SEPTEMBER 8, 2026 REGULAR MEETING

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

1. Meeting Agenda

   Documents:

   PC260908_AGENDA.PDF

2. Item 3B1

   Approval of Minutes / August 3, 2026 and August 17, 2026 Regular Planning Commission meetings

   Documents:

   PC260908_ITEM 3B1.PDF

3. Item 3B2

   Extension of Planning Verification-Woolsey Fire No. 19-173 / 29829 Harvester Road

   Documents:

   PC260908_ITEM 3B2.PDF

4. Item 3B3

   Administrative Coastal Development Permit Amendment No. 23-003 / 28465 Via Acero Street

   Documents:

   PC260908_ITEM 3B3.PDF

5. Item 3B4

   Extension of Planning Verification-Woolsey Fire No. 24-021 / 5911 Bonsall Drive

   Documents:

   PC260908_ITEM 3B4.PDF

6. Item 3B5

   De Minimis Waiver No. 26-005 / 32826 Pacific Coast Highway

Documents:

PC260908_ITEM 3B5.PDF

7. Item 5A

   Extension of Coastal Development Permit No. 13-040 and Conditional Use Permit No. 13-015 / 5723 Busch Drive

   Documents:

   PC260908_ITEM 5A.PDF

8. Item 5B

   Coastal Development Permit No. 25-015 / 7049 Birdview Avenue

   Documents:

   PC260908_ITEM 5B.PDF

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

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

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers or meeting room 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

Tuesday, September 8, 2026

6:30 PM – REGULAR PLANNING COMMISSION MEETING

City Hall – Multi-Purpose Room
23825 Stuart Ranch Road

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

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – August 27, 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. Approval of Minutes

Recommended Action: Approve the minutes of the August 3, 2026 and August 17, 2026 Regular Planning Commission meetings.

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

2. Extension of Planning Verification-Woolsey Fire No. 19-173 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29829 Harvester Road
APN: 4469-010-013
Owners: Warren and Faith Diamond
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-43 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 19-173 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29829 Harvester Road (Warren and Faith Diamond).

3. Administrative Coastal Development Permit Amendment No. 23-003 – An application to restore a temporary hauling access driveway to its original condition

Location: 28465 Via Acero Street, not within the appealable coastal zone
APN: 4467-033-014
Owner: Ayrshire West, LLC
Staff Contact: Senior Planner Allen, 456-2489, ext. 233

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit Amendment No. 23-003.

4. Extension of Planning Verification-Woolsey Fire No. 24-021 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 5911 Bonsall Drive
   APN: 4467-024-005
   Owner: Vincent Muselli
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-45 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-021 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5911 Bonsall Drive (Vincent Muselli).

5. De Minimis Waiver No. 26-005 – An application for a new pool and spa to be used for fire suppression purposes for a parcel affected by the Woolsey Fire

   Location: 32826 Pacific Coast Highway, within the appealable coastal zone
   APN: 4473-016-015
   Owner: Bottlebrush LLC
   Case Planner: Contract Planner Casswell, 619-483-3950

   Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-005 for a new pool and spa to be used for fire suppression purposes for a Woolsey Fire affected parcel.

4. Continued Public Hearings

None.

5. New Public Hearings

A. Extension of Coastal Development Permit No. 13-040, Conditional Use Permit No. 13-015, Negative Declaration No. 20-001, Variance Nos. 13-042, 13-043, 15-035 and 15-036, Minor Modification No. 13-011, Demolition Permit No. 20-011 and Coastal Development Permit Amendment No. 20-017 – An application to extend the Planning Commission's approval for replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank, generator, landscape, hardscape, gates and fencing and associated development

   Location: 5723 Busch Drive
   APN: 4469-028-006
   Owner: Serra Canyon Company, LTD
   Case Planner: Assistant Community Development Director Eaton, 456-2489, ext. 273

   Recommended Action: Either adopt Planning Commission Resolution No. 26-41 granting a seventeen-month extension of Coastal Development Permit No. 13-040 and Coastal Development Permit Amendment No. 20-017 for the replacement of an existing 300,000-

gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, generator, landscape, hardscape, gates and fencing, Conditional Use Permit No. 13-015 for a water tank on a Rural Residential parcel, Variance No. 13-042 for the height of the water tank to exceed the maximum height up to 26 feet, Variance No. 13-043 for non-view permeable, eight feet in height fencing within the front yard setback, Variance No. 15-035 for the installation of a 7-foot, 8-inch in height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, Variance No. 15-036 for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet, Minor Modification No. 13-011 for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet and Demolition Permit No. 20-011 for the full demolition of the existing water tank and other associated development located in the Rural Residential, Two-Acre zoning district at 5723 Busch Drive (Serra Canyon Co, LTD); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

B. Coastal Development Permit No. 25-015, Variance No. 25-021, and Site Plan Review No. 25-029 – An application for remedial repair of a slope failure on a bluff as part of a follow-up to Emergency Coastal Development Permit No. 24-015

Location: 7049 Birdview Avenue, within the appealable coastal zone
APN: 4468-016-004
Owner: Michael and Caroline Cusumano Family Trust
Case Planner: Contract Planner Paolini, 530-957-1461

Recommended Action: Adopt Planning Commission Resolution No. 26-29 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-015 for remedial repair of a slope failure on a bluff and supportive landscaping; including Variance No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood and Site Plan Review No. 25-029 for 186 cubic yards of remedial grading in follow-up to Emergency Coastal Development Permit No. 24-015 located in the Rural Residential, One-Acre zoning district at 7049 Birdview Avenue (Michael and Caroline Cusumano Family Trust).

