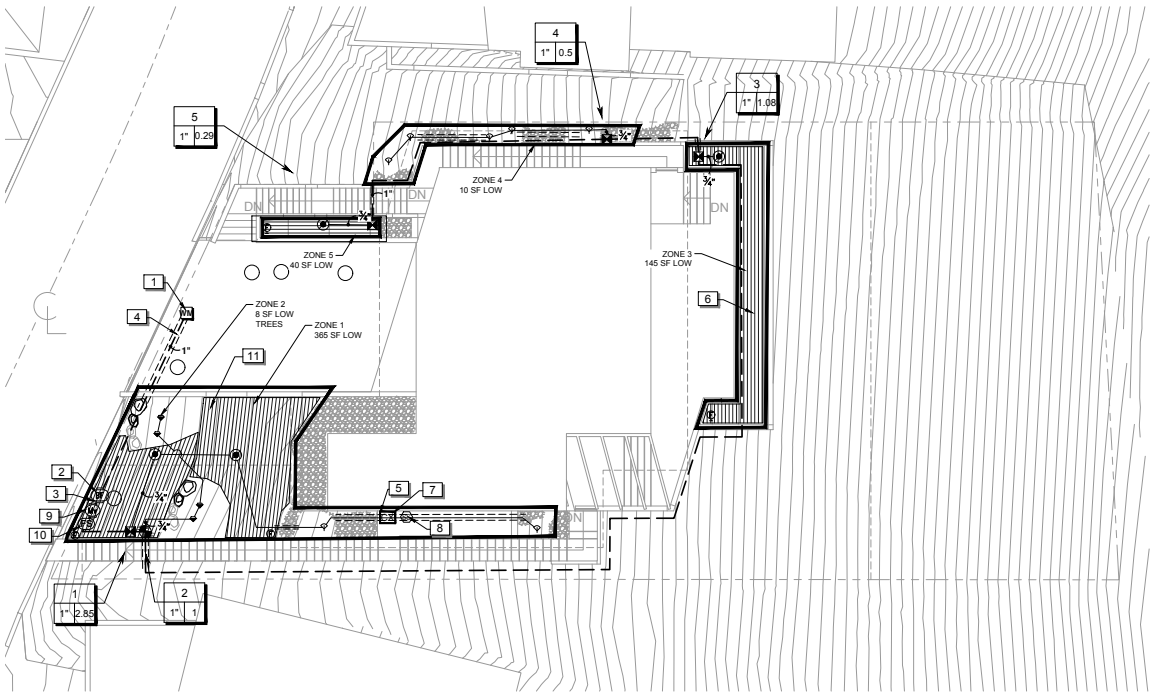
Date: 04.18.23

I have compled with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the irrigation design plan.

Meg Rushing Coffee

California Landscape Architect #4747

LI 5.0



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: Rambla Pacifica
Project Address: 21373 Rambla Pacifica, Malibu, CA 90265

Reference Evaporation (ETo) 44.2 In/Yr **Residential Project?** Yes

ETWU = (Eto)(.62)((ETAF X AREA)

Hydrozone Plant/Desc	Hydrozone #	Valve #	Plant Fctr PF	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Land. Area	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas									
LOW SHRUBS	1	1	0.3	D	0.81	0.37	165	61.1	1,675
LOW TREES	2	2	0.3	B	0.81	0.37	8	3.0	81
LOW SHRUBS	3	3	0.3	D	0.81	0.37	145	53.7	1,472
LOW SHRUBS	4	4	0.3	D	0.81	0.37	10	3.7	101
LOW SHRUBS	5	5	0.3	D	0.81	0.37	40	14.8	406
						Totals	368	136	3,735
Special Landscape Area:						1	0	0	0
						Totals	0	0	0

Estimated Total Water Use (ETWU) Total 3,735
Maximum Applied Water Allowance (MAWA) 5,547

Hydrozone # Planting Desc. **MAWA = (Eto)(.62)(.55 x LA) + (.45 x SLA)**
Low Water
Med Water
High Water

Irrigation Method
Overhead Spray or Drip

Irrigation Efficiency
0.75 for Spray
0.81 for Drip

MAWA (Annual Gallons Allowed) = ETo x .62 x [(ETAF x LA) + [(1-ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/squre foor/year, LA is the total landscape area in square feet, SLA is the total special landscape rea in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

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 foor/year.

Evapotranspiration Adjustment Factor (ETAF) Calculation

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas	
Total ETAF x Area	136
Total Area	368
Average ETAF	0.37

All Landscape Areas	
Total ETAF x Area	136
Total Area	368
Average ETAF	0.37

APPENDIX B WATER EFFICIENT LANDSCAPE WORKSHEET

Maximum Applied Water Allowance

Annual ET(0)	LA Sq Ft	SLA Sq Ft	MAWA (gal/year	Notes
44.2	368	0	5,547	ET(0) per MWELO09
		MAWA = (Eto)(.62)(.55 x LA) + (.45 x SLA)		
SLA = 0				

MAXIMUM ALLOWED TURF SQUARE FOOTAGE = 1800 SQUARE FEET
PROPOSED TURF SQUARE FOOTAGE = 0 SQUARE FEET

MAXIMUM ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 1981 SQUARE FEET
PROPOSED ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 0 SQUARE FEET

0 8 16 24 32 feet
1/8" = 1'-0"

HYDROZONE PLAN

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5891
Burbank, CA 91506 mrcladesign.com

LICENSED LANDSCAPE ARCHITECT
MEG RUSHING COFFEE
#4747
IN EXPIRATION
STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
Mark Sweeney 5809
Signature
4-30-2024
Renewal Date
Date
STATE OF CALIFORNIA

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

LI 5.1

GENERAL 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. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

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. NO IRRIGATION EQUIPMENT IS TO BE FASTENED TO ANY HARDSCAPE SURFACE, WALL OR STRUCTURE. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR WILL NOT FASTEN ANY PORTION OF THE IRRIGATION SYSTEM TO ANY STRUCTURE, WALL, PATH OR ANY HARDSCAPE WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT OR OWNER.

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. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING, STRUCTURES AND ARCHITECTURAL FEATURES.

6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.

7. DO 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 REVISIONS DEEMED NECESSARY BY THE OWNER.

8. 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. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

10. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4" AND SMALLER SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 6" AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.

11. ALL QUICK COUPLER VALVES (IF APPLICABLE) TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE OR AS NOTED ON PLANS.

12. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.

13. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.

14. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

15. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) 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 FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.

16. LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH "AS BUILT" IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBS, CONTROLLER, AND MASTER ASSEMBLY.

17. THE IRRIGATION DESIGNER OR LANDSCAPE DESIGNER OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY MAINLINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS AND SENSORS (IF APPLICABLE). THE RESPONSIBILITY FOR SAME SHALL REST WITH THE CONTRACTOR PERFORMING THE WORK.

OWNERS RESPONSIBILITY

18. THE OWNER IS RESPONSIBLE FOR THE SCHEDULING OF THE IRRIGATION SYSTEM TO MEET HORTICULTURAL REQUIREMENTS AND TO INSURE THAT EXCESSIVE SOIL SATURATION AND/OR SOIL EROSION DOES NOT OCCUR.

19. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE IRRIGATION SYSTEM.

20. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT THE IRRIGATION SYSTEM PERIODICALLY TO INSURE THAT THE SYSTEM IS OPERATING EFFICIENTLY AND THAT ALL NECESSARY REPAIRS ARE MADE TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

GENERAL IRRIGATION NOTES:

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF THE FINAL INSPECTION.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

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

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

SYSTEM ANALYSIS

Generated:	2023-04-18 04:16
P.O.C. NUMBER: 01	
Water Source Information:	NEW
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	75 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	71 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	2.85 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	15.35 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	0.13 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	10.8 PSI
Loss through Valve:	5.72 PSI
Pressure Req. at Critical Station:	46.7 PSI
Loss for Fittings:	0.01 PSI
Loss for Main Line:	0.1 PSI
Loss for POC to Valve Elevation:	7.8 PSI
Loss for Backflow:	11.8 PSI
Loss for Master Valve:	0.06 PSI
Loss for Water Meter:	0.2 PSI
Critical Station Pressure at POC:	66.7 PSI
Pressure Available:	71 PSI
Residual Pressure Available:	4.34 PSI

MINIMUM DESIGN CRITERIA

NEW LANDSCAPE WATER METER:1", STATIC PRESSURE REQ:75 PSI, (MIN).

VERIFY STATIC PRESSURE IN FIELD

MINIMUM SYSTEM DESIGN CRITERIA IS BASED ON 67 P.S.I. USING 2.9 G.P.M.

CONTRACTOR SHALL VERIFY ALL POC SIZE, PRESSURE AND FLOW BEFORE INSTALLATION. IF INFORMATION CONFLICTS, NOTIFY THE OWNER FOR INFORMATION FAILURE TO DO SO MAY RESULT IN CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES REQUIRED AS A RESULT.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL. CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAIN AS REQUIRED IN AN GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4. WATERING: WATER ALL PLANTING TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUE GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS, EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8. **PEST AND DISEASE CONTROL:** A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD, OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
12. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
13. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
14. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USD SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM OF ONE YEAR. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER- INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Netafim LVCZS8010075-LF	1"	Area for Dripline	2.85	30	46.7	66.7	0.7 in/h
2	Rain Bird PEB (2)	1"	Bubbler	1	30	33.5	53.3	1.17 in/h
3	Netafim LVCZS8010075-LF	1"	Area for Dripline	1.08	30	35.0	46.3	0.71 in/h
4	Netafim LVCZS8010075-LF	1"	Drip Emitter	0.5	20	25.0	32.7	0.38 in/h
5	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.29	30	35.0	35.4	0.71 in/h

A SOILS REPORT HAS NOT BEEN PROVIDED. THIS IRRIGATION DESIGN ASSUMES THE PROPERTY IS SITED ON LOAM SOILS. IF THIS IS NOT THE CASE, PLEASE CONTACT IRRIGATION DESIGNER IMMEDIATELY FOR REDESIGN.

CONTROL OF IRRIGATION WATER IS A NECESSARY PART OF SITE MAINTENANCE. SOGGY GROUND AND PERCHED WATER MAY RESULT IF IRRIGATION WATER IS EXCESSIVELY APPLIED. IRRIGATION SYSTEMS SHOULD BE ADJUSTED TO PROVIDE THE MINIMUM WATER NEEDED. ADJUSTMENTS SHOULD BE MADE FOR CHANGES IN CLIMATE AND RAINFALL.

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPING INSTALLED UNDER OR THROUGH PAVING/RETAINING WALLS. REFER TO IRRIGATION SLEEVE SIZING CHART SHOWN ON THIS SHEET.
IT IS RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS AND COORDINATE THIS WORK WITH OTHER TRADES.

IRRIGATION SLEEVE SIZES						
PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"
SLEEVE SIZE	2"	2"	2-1/2"	3"	4"	5"
NOTE: IRRIGATION CONTROL WIRE CONDUIT SIZE SHALL BE 4"						

LICENSED LANDSCAPE ARCHITECT — Mark Swanson — 5809 — STATE OF CALIFORNIA

Signature

4-30-2024

Renewal Date

Date

neg rushing coffee
landscape architecture & design
749 N. Lincoln St.
Burbank, CA 91506
310-387-5891
mrcladesign.com

LICENSED LANDSCAPE ARCHITECT — #4747 — RENEWAL 31 DEC 2024 — STATE OF CALIFORNIA

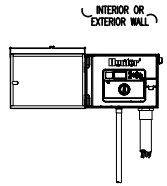
SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

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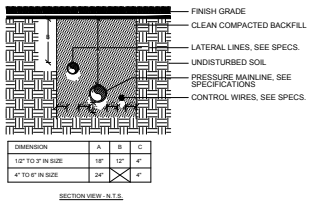
IRRIGATION NOTES & CALCS

meg rushing coffee
landscape architecture & design
749 N. Lincoln St.
Burbank, CA 91506
310-387-5891
mrcladesign.com



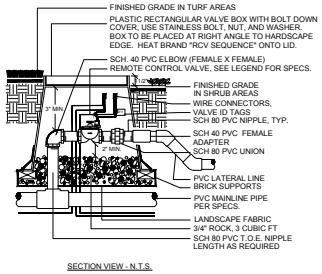
NOTE
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

1 AUTOMATIC CONTROLLER ASSEMBLY
NO SCALE



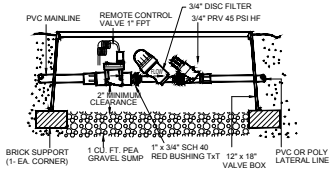
NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

2 TYPICAL TRENCHING UNDER LANDSCAPE AREA
NO SCALE



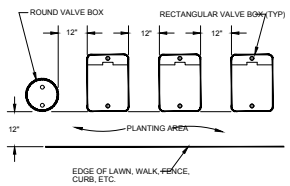
NOTE:
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

3 TYPICAL REMOTE CONTROL VALVE ASSEMBLY
NO SCALE



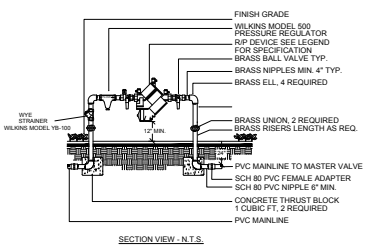
4 LOW VOLUME CONTROL ZONE ASSEMBLY
NO SCALE

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



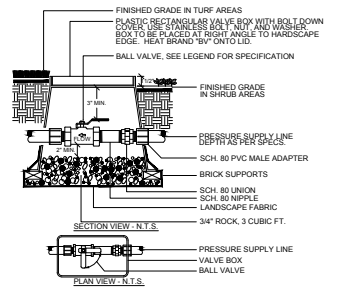
TOP VIEW

5 TYPICAL VALVE BOX LAYOUT
NO SCALE



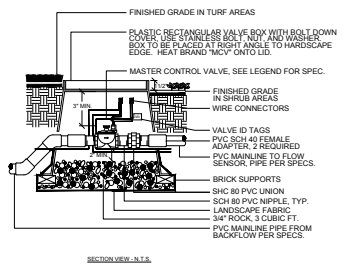
NOTE:
- IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
- ALL MATERIAL INSTALLED ABOVE GROUND SHALL BE PAINTED FRAZEE "BLACKSMITH" COLOR

6 TYPICAL BACKFLOW PREVENTION ASSEMBLY
NO SCALE



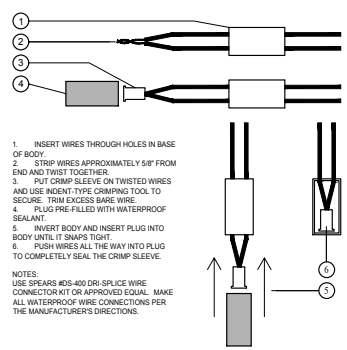
NOTE:
- BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

7 TYPICAL BALL VALVE ASSEMBLY
NO SCALE



NOTE:
- INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

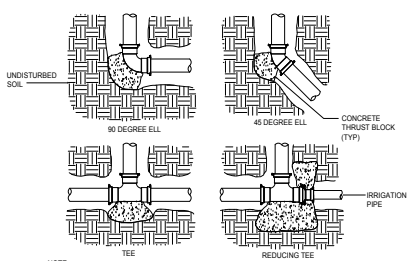
8 TYPICAL MASTER CONTROL VALVE ASSEMBLY
NO SCALE



1. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATERPROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

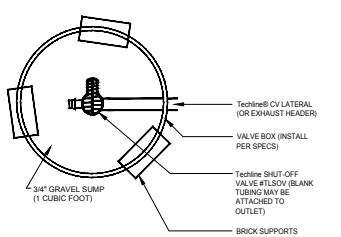
NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT OR APPROVED EQUAL. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

9 WIRE CONNECTION
NO SCALE

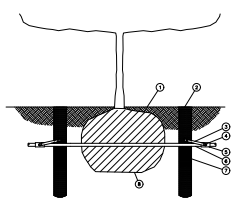


NOTE:
THRUST BLOCKS TO BE A MINIMUM OF 1 CUBIC FEET CONCRETE.
REFER TO MANUFACTURER RECOMMENDATIONS FOR CONFIGURATIONS NOT SHOWN.
PRIOR TO THRUST BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.