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Tuesday, September 22, 2026	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, October 5, 2026	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, October 19, 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 https://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 PM 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 27th day of August at 11:30 AM.



Rebecca Evans, Senior Management Analyst

Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the August 3, 2026 and August 17, 2026 Regular Planning Commission meetings.

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

ATTACHMENTS:

1. August 3, 2026 Regular Planning Commission Meeting Minutes
2. August 17, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 3, 2026
COUNCIL CHAMBERS
6:30 PM

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

CALL TO ORDER

Chair Peak called the meeting to order at 6:32 PM.

ROLL CALL

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

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

ABSENT: Vice Chair Marni Kamins and Commissioner Elizabeth Riddick

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Samantha Elias, Associate Planner; Michelle Santiago, Assistant Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Patt Healey led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the agenda, continuing Item Nos. 5.A. and 5.B. to the September 22, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

REPORT ON POSTING OF AGENDA

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

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Report on change in operations 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 APNs: 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)
23575 Civic Center Way (APN 4458-022-907)
23841 Malibu Road (APN 4458-019-010)
Ride Share/Drop: 23525 Civic Center Way (APN 4458-022-906)
Case Planner: Assistant Planner Santiago, 456-2489, ext. 382
Recommended Action: Receive and file a report on a change in operations for the Annual Chili Cook-Off and Carnival.

The Commission directed questions to staff.

The Commission received and filed a report on a change in operations for the Annual Chili Cook-Off and Carnival.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Kasdyn Click of Presence News stated he received multiple complaints that even minor development permits took over two years to process in Malibu. He urged the City to consider restructuring the oversight and approval of the permitting process to improve efficiency, accountability and restore public confidence. He asked the public to consider a donation to Presence News through their website.

John commented on Commissioner Mazza's length of service on the Planning Commission and alleged an inherent conflict of interest with his role on the Malibu Township Council. He urged Commissioner Mazza to treat owners who brought development requests to the Planning Commission with respect and kindness.

Timothy Bryce spoke against Malibu Township Council's role in objecting to development and filing appeals against code compliant approved projects. He alleged Commissioner Mazza urged members of Malibu Township Council to file complaints against proposed projects the Commissioner would later deliberate on to create delays and increase owners' financial costs.

Jed August stated you never change things by fighting the existing reality. Instead one must organize a new model that makes the existing model obsolete. He extended thanks to those who served on City of Malibu Commissions and the public speakers who made the process happen.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Mazza alleged the virtual callers had used the same artificial intelligence system to write their comments and suggested they use different systems in the future.

Assistant Community Development Director Eaton announced the August 17, 2026 Regular Planning Commission meeting would be held in the Multi-Purpose Room due to scheduled renovations in Council Chambers. He also reminded those with an approved Planning Verification-Woolsey Fire for a nonconforming use or structure of the November 9, 2026 deadline to file an application for an extension of time to obtain a building permit. Those who required an extension should email Senior Management Analyst Evans at revans@malibucity.org for additional information. Lastly, Commission Mazza requested information regarding the k-rails near Duke's at a prior meeting and the Public Works Department verified that those were a temporary measure due to ongoing lane changes for construction activities.

Commissioner Mazza thanked the Community Development Department for speeding up the approval process. He noted a recent article that cited a recent 45-day approval process. Commissioner Mazza requested clarification regarding the number of years possible for disaster rebuild time extensions.

In response to Commissioner Mazza, Assistant Community Development Director Eaton clarified that disaster rebuilds were given six years to get a planning application submitted and eight years to obtain a building permit, absent a time extension.

Commissioner Leonard asked if staff anticipated a flood of time extension requests from Woolsey Fire property owners and whether applications could be accepted after November 9, 2026.

In response to Commissioner Leonard, Assistant Community Development Director Eaton stated that November 9, 2026 would be the last date to file a complete application for an extension to obtain a building permit for an approved Planning Verification-Woolsey Fire.

Chair Peak asked that staff provide comment regarding the November 9th deadline at upcoming City Council and Planning Commission meetings leading up to the deadline.

Commissioner Mazza requested an update on the status of the underpass at Westward Beach Road. He stated it was his understanding the underpass had been permanently closed by Los Angeles County and the only access to Westward Beach Road was from Pacific Coast Highway.

In response to Commissioner Mazza, Assistant Community Development Director Eaton noted that the closure was not permanent, but a potential reopening date had not yet been determined.