10 THRUST BLOCKS
NO SCALE



11 NETAFIM TECHLINE LINE FLUSHING VALVE
NO SCALE



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS (NO BUBBLER/EMITTER INCLUDED) RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
RWS-B-1401 (0.25 GPM) RWS-B-X-1401 (0.25 GPM, 18" SWING ASSEMBLY)
RWS-B-C-1402 (0.5 GPM, CHECK VALVE) RWS-B-1402 (0.5 GPM)
RWS-B-C-1404 (1.0 GPM, CHECK VALVE) RWS-B-C-1408 (2.0 GPM, CHECK VALVE)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD ¾" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

12 RWS INSTALLATION FOR TREES
NO SCALE

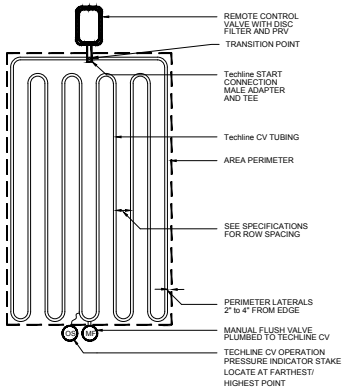
LICENSED LANDSCAPE ARCHITECT
Mark Sweet
5809
STATE OF CALIFORNIA
Signature
4-30-2024
Renewal Date
Date

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

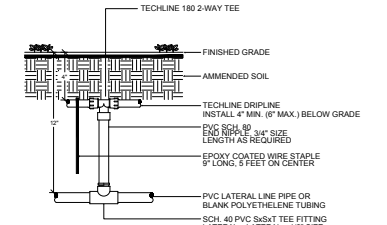
Date: 04.18.23

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IRRIGATION DETAILS

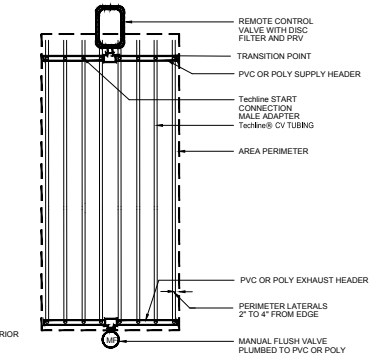


13 NO SCALE Techline® CV LITE END FEED LAYOUT

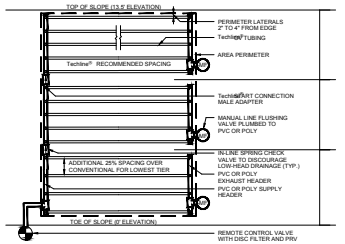


NOTE:
- INSTALL TUBING AT CONSISTANT DEPTH BELOW GRADE. SECURE TUBING WITH STAPLES 5 FEET ON CENTER TO PREVENT SURFACING OF TUBING DURING BACKFILL.
- DRIPPERLINE TUBING SHALL BE INSTALLED IN PARALLEL ROWS.
- INSTALLATION OF TUBING & LAYOUT SHALL BE APPROVED, ON SITE BY THE ARCHITECT, PRIOR TO BACKFILLING OR MULCH COVER.

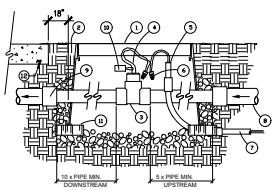
14 NO SCALE NETAFIM SUB-GRADE START CONNECTION w/PVC RISER



15 NO SCALE Techline® CV END FEED LAYOUT

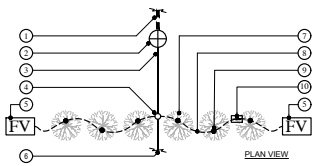


16 NO SCALE Techline® CV SLOPE LAYOUT, 1 VALVE



1. RECTANGULAR PLASTIC VALVE BOX
2. FINISH GRADE.
3. FLOW SENSOR.
4. FLOW SENSOR CABLE P-7162D
5. CONDUIT BUSHING.
6. WATERPROOF DRY SPLICE CONNECTOR.
7. 1-1/4" ELECTRICAL CONDUIT AND SWEEP ELBOW
8. IRRIGATION MAINLINE FROM MASTER VALVE
9. MAINLINE TO THE RCV'S
10. CHRISTY'S TAG #ID-MAX-P2-RC1P2
11. QUANTITY OF (4) -BRICK FOR STABILIZATION
12. EDGE OF PAVING. HEADER OR BUILDING WALL.

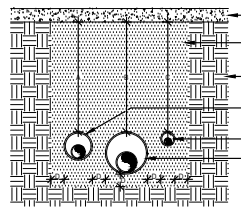
17 NO SCALE FLOW SENSOR



1. PVC MAINLINE PER IRRIGATION LEGEND (PLAN SIZE)
2. DRIP VALVE ASSEMBLY PER IRRIGATION LEGEND
3. PVC LATERAL (OR BLANK POLY TUBING IF LESS THAN 5 GAL/MIN) LINE PER IRRIGATION LEGEND (PLAN SIZE) - FROM VALVE TO PLANTED AREA AND THROUGH THE MIDDLE OF THE PLANTED AREA
4. SCH 40 PVC CROSS OR TEE WITH FITTINGS AS NEEDED TO CONNECT AND INSTALL POLY TUBING THROUGH THE PLANTS
5. MANUAL FLUSH VALVE PER IRRIGATION LEGEND OR FLUSH VALVE DETAIL
6. EXTEND PVC LATERAL LINE (OR BLANK POLY TUBING) THROUGH PLANTER AREA AS NECESSARY TYPICAL. INSTALL SUB-GRADE.
7. TYPICAL SHRUB PER PLANTING PLAN.
8. DRIP LINE POLY TUBING PER IRRIGATION LEGEND / PLAN - SNAKE TUBING THROUGH PLANTED AREAS SUB-GRADE - ALSO APPLIES TO IN-LINE DRIP LINE TYPE TUBING
9. DRIP EMITTER PER IRRIGATION LEGEND
10. NETAFIM IN-LINE CHECK VALVE (TLCV050M1-B) w/2 ea NETAFIM MALE ADAPTERS (TL050MA), w/2 ea UV 3/4" THREADED COUPLINGS (SPEARS 430-005UV) . USED ON SIDE WHERE ELEVATION CHANGE IS GREATER THAN 4'

NOTES:
RUN LATERAL LINE TO AND THROUGH THE APPROXIMATE CENTER OF PLANTS TO BE IRRIGATED. USE CROSS OR TEE FOR CONNECTION TO LATERAL LINE AS NECESSARY TO EXTEND POLY TUBING TO DRIP EMITTER LOCATIONS. INSTALL FLUSH VALVE AT THE TERMINAL END OF ALL POLY TUBING RUNS. WHEN POLY TUBING RUNS IN MULTIPLE DIRECTIONS, INSTALL A FLUSH VALVE AT THE END OF EACH AND EVERY LINE . DO NOT EXCEED MAXIMUM FLOW THROUGH POLY TUBING PER MANUFACTURER'S CATALOG.

18 NO SCALE TYPICAL POINT SOURCE LAYOUT WITH POLY TUBING



SLEEVE DIMENSION	A	B	C	D
2" TO 6" IN SIZE	36"	36"	36"	6"
8" TO 16" IN SIZE	36"	36"	36"	12"

NOTE:
SEE GEO-TECHNICAL REPORT FOR TRENCHING REQUIREMENTS.
ONLY FINE GRAINED SAND BACKFILL IS ACCEPTABLE FOR SLEEVE CROSSINGS.
SLEEVES SHALL EXTEND AT LEAST 18" PAST THE EDGE OF THE PAVING BEING CROSSED.

19 NO SCALE SLEEVE INSTALLATION

neg rushing coffee
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749 N. Lincoln St. 310-387-5891
Burbank, CA 91506 mrcladesign.com

LICENSED LANDSCAPE ARCHITECT
NEG RUSHING COFFEE
#4747
In Dec 2024
STATE OF CALIFORNIA

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

LI 5.4

LICENSED LANDSCAPE ARCHITECT
Mark Sweeney 5809
Signature
4-30-2024
Renewal Date
Date
STATE OF CALIFORNIA

IRRIGATION DETAILS

SECTION 32 82 00 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 WORK INCLUDED

A. Provide all labor, materials and equipment required to complete the irrigation sprinkler work indicated on the drawings and specified herein.

1.3 EXAMINATION OF DRAWINGS AND SITE

A. Drawings: Drawings are diagrammatic. Avoid conflicts between irrigation systems, planting, architectural features and utilities. Install plumbing in planting areas wherever possible.

B. Fittings: Drawings do not indicate all offsets, fittings, sleeves, etc. which may be required by structural and finished conditions. Provide fittings required to meet these conditions.

C. Field Conditions: Provide written notification to Owner's's Representative of field conditions such as obstructions, grade differences or discrepancies in dimensions. Start of irrigation work shall indicate acceptance of field conditions encountered and acceptance of responsibility for revisions necessary because of field conditions.

D. Grading: Verify that grading has been completed before starting irrigation work.

E. Utilities: When working near existing utilities excavate in such a manner as to prevent damage to said utilities. Repair damage to utilities caused by irrigation work as approved and at Contractor's expense. Check existing utility drawings for locations.

1.4 SITE REVIEWS

A. Construction Reviews: Provide at least 48_hour advance notification for the following reviews:
1. Pressure supply line installation and testing.
2. System layout and materials review.
3. Coverage tests: Prior to landscape planting.
4. Final review.