Chair Peak asked if there were active plans to improve Westward Beach Road or access to Zuma Beach as hazardous conditions on Pacific Coast Highway were created by the limited left-turn lane access. He asked Assistant Community Development Director Eaton to follow up with the appropriate agency.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the Consent Calendar.

The motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 26-008 – An application for the installation of an advanced wastewater treatment system and installation of a new dispersal field
   Location: 6300 Ramirez Canyon Road, partially within the appealable coastal zone

APN: 4467-011-006
Owner: Kathleen M. Hughes Trust
Case Planner: Contract Planner Ward, 925-667-0547
Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-008.

The Commission received and filed the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-008 upon approval of the Consent Calendar.

2. Approval of Minutes
Recommended Action: Approve the minutes of the July 20, 2026 Regular Planning Commission meeting.
Staff Contact: Management Analyst Duncan 456-2489, ext. 309

The Commission approved the minutes of the July 20, 2026 Regular Planning Commission meeting upon approval of the Consent Calendar.

3. Extension of Planning Verification-Woolsey Fire No. 20-122 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 5949 Bonsall Drive
APN: 4467-024-003
Owner: Malibu Vintage Dirt LLC
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Adopt Planning Commission Resolution No. 26-33 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-122 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5949 Bonsall Drive (Malibu Vintage Dirt LLC).

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-33 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-122 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5949 Bonsall Drive (Malibu Vintage Dirt LLC).

The motion carried 3-0, with Commissioner Riddick and Vice Chair Kamins absent.

4. Extension of Planning Verification-Woolsey Fire No. 20-104 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 6973 Birdview Avenue
APN: 4468-015-002
Owner: Bradshaw Family Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-32 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-104 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, One-Acre zoning district at 6973 Birdview Avenue (Bradshaw Family Trust); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-32 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-104 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, One-Acre zoning district at 6973 Birdview Avenue (Bradshaw Family Trust)

The motion carried 3-0, with Commissioner Riddick and Vice Chair Kamins absent.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Coastal Development Permit No. 23-028, Site Plan Review No. 23-032 and Minor Modification No. 26-004 – An application for a new single-family residence and associated site improvements
Location: 6200 Porterdale Drive, not within the appealable coastal zone
APN: 4467-004-040
Owner: Brad Folb
Case Planner: Contract Planner Paolini, 650-522-2500
Recommended Action: Continue this item to the September 22, 2026 Regular Planning Commission meeting.

The item was continued to the September 22, 2026 Regular Planning Commission meeting upon approval of the agenda.

B. Coastal Development Permit No. 20-033, Conditional Use Permit No. 18-004 and Demolition Permit No. 20-018 – An application to continue the operation of an existing restaurant and associated building improvements

Location: 6800 Westward Beach Road, Unit 1, within the appealable coastal zone
APN: 4468-022-001
Owner: 6800 Westward Beach Road LP
Tenant: Sunset Restaurant & Beach Bar, Inc.
Case Planner: Contract Planner Pisarkiewicz, 949-489-1442
Recommended Action: Continue this item to the September 22, 2026 Regular Planning Commission meeting.

The item was continued to the September 22, 2026 Regular Planning Commission meeting upon approval of the agenda.

C. Coastal Development Permit No. 26-032, Conditional Use Permit 26-005 and Variance No. 26-008 – A follow-up application to Emergency Coastal Development Permit No. 25-017 for a temporary public utility laydown yard to store materials and vehicles; including a variance for development on slopes steeper than 2.5 to 1

Location: 4000 Corral Canyon, partially within the appealable coastal zone
APN: 4459-006-270
Owner: Los Angeles Department of Water and Power
Case Planner: Associate Planner Elias, 456-2489, ext. 256
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-23 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 26-032 as follow-up to Emergency Coastal Development Permit No. 25-017 to construct a temporary utility laydown yard to be operated over a period of seven years, including the placement of eight storage trailers, a new access driveway, fencing, vehicle gate, dark sky compliant lighting, six portable toilets, the placement of a permeable aggregate base for the operational area, utility hook-ups, and the complete restoration and improvement of site environmental conditions than existing conditions prior to construction activities at the end of the seven year period; including Conditional Use Permit No. 26-005 for the operation of a public utility facility comprised of a temporary utility laydown yard and Variance No. 26-008 for development on slopes steeper than 2.5 to 1 located in the Rural Residential, 20-Acre zoning district at 4000 Corral Canyon Road (Los Angeles Department of Water and Power); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Associate Planner Elias presented the staff report and noted staff proposed adding Condition No. 64 to state, "No additional aggregate base may be replaced on the site after initial installation."

Disclosures: Commissioners Mazza, Leonard, Peak

The Commission directed questions to staff.