1.5 SUBMITTALS

A. List of Materials: Submit for approval a complete list of materials with manufacturers' names and numbers and descriptive literature marked for each item, including but not limited to the following:

Hose swivels	Valve box, cap and sleeve	
Wire and connectors	Remote control valves	Pipe and fittings
Sprinkler heads	Quick coupling valves	
Couplers	Type of pipe solvent	
Check valves	Drip tubing	

B. Test Data: Submit written, dated certification that PVC pipe and fittings have passed the following tests:
1. Acetone Test: Immersion in 72.4 degrees F, 90% pure, anhydrous acetone for 20 minutes with no evidence of flaking or delamination on the inner or outer walls of the pipe. Softening or swelling shall not constitute failure.
2. Flattening: Flatten sample between parallel plates of a press to 40% of the pipe outside diameter with no evidence of cracking, splitting or breaking.

C. Controller Chart
1. Approval: Secure approval of chart prior to final review of irrigation system.
2. System Chart: Submit chart. Reduce blackline print of approved record drawing to 7" x 91/2" to fit on controller door.
3. Valve Identification: Identify area of coverage of each remote control valve with a distinctly different pastel color marked over entire area of coverage.
4. Sealing: Seal approved chart hermetically between two layers of 20 mil_thick plastic sheet.

D. Operating and Maintenance Manual
1. Manuals: Provide six (6) manuals detailing operation and maintenance requirements for irrigation system ten (10) days prior to completion of work, with sufficient detail to permit maintenance personnel to understand, operate and maintain the equipment.
2. Content
   a. Index sheet, with irrigation installer's name, address, telephone number and name of contact person.
   b. Equipment list with the following information for each item installed:
   1) Manufacturer's name.
   2) Make and model number.
   3) Name and address of local manufacturer's representative.
   c. Spare parts list.
   d. Detailed operating and maintenance instructions for equipment.

E. Record Drawings: Provide record drawings of the irrigation system.

PART 2 PRODUCTS

2.1 PLASTIC PIPE AND FITTINGS

A. Polyvinyl Chloride (PVC) Pipe: ASTM D1784 or ASTM D2241 solvent weld type, virgin PVC compound, 2000 psi hydrostatic design stress rate, schedule 40, marked with manufacturer's name, size, class rating, date extruded, and NSF seal of approval.

B. Fittings: Schedule 40, injection molded, ASTM D1784 PVC, with injection molded thread and side_gated tees and ells.

C. Threaded Nipples and Risers: Schedule 80 PVC, with molded threads.

2.2 JOINTS CEMENT AND JOINT PRIMER

A. 100% active solvent, blue.

2.3 ELECTRICAL WIRING

A. Low Voltage Conductors: Direct burial, type UF, No. 14 AWG wire, for connections between controller and remote control valves. Use different color wire for each control valve.

B. Splice Connectors: Rainbird, Pen_Tite or equal.

C. Neutral (Common) Wires: White.

2.4 VALVES

A. Hose Bibbs: As (if) noted on drawings.

B. Check Valves
1. Swing check valves up to 2" on non_pressure lines: Bronze or plastic, 100 psi SWP.
2. Antidrain Valve: Plastic, with soft composition disc and stainless steel internal parts; spring tension adjustable from 4 psi to 15 psi.

C. Remote Control Valves: Spring loaded, packless diaphragm activated, normally closed type with bleeder valve.
1. Valve solenoid: 24 a.c., 4.5 watt maximum 500 milliamp maximum surge, corrosion proof stainless steel construction, epoxy encapsulated as a single integral unit.

2.5 DRIP IRRIGATION: As noted on drawings.

2.6 SPRINKLERS: As noted on drawings.

2.7 VALVE BOXES:
A. Valve boxes shall be fabricated from a durable plastic material resistant to weather, sunlight and chemical action of soils, with black covers. For hardscape installation, reinforced concrete material.
B. Remote control valves, flow sensors, and master control valves shall be installed in rectangular boxes, Ametek or approved equal, with bolt down hinged covers.
C. Quick coupling valves (if specified) and flush-out assemblies shall have 10 inch round plastic boxes with exterior as required to properly protect valve, Ametek or approved equal.

2.8 OPERATING AND MAINTENANCE TOOLS

A. Wrenches: Two, for disassembly and adjustment of each type of sprinkler head supplied.

B. Hose Bibb Key (if applicable)

C. Valve box keys: Three.

D. Soil probe: 36" long, 1" diameter, heavy duty stainless steel, with integral handle. Oakfield Model B, or equal (no known equal).

2.9 AUTOMATIC CONTROLLER: As noted on drawings.

2.10 BACKFLOW PREVENTION ASSEMBLY: As noted on drawings

PART 3 - EXECUTION

3.1 MATERIALS HANDLING: Load, unload, handle and store material to avoid damage. Transport so lengths of pipe lie flat. Do not install dented or damaged pipe.

3.2 WATER SERVICE CHANGEOVER: Make cold taps to existing line as indicated on the drawings.

3.3 TRENCHING AND BACKFILLING

A. General: Perform trenching and backfilling as specified in Section 02210. Maintain bottom of trenches flat to permit piping to be supported on an even grade continuously for full run.

B. Coverage Above Pipe: Provide the following depth of cover:
1. Pressure supply lines 2 1/2" and smaller: 18".
2. Non_pressure lines: 12".
3. Control wire: 18".

C. Line Clearances: Provide 4" clearance between irrigation lines and 6" clearance between lines of other trades. Do not install parallel lines directly over any other line.

D. Backfilling: Fill trenches with clean, fine, granular material free of stones. Compact to a dry density equal to adjacent undisturbed soil. Restore to adjacent grade, free of dips, depressions, humps or other irregularities.

3.4 INSTALLATION

A. Plastic Pipe and Fittings: Install in accordance with manufacturer's printed instructions.

B. Plastic Pipe and Threaded Fittings: Assemble by applying teflon tape to male threads only.

C. Connections

1. Adapters: Use schedule 40, PVC, threaded male adapter for connection to threaded joints.
2. Change of depth: Use 45 degree fittings at changes in depth of pipe.
3. Steel to PVC Connections: Work steel connections first. Use non_hardening pipe dope on threaded steel to PVC joints. Apply light wrench pressure.
4. PVC Nipple: Use 4" minimum length.

D. Open ends of pipe: Tape during installation to prevent entry of foreign matter into the system.

E. Quick Coupling Valves (if applicable): Locate valves within 12" of hardscape.

F. Remote Control Valves: Locate in shrub area outside spray of valve system, whenever possible.

G. Sprinkler Heads: Locate approximately as indicated on drawings to provide best coverage with no throw onto buildings and minimum overthrow onto paving. Do not exceed maximum or minimum spacing indicated by manufacturer.

H. Valve Boxes: Stencil identification number on each remote control valve box in 2" high letters and numbers, with epoxy_resin based paint, colors as selected by Owner's Representative. Do not stencil boxes until identification system has been approved.

K. Low Voltage Wiring
1. Place wiring in the same trench and routing as the pressure supply lines unless otherwise approved. Install wiring prior to main line.
2. Tape wires together, except in sleeves under paving, and tape bunch to side of main line at 12 feet on center maximum. Provide a 12" expansion loop at every 100 feet and at each connection and directional change. Provide a continuous wire without splices between controller and remote control valves.
3. Make connections at valves. Do not splice the wires except within an approved box.
4. Encase wires passing under paving in a Schedule 40 PVC sleeve.

3.5 FLUSHING

A. Main Lines: Flush underground mains and lead-in connections to sprinkler system thoroughly before connecting to control valves. Flush mains using a flush out assembly at lowest elevation.

B. Lateral Pipes: After all sprinkler pipe lines and risers are in place and connected and prior to installation of sprinkler heads, thoroughly flush all lines with a full head of water. Do not install heads until lines have been flushed and approved.

3.6 SYSTEM ADJUSTMENT:

A. Adjust valve flow controls for correct operation. Adjust sprinkler heads for alignment or change nozzles for coverage and minimum overthrow. Make adjustments prior to any planting.

3.7 COVERAGE TESTS:

A. Provide notification of readiness to perform coverage tests. Perform coverage tests after sprinkler system is completed, but prior to any planting. Test system to assure that all planting areas are watered completely and uniformly. Make necessary adjustments, including realignment of heads, to provide required coverage.

3.8 PRESSURE TESTS:

A. Provide notification of readiness to perform pressure tests. Test pressure supply lines under 150 psi hydrostatic pressure for a period of 2 hours. Do not backfill over any line more than necessary for testing until line has been inspected, tested and approved. Center load only. Leave pipe connections uncovered. Install remote control valves, quick couplers and other valve assemblies after testing has been approved.

3.9 ACCEPTANCE

A. Sprinkler Heads: Clean and adjust heads at end of landscape maintenance period. Refer to Section 02900.

B. Training: Make arrangements to train Owner's's maintenance personnel in the correct operations of the irrigation system and equipment.

3.10 CLEAN UP:

A. Upon completion of the work, restore ground surfaces to required elevations and remove excess materials, debris and equipment from the site.

3.11 MAINTENANCE: 90 Days.

END OF SECTION 32 82 00



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SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

LI 5.5

GRADING, DRAINAGE, EROSION AND STORM WATER MANAGEMENT PLAN

PUBLIC WORKS DEPARTMENT GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.

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

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

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

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

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

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

19. GRADING QUANTITIES:

TOTAL CUT 1,124 CU.YD.
TOTAL FILL 16 CU.YD.
TOTAL EXPORT 1,124 CU.YD.
TOTAL IMPORT 0 CU.YD.

20. TOTAL DISTURBED AREA: 0.085 ACRES (3,689.02 SF)
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 3,442.97 SQ. FT.
FLOOD ZONE ON FIRM: X
BASE FLOOD ELEVATION: N/A

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.

NOTES

1) TEST SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE CIVIL OR STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.

2) FOUNDATIONS TO BE PLACED INTO CERTIFIED COMPACTED FILL PER THE GEOTECHNICAL ENGINEER AND GEOLOGIST RECOMMENDATIONS.

GRADING GENERAL NOTES

MALIBU DEVELOPMENT STANDARDS (CUTS AND FILLS) [3312, 3313 & MALIBU LCP 8.3]:

1. CUT MATERIAL MAY ONLY BE EXPORTED TO ON 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 LOFT. [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 2 HORIZONTAL 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.

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

City of Malibu
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: 21373 Rambla Vista

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	10	816	-	298	-	1124
Fill	10	6	-	0	-	16
Total	20	816	-	298	-	1124
Import	-	0	-	0	-	
Export	-	816	-	298	-	1108

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

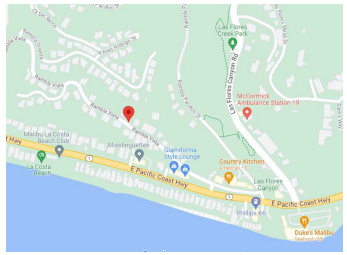
PREPARED BY: Jack Lee
PRINT NAME

SIGNATURE

DATE: 12-2-2024

REGISTERED PROFESSIONAL ENGINEER — JACK C. S. LEE — 40870 — STAMP — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

Page 1 of 1
P:\Forms\COUNTER FORMS\PLN Grading Verification Certificate_130201.doc



VICINITY MAP

GRADING GENERAL NOTES.

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.

NOTE:

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 ANY DENSITY TESTS, A DRY DENSITY AND OPTIMUM MOISTURE MAXIMUM CURVE(S), AND A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.

"SUB-GRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED THE PROJECT GEOTECHNICAL CONSULTANT, AS APPROPRIATE."

EXPORT NOTE:

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.

SHEET INDEX

1 TITLE SHEET
2 GRADING AND DRAINAGE PLAN
3 EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER — JACK C. S. LEE — 40870 — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

GEOTECHNICAL:
CAL LAND ENGINEERING, INC.
JACK LEE GE 2153
574 E. LAMBERT ROAD,
BREA, CA 92821

ARCHITECT:
CORSINI STARK ARCHITECTS
323 255 9100
CORSINISTARK.COM

OWNER:
AMALGAM CONCEPTS
C/O WAYNE LU
232 E. 2ND ST, APT 756,
LOS ANGELES, CA 90012

BENCHMARK:
COUNTY B.M. NUMBER DY 11346

CS TRAV MON IN WELL 39' S C/L PACIFIC COAST HWY ON C/L PROD RAMBLA PACIFICO 6.5' S/O CF MKD (LAS FLORES H-8 RESET 1957)

ELEVATION: 18.630' (NAVD 1988)

LEGAL DESCRIPTION:
LOT 57 OF TRACT NO. 10570, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 36 TO 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4451-022-010

811 Know what's below. Call 811 before you dig — DIG ALERT
A Free Public Service Provided by Underground Service Alert of Southern California

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

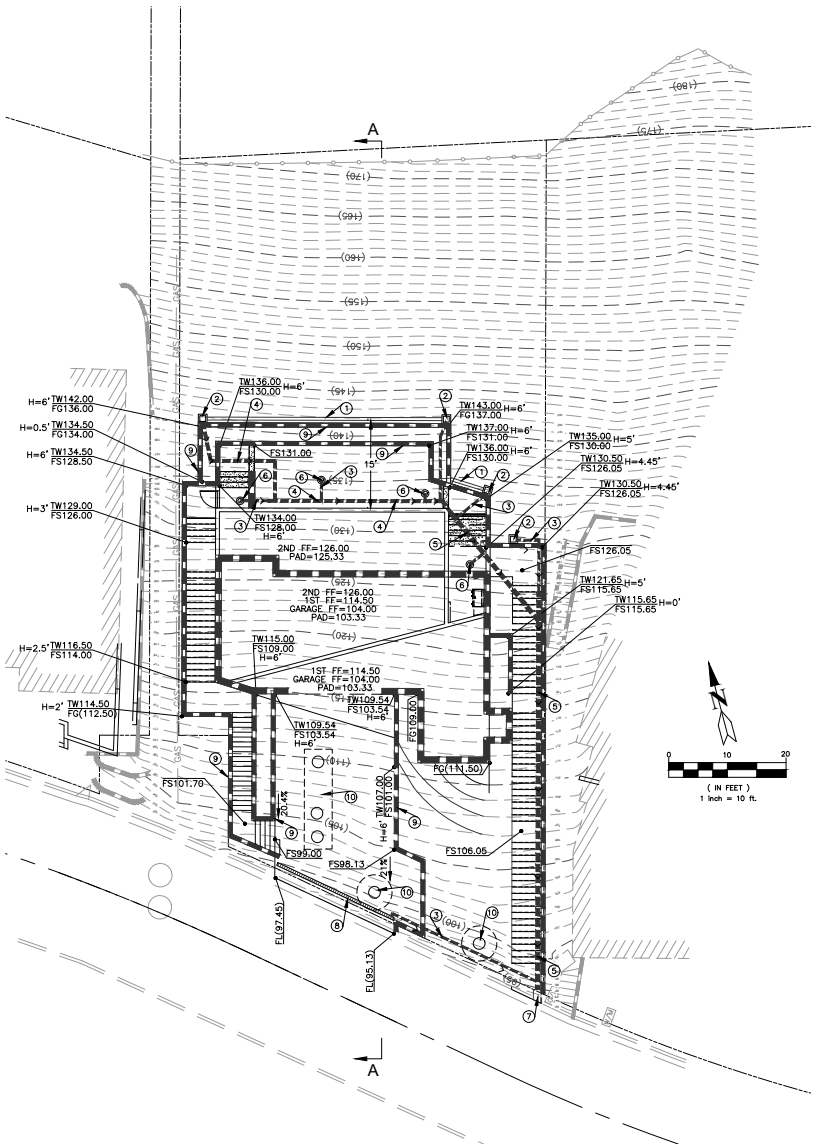
REVISIONS

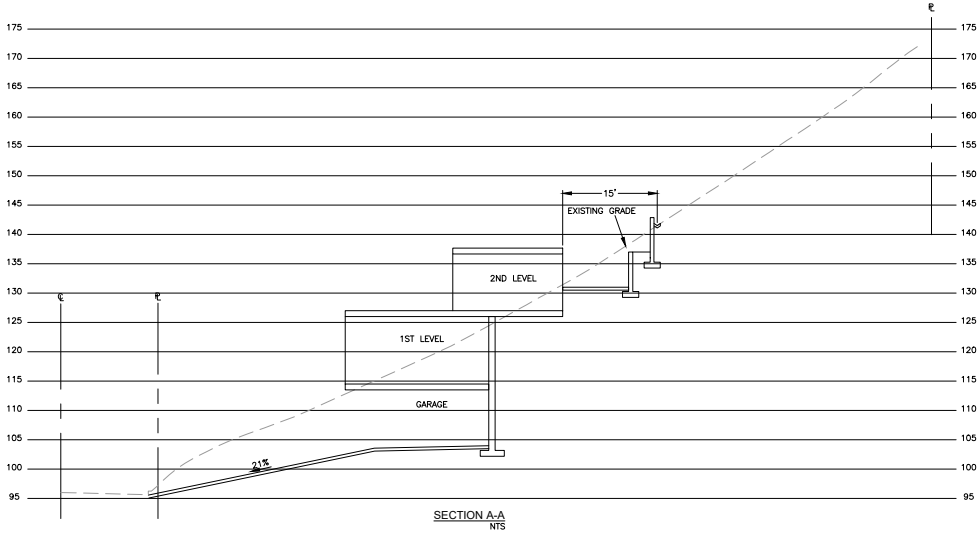
PROJECT LOCATION:
21373 RAMBLA VISTA
MALIBU, CA