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

Speakers: Katherine Rubin, Chris Huntley, Patrick Corti, Theo Zeiss, Mike Hanson, Alexandria Fortalexa, Cesar Larios, Shady Taman (applicant team), Paul Aiello, Joel Shulman, Stephen Fitzpatrick (4 minutes with 1 minute donated by Lana Fitzpatrick), Patt Healy, James Black, Frank Angel (8 minutes with 5 minutes donated by James Eastwood, Vivien Eastwood, Dianne Jewell, Danny Smith and Meredith Angel)

RECESS Chair Peak recessed the meeting at 7:55 PM, prior to closing the public comment portion of the hearing. The meeting resumed at 8:00 PM, Commissioner Riddick and Vice Chair Kamins absent.

Speakers (continued): Cassandra Vo (8 minutes with 5 minutes donated by Dominique Navarro, Dawn Ericson, Tricia Domalanta, Kelly Kincaid, Paula Gersho), Jo Drummond, Ann Doneen, Bill Sampson, John Rodrigue, Bambi Young, Jed August

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

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Mazza moved and Chair Peak seconded a motion to direct staff to return with a resolution denying Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 due to being unable to make the California Environmental Quality Act exemption findings and not being able to qualify the project as a conditionally permitted use under the Malibu Municipal Code

FRIENDLY AMENDMENT

Chair Peak requested a friendly amendment to require restoration of the site to take place within two months.

The friendly amendment was accepted by the maker.

MOTION Commissioner Mazza moved and Chair Peak seconded a motion to direct staff to return with a resolution denying Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 due to being unable to make the California Environmental Quality Act exemption findings and not being able to qualify the project as a conditionally permitted use under the Malibu Municipal Code; and to require restoration of the site to take place within two months.

The question was called and the motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 9:17 PM, the meeting was adjourned by consensus 3-0, Commissioner Riddick and Vice Chair Kamins absent.

Approved and adopted by the Planning Commission of the City of Malibu on September 8, 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 17, 2026
MULTI-PURPOSE ROOM
6:30 P.M.

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

CALL TO ORDER

Chair Peak called the meeting to order at 6:34 PM.

ROLL CALL

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

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

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Larbi Azzaz, Associate Planner; Courtney Brown, Senior Planner; Michelle Santiago, Assistant Planner; Coli Turner, Assistant Planner; Rick Casswell, Contract Planner; Adam Pisarkiewicz, Contract Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norman Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to approve the agenda, continuing Item No. 4.A. to a date uncertain.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on August 7, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk responded when called and confirmed her intent was to provide comment on Item No. 5.A.

Sterling Page did not respond when called for comment.

Judy S. spoke regarding freedom of speech and other matters not within the purview of the Planning Commission.

Jo Drummond provided an update on her Palisades Fire rebuild. She cautioned rebuild families that a separate permit was required to construct a pool, which resulted in a six-month delay to her rebuild process. However, the pool received approvals and was under construction.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Leonard asked staff whether there was a right of entry for Los Angeles County Fire Department personnel to access pools in the event of a fire.

In response to Commissioner Leonard, Commissioner Mazza noted that pools equipped with a draft hydrant for use in a fire installed a Knox Lock, which provided an accessible key for emergency responders.

Chair Peak confirmed with Assistant City Attorney Martz that fire personnel had right of access to properties in the event of a disaster.

Assistant Community Development Director Eaton announced the new City fee schedule for fiscal year 2026/2027 would become effective on September 11, 2026. He also noted the deadline for nonconforming uses or structures for an approved Planning Verification-Woolsey Fire to obtain a building permit or file an application for a time extension to obtain a building permit was November 9, 2026.

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

Chair Peak suggested additional data to note the relative number of permits issued in comparison to the number of fire damaged or destroyed properties per fire captain zone for improved context.

ITEM 3 CONSENT CALENDAR

CONSENSUS The Commission approved the Consent Calendar by unanimous consensus.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 26-016 – An application for a replacement onsite wastewater treatment system as a follow up to Emergency Coastal Development Permit No. 25-008
   Location: 6728 Zumirez Drive, within the appealable coastal zone
   APN: 4466-002-002
   Owners: John Patrick McNicholas IV and Melinda McNicholas
   Case Planner: Principal Planner Murillo, 456-2489, ext. 342
   Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-016.

   The Commission received and filed the Community Development Director's report on the issuance of Administrative Coastal Development Permit No. 26-016 upon approval of the balance of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 21-036 and Site Plan Review No. 25-016 – An application to construct a single-family residence, install a new onsite wastewater treatment system and associated development (Continued from June 1, 2026)
   Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
   APN: 4460-008-023
   Owners: Zad Ranch, LLC
   Case Planner: Contract Planner Casswell, 619-483-3950
   Recommended Action: Continue the item to a date uncertain.