DRAWN: RR
CHECKED:
DATE: 12-2-2024
JOB NO.: 21-019-050
SCALE:
FILE NAME:

C-1

GRADING AND DRAINAGE PLAN





SECTION A-A
NTS

HYDROLOGY

PRE-DEVELOPMENT 100-YR FLOW RATE = 1.245 CFS
POST-DEVELOPMENT 100-YR FLOW RATE = 1.245 CFS

NO MITIGATION IS REQUIRED

CONSTRUCTION NOTES

1. CONSTRUCT 12" WIDE CONCRETE V-GUTTER
2. CONSTRUCT 12"X12" CONCRETE CATCH BASIN
3. INSTALL 4" PVC DRAINAGE PIPE
4. INSTALL 6" PVC DRAINAGE PIPE
5. INSTALL 8" PVC DRAINAGE PIPE
6. INSTALL 4" NDS ROUND GRATE AREA DRAIN
7. INSTALL 3"X17" CURB-O-LET DRAIN
8. INSTALL DURASLOPE CHANNEL DRAIN
9. RETAINING WALL PER SEPARATE PERMIT
10. PROPOSED SEPTIC SYSTEM PER SEPARATE PERMIT

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
21373 RAMBLA VISTA
MALIBU, CA

DRAWN: RR
CHECKED:
DATE: 12-2-2024
JOB NO.: 21-019-050
SCALE: 1"=10'
FILE NAME:

C-2

SHEET 2 OF 3 SHT.

EROSION CONTROL PLAN

THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS POSSIBLE. 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 PROJECT ENGINEER OR THE BUILDING OFFICIAL.

EROSION CONTROL

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

TEMPORARY SEDIMENT CONTROL

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

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

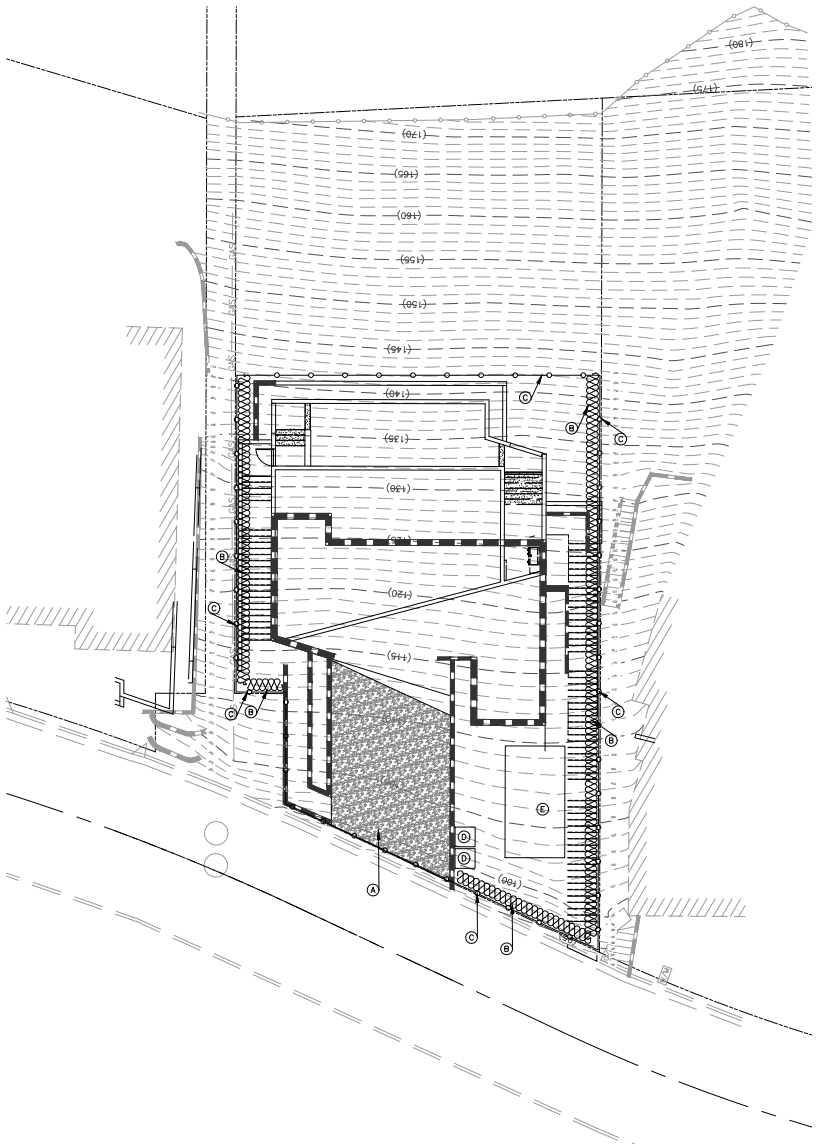
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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



EROSION CONTROL NOTES

(A) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER BMP TC-1
(B) INSTALL FIBER ROLLS PER BMP SE-5
(C) INSTALL TEMPORARY CONSTRUCTION FENCE
(D) INSTALL PORTA-POTTY PER BMP WM-9
(E) CONSTRUCT MATERIAL STORAGE AND DISPOSAL AREAS PER BMP WM-1

REGISTERED PROFESSIONAL ENGINEER
JOSE C. LEE
40870
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
21373 RAMBLA VISTA
MALIBU, CA

DRAWN: RR
CHECKED:
DATE: 12-2-2024
JOB NO.: 21-019-050
SCALE: 1"=10'
FILE NAME:

C-3

SHEET 3 OF 3 SHT.



Figure 1 South elevation of SFR taken from Rambla Vista looking north



Figure 2 View looking northeast and adjacent to the neighboring property (21369 Rambla Vista, 3 stories)



Figure 3 View looking northwest and adjacent to the neighboring property (21381 Rambla Vista, 4 stories)



Figure 4 View taken from the street looking south from 3897 Rambla Orienta (PVD 12-096)

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 06/13/2024

PROJECT NUMBER:	CDP 23-052
JOB ADDRESS:	21373 RAMBLA VISTA
APPLICANT / CONTACT:	Wayne Lu, Amalgam Concepts
APPLICANT ADDRESS:	645 W 9th St Los Angeles, CA 90015
APPLICANT PHONE #:	(626) 378-8171
APPLICANT FAX #:	
APPLICANT EMAIL:	waynel@amalcos.com
PLANNER:	Courtney Brown
PROJECT DESCRIPTION:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.

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 6/25/24

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

ATTACHMENT 4

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)	Wayne Lu, Amalgam Concepts waynel@amalcos.com	
Project Address:	**21373 RAMBLA VISTA** Malibu, CA 90265	
Planning Case No.:	CDP 23-052	
Project Description:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.	
Date of Review:	June 25, 2024	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	6/13/24
Site Survey:	6/13/24
Landscape Plan:	8/8/23
Hydrozone Plan:	8/8/23
Irrigation Plan:	8/8/23
Fuel Modification Plan:	8/8/23
Grading Plan:	6/13/24
OWTS Plan:	6/13/24
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/28/23 (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 5,547 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 3,735 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

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 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. (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.

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

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 08/27/2025

PROJECT NUMBER: CDP 23-052

JOB ADDRESS: 21373 RAMBLA VISTA

APPLICANT / CONTACT: Wayne Lu, Amalgam Concepts

APPLICANT EMAIL: waynel@amalcos.com

PROJECT DESCRIPTION: NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Pawlak — 9/25/2025

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Wayne Lu, Amalgam Concepts waynel@amalcos.com		
Project Address:	**21373 Rambla Vista** Malibu, California 90265		
Planning Case No.:	CDP 23-052		
Project Description:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside, NOWTS		
Date of Review:	September 25, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Corsini Stark Architects: Plans dated 7-31-2023, 12-1-2023, 6-4-2025
Grading Plans:	Cal Land Engineering: Plans dated 5-26-2023
Structural Plans:	Parker Resnick: Plans dated 4-24-2024
Landscape Plans:	Meg Rushing Coffee: Plans dated 4-19-2023
OWTS Plan:	Larry Young: Plans dated 3-17-2023, 8-11-2025
OWTS Report:	Larry Young: Percolation Test Report dated 3-17-2023; OWTS Design Reports dated 3-17-2023, 8-11-2025; Fixture Unit Worksheet dated 3-17-2023
Geology Report:	Cal Land Engineering: Geotechnical Investigation report dated 5-2-2023; Response to Geotechnical Review Sheet dated 3-1-2024. SubSurface Designs: Limited Geologic Report dated 1-7-2023.
Miscellaneous:	Parker Resnick: Reduced Setback letter dated 4-24-2024. Cal Land Engineering: Reduced Setback letter dated 7-18-2025.
Previous Reviews:	8-21-2023, 6-20-2024

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 Project Plans:** The final project (architectural, grading, landscape, and structural plans) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pit 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 3 bedrooms and 42 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report. The OWTS Designer must reference water closets (i.e. toilets) to be computed as 3 drainage fixture units (DFU).