This item was continued to a date uncertain upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS

A. Formula Retail Clearance No. 26-008 and Formula Retail Waiver No. 26-001 – An application for Go Greek Yogurt at The Park at Cross Creek Shopping Center
Location: 23401 Civic Center Way, Unit 2B
APN: 4458-022-030
Owners: Market Park Center, LLC and Oak Market Oak Center LLC
Tenant: Go Greek Yogurt
Case Planner: Assistant Planner Turner, 456-2489, ext. 295
Recommended Action: Either 1) Adopt Planning Commission Resolution No. 26-40 determining the project is exempt from the California Environmental Quality Act, and approving Formula Retail Clearance No. 26-008 for Go Greek Yogurt, a 650 square foot retail establishment within the Park at Cross Creek Shopping Center; including Planning Commission Formula Retail Waiver No. 26-001 pursuant to Malibu Municipal Code 17.61.030(D) from the shopping center's maximum allowable formula retail floor area, allowing 409 square feet of additional formula retail space within the Commercial Visitor Serving-One zoning district located at 23401 Civic Center Way, Unit 2B (Market Park Center LLC and Oak Market Oak Center LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Assistant Planner Turner presented the staff report.

Disclosures: Commissioners Mazza, Leonard and Kamins

The Commission directed questions to staff.

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

Speakers: Michael Robinson, Joe Morgel, Mitzi Esioto, Steve Welch, Anne K., Bill Sampson, Jo Drummond

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

The Commission directed questions to staff and the applicant team.

MOTION Chair Peak moved and Commissioner Riddick seconded a motion to continue the item to the October 5, 2026 Regular Planning Commission meeting.

The question was called and the motion carried unanimously.

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

Location: 21844 Pacific Coast Highway, within the appealable coastal zone
APN: 4451-004-017
Owner: Epic Sunsets LLC
Case Planner: Contract Planner Casswell, 619-483-3950
Recommended Action: Adopt Planning Commission Resolution No. 26-35 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit-Palisades Fire No. 25-001 to construct a new 3,198 square foot, two-story single-family residence with attached two-car garage, new onsite wastewater treatment system with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and associated development; including Stringline Modification Review No. 26-002 for modification to the building stringline, located in the Single-Family Medium zoning district at 21844 Pacific Coast Highway (Epic Sunsets LLC).

Contract Planner Casswell presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speakers: Doug Burdge, Danny Smith

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

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Leonard moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-35 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit-Palisades Fire No. 25-001 to construct a new 3,198 square foot, two-story single-family residence with attached two-car garage, new onsite wastewater treatment system with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and

associated development; including Stringline Modification Review No. 26-002 for modification to the building stringline, located in the Single-Family Medium zoning district at 21844 Pacific Coast Highway (Epic Sunsets LLC).

The question was called and the motion carried unanimously.

RECESS Chair Peak recessed the meeting at 8:27 PM. The meeting resumed at 8:41 PM with all Commissioners present.

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

Location: 33650 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-021-006
Owner: 33650 Pacific Coast Highway LLC
Case Planner: Contract Planner Pisarkiewicz, AICP, 949-489- 1442
Recommended Action: Adopt Planning Commission Resolution No. 26-36 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system; including Demolition Permit No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre zoning district at 33650 Pacific Coast Highway (33650 Pacific Coast Highway LLC).

Contract Planner Pisarkiewicz presented the staff report.

Disclosures: Commissioners Mazza, Leonard, Kamins and Peak

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

Speakers: Eric Rochin, Jo Drummond on behalf of Malibu Township Council, Danny Smith

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

The Commission directed questions to staff and the applicant team.

RECESS Chair Peak recessed the meeting at 9:14 PM. The meeting resumed at 9:15 PM with all Commissioners present.

The Commission resumed deliberations and directed additional questions to staff and the applicant team.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to adopt Planning Commission Resolution No. 26-36, as amended, 1) adding to Condition No. 38, "Three violations of this condition by the same property owner will result in a requirement to permanently remove the vegetation, fencing or view blockage."; and 2) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system; including Demolition Permit No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre zoning district at 33650 Pacific Coast Highway (33650 Pacific Coast Highway LLC).

The question was called and the motion carried unanimously.

D. Coastal Development Permit No. 26-020 – An application for a new seawall repair as a follow up to Emergency Coastal Development Permit No. 25-011
Location: 31656 Sea Level Drive, within the appealable coastal zone
APN: 4470-001-010
Owners: Drew Family Trust
Case Planner: Principal Planner Murillo, 456-2489, ext. 342
Recommended Action: Adopt Planning Commission Resolution No. 26-37 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit No. 25-011, located in the Single-Family Medium zoning district at 31656 Sea Level Drive (Drew Family Trust).

Assistant Planner Santiago presented the staff report.

Disclosures: None.

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

Speakers: Charles Santos, Norman Haynie

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

The Commission directed questions to staff.

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

The question was called and the motion carried unanimously.

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

Location: 23826 Malibu Road, within the appealable coastal zone
APN: 4458-007-025
Owner: Beach Tree Malibu, LLC
Case Planner: Senior Planner Brown, 456-2489, ext. 268
Recommended Action: Adopt Planning Commission Resolution No. 26-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

Senior Planner Brown presented the staff report.

Disclosures: None.

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

Speaker: Sharyl Beebe

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

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

The question was called and the motion carried unanimously.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 9:45 PM, the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on September 8, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.2.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Reviewed by: Tyler Eaton, Assistant Community Development Director

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 19-173 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29829 Harvester Road
APN: 4469-010-013
Owners: Warren and Faith Diamond

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-43 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 19-173 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29829 Harvester Road (Warren and Faith Diamond).

DISCUSSION: On November 8, 2018, the Woolsey Fire destroyed 465 homes in the City of Malibu. On March 12, 2025, the City Council adopted Ordinance No. 524 (Attachment 3), which extended the ability to initiate the planning application process and obtain a building permit to rebuild a structure that was damaged or destroyed by a disaster. Section 17.60.020(C) of the Malibu Municipal Code was amended to read as follows:

> Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a

> natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

Absent a time extension, a building permit would need to be obtained for Planning Verification-Woolsey Fire (PVWF) No. 19-173 no later than November 9, 2026. On August 6, 2026, applicant Sara Laws Studio, Inc., on behalf of owners Warren and Faith Diamond, submitted a request for a three-year time extension to the deadline to obtain a building permit for a nonconforming in-kind disaster rebuild of a single-family residence, accessory dwelling unit and barn.

The Woolsey Fire rebuild has been complicated by serious medical issues impacting both the design professional and the owners, an increased demand on engineering and consulting professionals resulting from the Palisades Fire recovery efforts and prior impacts from the Coronavirus-19 Pandemic. The owners continue to make progress toward rebuilding including completed repair and valid operating permit for the onsite wastewater treatment system, completed civil plans and geotechnical investigations with structural engineering plans under development. The owner's basis for due cause is included as Attachment 2.

CONCLUSION: Should the Planning Commission approve the time extension request, the owner would have until November 8, 2029 to obtain a building permit for PVWF No. 19-173.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-43
2. Time Extension Request
3. City Council Ordinance No. 524

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

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A THREE-YEAR EXTENSION TO OBTAIN A BUILDING PERMIT FOR PLANNING VERIFICATION-WOOLSEY FIRE NO. 19-173 TO REBUILD NONCONFORMING STRUCTURES DAMAGED OR DESTROYED IN THE WOOLSEY FIRE FOR THE PROPERTY LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 29829 HARVESTER ROAD (WARREN AND FAITH DIAMOND)

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

SECTION 1. Recitals.

A. The 2018 Woolsey Fire destroyed at least 488 single-family homes in Malibu and over 640 parcels were damaged, destroyed, or affected by the Woolsey Fire.

B. On February 25, 2019, the City Council adopted Ordinance No. 445, amendments to the Malibu Municipal Code Title 17 (Zoning Ordinance) and the Local Coastal Program, to facilitate the rebuilding of structures damaged or destroyed by the 2018 Woolsey Fire. The Ordinance included deadlines for property owners to rebuild nonconforming structures and uses: two years from the date of damage to initiate a Planning Verification-Woolsey Fire (PVWF), four years from the date of damage or destruction to obtain building permits, and extensions to these deadlines could not total more than five years.

C. On December 14, 2020, approximately 50 percent of property owners of destroyed homes had submitted a PVWF to rebuild homes. Due to a desire to encourage the rebuilding of homes, the City Council adopted Ordinance No. 476, extending the deadlines to initiate the planning application process and obtain building permits by one year, and allowed for extensions of these deadlines to not total more than six years combined.

D. On January 8, 2024, City Council adopted Ordinance No. 513, which extended the ability to initiate a PVWF within six years of the date of damage or destruction to November 8, 2024, with the ability for the Planning Commission to grant extensions when strict compliance created an undue hardship. Extensions could not total more than nine years. In addition, the deadline to obtain building permits was extended to November 8, 2026.

E. On March 12, 2025 following the 2025 Palisades Fire, City Council adopted Ordinance No. 524, which included an amendment to Malibu Municipal Code Section 17.60.020(C) to allow the Planning Commission to consider requests for an extension of time to obtain a building permit for structures damaged or destroyed by a natural disaster for a maximum total of eleven years from the date of the disaster (November 8, 2029 for the Woolsey Fire).

F. On August 6, 2026, the owner submitted an application requesting a three-year extension to the November 8, 2026 deadline to obtain a building permit for an in-kind rebuild of nonconforming uses or structures. The Woolsey Fire destroyed the single-family residence, second unit and a barn. The owner cited delays caused by an injury to the project designer's son, serious medical issues of the property owner and their family member, difficulty hiring specialists due to demand from Palisades Fire recovery efforts and earlier impacts due to the Coronavirus-19 pandemic.

G. On September 8, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission determined the project to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3), which exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. This Resolution is merely extending the time an applicant has to obtain a building permit for nonconforming structures and uses damaged or destroyed by the Woolsey Fire. Further, this act is not a "project" pursuant to CEQA Guidelines Section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects.

SECTION 3. Planning Commission Action.