   - Show and label all drainage fixtures on the final architectural floor plans.

   - **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

     The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet and incorporate the specification sheet into the plan set as well as the final OWTS design report.

   - **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all proposed bedrooms and DFU. The worksheet should be completed by the project OWTS Designer (Larry Young). Please incorporate the fixture unit worksheet into the final plan set.

     The fixtures listed on the certified fixture unit worksheet will be the fixtures issued on the associated plumbing permit.

     The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

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.

    a. Please include the water main and water meter on the final OWTS plan set.

4) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

    b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

    c. Sewage and effluent pump design calculations (as applicable).

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

    e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

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

g. **Certified Fixture Unit:** The final OWTS design report must include a Certified Fixture Unit Worksheet. The worksheet must be filled out as applicable and must calculate all proposed water closets to be computed as 3 DFU each. The design report must include the low flow water closet specification sheet in Condition 4g below.

h. **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted as part of the OWTS design report and included in the architectural plan set.

5) **OWTS Designer Review of the Proposed Improvements and Reduction in Setbacks:** The OWTS Designer (Larry Young) must review all proposed site improvements and provide a final OWTS report and plan showing and discussing the reduced setbacks and provide recommendations as applicable.

6) **Traffic-Rated Slab Plan(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

7) **Engineer Certification for Reduction in Setbacks to Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

- Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

- The structural engineer must show all proposed OWTS components (including the future expansion area) and include all OWTS components setbacks in the final setback letter and on the structural plan set as applicable.

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

13) **Waterworks District 29 (WWD29) Approval:** W.W.D. 29 final approval for the OWTS plot plan (drawn to scale) is required. An OWTS plot plan shall be submitted to Environmental Health that shows all existing and proposed improvements including the water main and water meters in its location to the proposed OWTS components.

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

15) **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.

16) **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.

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

18) **Environmental Health Final Review and Reduction in Setback 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, system specifications, and reduction in setbacks.

19) **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

21373 RAMBLA VISTA (CDP 23-052)
MALIBU, CA 90265

S.F.D.:	3 Bedroom/42 Fixture Units (N)
TREATMENT TANK:	2,000 Gallon MicroSepTec ES6 with UV Disinfection Unit (N)
ACTIVE:	1 – 6' x 30' BI w/3' Cap (N) (projected; P-02)
FUTURE:	1 – 6' x 27' BI w/7' Cap (F) (projected; P-03)
PERC RATE:	6,045 gpd/10.7 gpsf (proj; P-02)
	6,075 gpd/11.9 gpsf (proj; P-03)
DESIGNER:	Larry Young, REHS 3738
REFERENCE:	Larry Young: Percolation Test Report dated 3-17-2023; OWTS Design Reports dated 3-17-2023, 8-11-2025
	SubSurface Designs: Limited Geologic Report dated 1-7-2023
	Cal Land Engineering: Geotechnical reports dated 5-2-2023, 3-1-2024, 5-2-2025

NOTES:

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

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

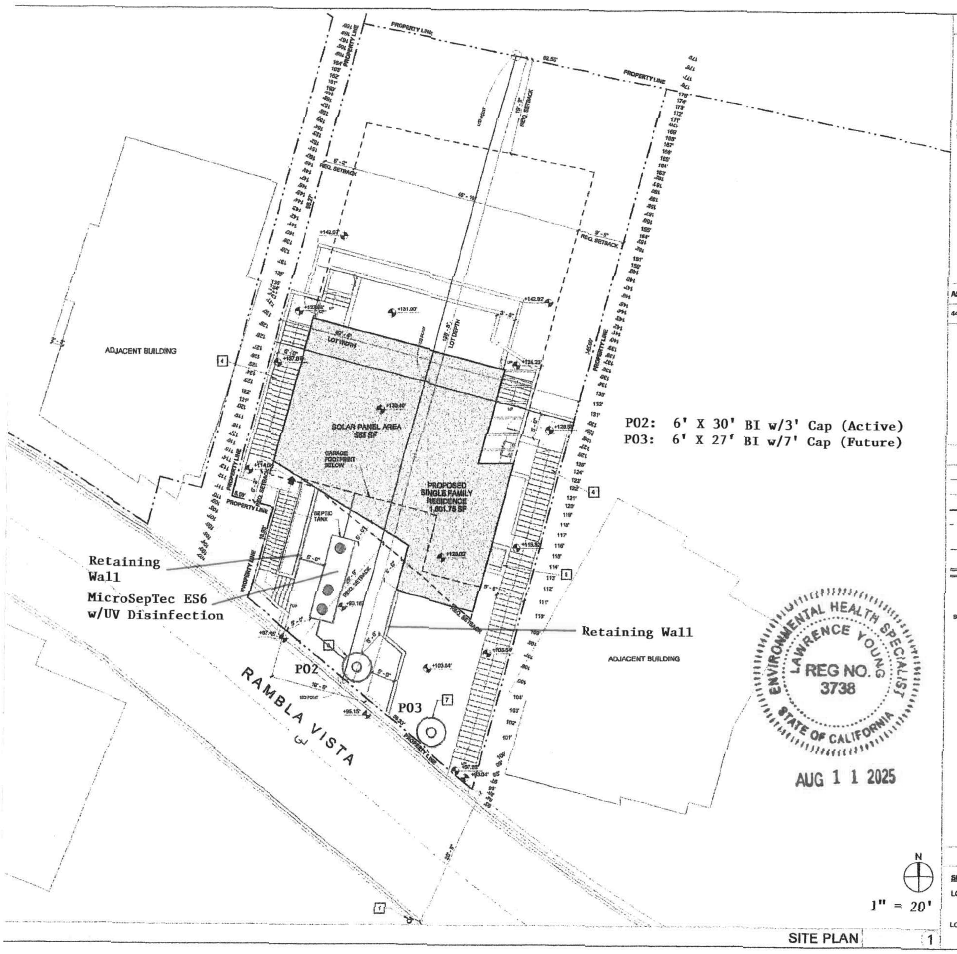
3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 9/25/2025

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



KEYNOTE

1 EXISTING FIRE HYDRANT LOCATION
2 SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3 1HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4 CONCRETE ACCESS STAIRS, 5' WIDE FIRE DEPARTMENT ACCESS, TOP OF STAIR < 1'-0" ABOVE NATURAL GRADE
5 SECOND EXIT ACCESS WELL FOR BASEMENT W/ GRATE HATCH
6 SEEPAGE PIT. SEE SEPTIC PLANS
7 FUTURE SEEPAGE PIT

ASSESSOR NUMBER
4451-022-010

LEGEND

DATUM
CENTER LINE
PROPERTY LINE
SETBACK LINE
CENTER LINE SYM.
PROPERTY LINE SYM.

EXTERIOR LIGHTING FIXTURE SYMBOLS
A - BIONIC PRO 2
A - BIONIC PRO 2 (BELOW)
B - EL CAPITAN LED
C - PASSO RT

GENERAL NOTES

SETBACKS:
LOT DEPTH : 126'-8"
FY = 25.73' (20%)
RY = 18.30' (15%)
LOT WIDTH : 162'-4"
SY = 15.97' (25%) - CUMULATIVE
6.2' MIN

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: 08/08/2023

PROJECT NUMBER:	CDP 23-052
JOB ADDRESS:	21373 RAMBLA VISTA
APPLICANT / CONTACT:	Wayne Lu, Amalgam Concepts
APPLICANT ADDRESS:	645 W 9th St Los Angeles, CA 90015
APPLICANT PHONE #:	(626) 378-8171
APPLICANT FAX #:	
PROJECT DESCRIPTION:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside. FEPC2023-2401

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.

SIGNATURE DATE 11/20/2024

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341 or 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 Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	August 25, 2025 (**REV November 18, 2025**)	**Review Log #:**	**5107**
Site Address:	21373 Rambla Vista		
Lot/Tract/PM #:	Lot 57, Tract 10570; APN: 4451-022-010	**Planning #:**	CDP 23-052 **P4**
Applicant/Contact:	Wayne Lu; waynel@amalcos.com	**BPC/GPC #:**	
Contact Phone #:	(626) 378-8171 **Fax #:**	**Planner:**	**Courtney Brown**
Project Type:	NSFR, garage, basement, grading, retaining walls on hillside, AOWTS.		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	CalLand Engineering, Inc.; Geotechnical Investigation Report (Lee, GE 2153; Aflakian, CEG 2051): 05-02-23, 03-01-24, 10-07-24 (Reduction in Setback letter), **05-02-25** SubSurface Designs, Inc.; Percolation Test Hole Report (Triebold, CEG 1796): 01-07-23 **3rd Planning Submittal** Lawrence Young; OWTS Report: 03-17-22, 03-17-23 Meg Rushing Coffee; Landscape Plans: 04-19-23 CalLand Engineering, Inc.; Grading Plans: 05-26-23; **12-02-24** Yardage Certificate: 12-02-24 Parker Resnick; Structural Plans: 06-28-23, 04-24-24, 12-23-24 Reduction-In-Setback Letter: 04-24-24 Corsini Stark Architects; Architectural Plans: 07-31-23, 12-01-23, 12-17-24
Previous Reviews:	09-07-23, 07-26-24, 02-09-25 Ref. Environmental Health Review Sheets: 08-21-23, 06-20-24

Review Findings

Planning 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 approval.