Based on substantial evidence in the record, the Planning Commission finds that, due to unusual circumstances, strict compliance with the eight-year time limit imposed by Malibu Municipal Code Section 17.60.020(C) would create an undue hardship. The recitals above are adopted hereon, and the property owner has demonstrated to the satisfaction of the Planning Commission the necessity of a time extension to obtain a building permit for PVWF No. 19-173. The Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby grants the property owner a three-year time extension to obtain a building permit for PVWF No. 19-173 to rebuild non-conforming uses or structures destroyed or damaged in the Woolsey Fire. Said building permit shall be obtained by November 8, 2029.

SECTION 4. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 8th day of September, 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code 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. 26-43 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 8th day of September, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

CITY OF MALIBU
RECEIVED
AUG 0 6 2026
PLANNING DIVISION

City of Malibu

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

WOOLSEY FIRE
Non-Conforming In-kind Disaster Rebuild
Building Permit Time Extension Request

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. 26-004

To submit a Woolsey Fire building permit time extension request:

To request a time extension to obtain building permits for a previously approved Planning Verification for a non-conforming in-kind rebuild, the request must be timely received by the Planning Division in person or via email to planningadmin@malibucity.org. The deadline to submit a Woolsey Fire building permit time extension request is **November 8, 2026**. Per California Code of Civil Procedure Section 12(a), because this falls on a weekend, the City will accept requests received and paid on the next business day, Monday, November 9, 2026, by 5:30 PM.

Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster, with maximum extension to **NOVEMBER 8, 2029**. For questions about this form, please email revans@malibucity.org.

Site Address: 29829 Harvester Road, Malibu, CA 90265

Planning Verification-Woolsey Fire No: PV 19/173 PV 19-173 **(if applicable)**

ALL of the following must be timely filed to perfect a time extension request.

Time Extension Checklist yes

This form with property owner's signature

Time Extension to Obtain Building Permits Request Letter yes

A letter setting forth unusual circumstances that render strict compliance to the deadline an undue hardship. Property Owners are encouraged to provide evidence of such hardship. This letter and evidence will be provided to the Planning Commission. I am requesting an extension for 2 year(s)

Time Extension Fee ($596) YES

ATTACHMENT 2

4. **Property Owner's /Occupant's Information** YES

Name: WARREN AND FAITH DIAMOND

Property Owner's mailing Address [redacted]

Property Owner's telephone:

Property Owner's email address:

5. **Proof of Ownership / Authorized Representatives** YES

If grant deed or title report is held by an LLC or Trust, submit Operating Agreement for LLC or Trust Documents for Trusts to identify authorized representatives

6. **Applicant's Information**

If an applicant is submitting this form on behalf of the property owner, the Authorization to Submit a Project must be filled out and returned with this form.

Name: SARA LAWS

Applicant's mailing address: 30765 PACIFIC COAST HWY, MALIBU, CA 90265

Applicant's telephone: 424 487 2469

Applicant's email address: SARALAWSUK@GMAIL.COM

7. **Acknowledgements**

MMC Section 17.60.020(A) states "Any structure which was lawfully erected and which does not conform to the current design and development standards or lot development criteria of this title may be continuously maintained and shall be treated in all respects as though in full compliance with this title."

Pursuant to MMC Section 17.60.020(C), any structure described in subsection Section 17.60.020 (A), may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification and provided that the application for the reconstruction is initiated with the city within six years of the date of damage or destruction, and a building permit is diligently pursued and obtained within eight years from the date of damage or destruction and has not expired. A request for an extension of time to the six-year or eight-year periods may be granted by the Planning Commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. **Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster**. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

I hereby certify that I am presently the legal owner of the above-described property and have read MMC Sections 17.60.020(A) and (C).

PROPERTY OWNER SIGNATURE — FAITH DIAMOND (PROPERTY OWNER NAME (PRINT)) — 8/6/2026 (DATE)

PROPERTY OWNER SIGNATURE — WARREN DIAMOND (PROPERTY OWNER NAME (PRINT)) — 8/6/2026 (DATE)

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the request is invalid. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

PROPERTY OWNER SIGNATURE — FAITH DIAMOND (PROPERTY OWNER NAME (PRINT)) — 8/6/2026 (DATE)

PROPERTY OWNER SIGNATURE — WARREN DIAMOND (PROPERTY OWNER NAME (PRINT)) — 8/6/2026 (DATE)

8. Indemnification Clause

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

PROPERTY OWNER SIGNATURE — FAITH DIAMOND (PROPERTY OWNER NAME (PRINT)) — 8/6/2026 (DATE)

PROPERTY OWNER SIGNATURE — WARREN DIAMOND (PROPERTY OWNER NAME (PRINT)) — 8/6/2026 (DATE)

Note: November 8, 2024 was the deadline to submit a time extension request to submit a <u>Planning Verification</u> for non-conforming structures damaged or destroyed in the Woolsey Fire. No request to extend the deadline to submit a Planning Verification can be accepted at this time.