☒ **Awaiting Building Plan-Check submittal**. Please respond to the listed "*Building Plan-Check Stage Review Comments*" AND review and incorporate the attached "*Geotechnical Notes for Building Plan Check*" into the plans..

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*

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

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

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

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

Remarks

The referenced reports and plans have been reviewed by the City from a geotechnical perspective. The project consists of a new three-story, single-family residence constructed into the lower portion of a roughly 1.5:1 (H:V, 34-degree) slope ascending north-northeastward from Rambla Vista. Basement retaining walls up to 23.5 feet high are planned to support the lower two levels. Two stacked retaining walls with a combined maximum height 12 feet are planned upslope from the residence to create a patio area and obtain the required toe-of-slope setback. Retaining walls up to 6 feet high are planned along the east and west sides of the driveway to provide vehicular access to the basement-level garage.

The residence is recommended to be supported on a foundation system consisting of "caissons acting as the shear pins" and grade beams. The caissons/shear pins are recommended to be embedded a minimum of 10 feet into "competent bedrock," which occurs below the weathered bedrock zone of 4 to 5.5 feet in thickness.

According to the Total Grading Yardage Verification Certificate, the total anticipated volume of grading is 1,124 cubic yards, with 1,124 cubic yards of cut and 16 cubic yards of fill planned. Export will consist of 1,108 cubic yards; imported soils are not planned.

An advanced onsite wastewater treatment system (AOWTS) is planned along the toe of the slope on the south portion of the property. The system will consist of a MicroSepTic ES6 treatment tank and one (1) 6-foot-diameter seepage pit extending 27 feet below invert (BI) and capped at seven (7) feet below grade. A similar seepage pit is planned for future expansion.

Building Plan Check Stage Review Comments:

1. Please provide the supporting calculations for the given project seismic design parameters, based on ASCE 7-16 Standard, CBC 2022. **NOTE: This comment from previous review letters was not addressed in the latest submittal but moved to Building Plan Check for expedience.**
2. Please include the following note on the retaining wall and basement wall plans: *"The Project Geotechnical Consultant shall review the retaining wall and basement wall designs for the recommended wall drainage and waterproofing required in the wall design."*
3. 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.*"
4. Please include the following note on the plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City*

Geotechnical staff. The report shall include total depths of the piles, minimum depth into the recommended bearing material, actual depth into the recommended bearing material, and a map depicting the locations of the piles."

5. Please include the following note on the foundation plans and details: *"An evaluation of soil corrosivity shall be made in accordance with Section 6.2.4 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."*

6. Include the following note in the grading and building plans. *"Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% above the optimum moisture content to the depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand."*

7. Include a note on the AOWTS 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 AOWTS plans*."

8. 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. <u>This comment must be included as a note on the grading plans.</u>

9. Final grading, structural, and OWTS plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations <u>and items on this review sheet</u> must be **reviewed and electronically stamped and 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 on this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Geotechnical Engineering Review by: 11-18-25 Date

Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer
Phone: (805) 370-8710
Email: ldoyel@malibucity.org

Engineering Geology Review by: 11-18-25 Date

Christina Clark, C.E.G. #2586, Exp. 07-31-26
Engineering Geology Reviewer
Phone: (323) 677-1006
Email: cclark@malibucity.org

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

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

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, structural, and AOWTS plans, incorporating the Project Geotechnical Consultant's recommendations and items on 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 grading, structural, and OWTS 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 (AOWTS) on the Site Plan and/or Geologic Map.
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. Include the following note on the retaining walls and foundation plans: "*The Project Geotechnical Consultant shall review the retaining wall design for the earth pressure and any surcharge required in the wall design."*
2. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
3. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

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

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 08/08/2023**

PROJECT NUMBER:	**CDP 23-052**
JOB ADDRESS:	**21373 RAMBLA VISTA**
APPLICANT / CONTACT:	**Wayne Lu, Amalgam Concepts**
APPLICANT EMAIL:	**waynel@amalcos.com**
APPLICANT PHONE #:	**(626) 378-8171**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

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

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

The required fire flow for this project set by the Fire Department is 1250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:

*FEPC 2023-2401.

**Fees to be assessed at the time of water service application.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

Vili

SIGNATURE

6/21/2024

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

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: 08/08/2023

PROJECT NUMBER:	CDP 23-052
JOB ADDRESS:	21373 RAMBLA VISTA
APPLICANT / CONTACT:	Wayne Lu, Amalgam Concepts
APPLICANT ADDRESS:	645 W 9th St Los Angeles, CA 90015
APPLICANT PHONE #:	(626) 378-8171
APPLICANT FAX #:	
APPLICANT EMAIL:	waynel@amalcos.com
PROJECT DESCRIPTION:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.

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.

Nathan Mercer
SIGNATURE

8/15/2023
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: August 15, 2023

Re: Proposed Conditions of Approval for 21373 Rambla Vista, CDP 23-052

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
   - Is located within or adjacent to ESHA, or
   - Includes grading on slopes greater than 4:1
   - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

5. 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.

6. 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.

7. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works 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

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

COMMERCIAL DEVELOPMENT

9. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

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 15, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA and via teleconference, for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 23-052, VARIANCE NO. 23-034, AND SITE PLAN REVIEW NO. 23-033 - An application for the construction of a new two-story, single-family residence with a basement and subterranean garage, new onsite wastewater treatment system, grading, and associated development; including a variance for development on slopes steeper than 2.5 to 1, and a site plan review for construction up to 24 feet in height for a flat roof

LOCATION / APN:	**21373 Rambla Vista** / 4451-022-010
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Amalgam Concepts / Zeta Stone Development LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a), 15303(d), and 15304
APPLICATION FILED:	August 8, 2023
CASE PLANNER:	Courtney Brown, Senior Planner, cbrown@malibucity.org / (310) 456-2489, ext. 268

A written staff report will be available at or before the hearing for the 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 21, 2026

ATTACHMENT 6

Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 5.C.

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: June 4, 2026 Meeting date: June 15, 2026

Subject: Coastal Development Permit No. 26-031 and Temporary Use Permit No. 26-003 – An application for the Annual Chili Cook-Off and Carnival, a four- day event, Labor Day weekend, and a one-day private fundraising event

Event Location:	23575 Civic Center Way, not within the appealable coastal zone
APN:	4458-022-907
Owner:	City of Malibu
Parking Owners:	City of Malibu, Wave Enterprises, Inc., Los Angeles County, Santa Monica-Malibu Unified School District, KW Malibu Colony LLC, and Cross Creek Ranch Malibu LLC
Applicant:	The Boys and Girls Club of Malibu
Parking Locations:	23825 Stuart Ranch Road (APN 4458-021-901) 23805 Stuart Ranch Road (APN 4458-021-173) 3542 Coast View Drive (APN 4458-021-003) 23525 Civic Center Way (APN 4458-022-906) 23841 Malibu Road (APN 4458-019-010) 23465 Civic Center Way (APN 4458-022-032)
Ride Share/Drop:	23525 Civic Center Way (APN 4458-022-906)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-26 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-031 and Temporary Use Permit

No. 26-003 to allow the Annual Chili Cook-Off and Carnival proposed to take place Friday, September 4, 2026, through Monday, September 7, 2026, located in the Community Commercial zoning district at 23575 Civic Center Way (APN 4458-022-907) (City of Malibu) and nearby offsite parking lots located at 23825 Stuart Ranch Road (APN 4458-021-901)(City of Malibu), 23805 Stuart Ranch Road (APN 4458-021-173)(Wave Enterprises, Inc), 3542 Coast View Drive (APN 4458-021-003) (Wave Enterprises, Inc), 23525 Civic Center Way (APN 4458-022-906) (Los Angeles County), 23841 Malibu Road (APN 4458-019-010)(KW Malibu Colony LLC), and 23465 Civic Center Way (APN 4458-022-032)(Cross Creek Ranch Malibu LLC).

This item will be distributed under separate cover.