ALREADY ON FILE

AUTHORIZATION TO SUBMIT A PROJECT

SARA LAWS (print name) is authorized by me/us as the owner(s) of the property located at 29829 HARVESTER RD, to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

PROPERTY OWNER SIGNATURE	FAITH DIAMOND PROPERTY OWNER NAME (PRINT)	8/6/2026 DATE
PROPERTY OWNER SIGNATURE	WARREN DIAMOND PROPERTY OWNER NAME (PRINT)	8/6/2026 DATE

Witnessed by:

Dated: 8/6/26

Witness Signature (Staff)

Print Name

SARA LAWS DESIGN

30765 Pacific Coast Highway #173

Malibu, CA 90265

8/7/2026

REQUEST FOR EXTENSION TO SUBMIT TO PLAN CHECK

Dear City of Malibu Planning Department,

We respectfully request an extension of time to submit our plans to the Building and Safety Department.

Our project continues to make steady progress. Our engineers are actively preparing the structural plans for submittal to Building and Safety. Additionally, our Onsite Wastewater Treatment System (OWTS) has been repaired, addressed, and an operating permit has been issued.

Significant progress has already been made toward completing the construction documents. Our civil engineer has completed the initial civil plans, the geotechnical investigation is complete, and structural engineering is currently underway.

In addition to these technical requirements, unforeseen personal circumstances have significantly impacted our project schedule. The project designer experienced a family medical emergency after her son was struck by a vehicle on Civic Center Way in Malibu, resulting in a lengthy and complicated recovery. During this same period, the property owner and their child also experienced serious medical issues that required considerable time and attention. These unexpected events substantially delayed our ability to coordinate the remaining work on the project.

We are hopeful that we will be able to submit our plans to the Building and Safety Department before November. Our schedule has also been indirectly affected by the increased demand on engineering and consulting professionals resulting from the Palisades Fire recovery efforts, much as projects were previously impacted during the COVID-19 pandemic.

Throughout this process, we have worked diligently to ensure that every aspect of the project has been thoroughly addressed before submitting for plan check. Our goal is to provide a complete and well-coordinated submittal that will facilitate an efficient review process and allow construction to begin as soon as possible.

We respectfully request your consideration of this extension and appreciate your continued assistance. Please let us know if any additional information is needed to support our request.

Sincerely,

Sara Laws
Applicant
29829 Harvester Road
Malibu, CA 90265
sara@studion34.com

ORDINANCE NO. 524

AN ORDINANCE OF THE CITY OF MALIBU APPROVING LOCAL COASTAL PROGRAM AMENDMENT 25-001, AN AMENDMENT TO THE LOCAL COASTAL PROGRAM AND ZONING TEXT AMENDMENT NO. 25-001, AN AMENDMENT TO TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE UPDATING REGULATIONS TO FACILITATE THE REBUILDING OF STRUCTURES DAMAGED OR DESTROYED BY NATURAL DISASTERS, INCLUDING BUT NOT LIMITED TO, THE 2025 PALISADES FIRE, 2024 FRANKLIN FIRE, AND 2024 BROAD FIRE TO PROVIDE RELIEF FOR THOSE AFFECTED, AND FINDING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals.

A. On November 6, 2024, the Broad Fire began and destroyed structures on at least 4 properties in Malibu leaving residents with an urgent need to rebuild.

B. On December 9, 2024, the Franklin Fire destroyed structures on at least 38 properties in Malibu leaving residents with an urgent need to rebuild.

C. On January 7, 2025, the Palisades Fire destroyed structures on over 700 properties in Malibu leaving residents with an urgent need to rebuild. The Governor of California has declared the event a State of Emergency and the President of the United States has declared the event a Federal Emergency.

D. On January 27, 2025, the City Council adopted Resolution No. 25-06 to: 1) initiate a Local Coastal Program (LCP) amendment and zoning text amendment to consider changes to the Malibu LCP and Title 17 (Zoning) of the Malibu Municipal Code (MMC) to facilitate the rebuilding of structures damaged or destroyed by the 2025 Palisades Fire, 2024 Franklin Fire, and 2024 Broad Fire and provide relief for those affected by the fires; 2) Bypass the Zoning Ordinance Revisions and Code Enforcement Subcommittee and directed the Planning Commission to schedule a public hearing regarding the same.

E. On January 30, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

F. On February 6, 2025, a Notice of Planning Commission Public Hearing was republished in a newspaper of general circulation within the City of Malibu as a courtesy.

G. On February 13, 2025, Governor Newsom issued Executive Order N-20-25, which suspended requirements of the California Environmental Quality Act and California Coastal Act for Palisades Fire rebuilds and related issues.

H. On February 13, 2025, a Notice of Availability of Local Coastal Program Amendment (LCPA) Documents and a Notice of City Council Public Hearings for both the March 4, 2025 and March 10, 2025 meetings were published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

I. On February 20, 2025, the Planning Commission held a duly noticed public hearing on the proposed rebuild amendments on LCPA 25-001 and ZTA No.25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

J. On March 4, 2025, the City Council held a meeting which included a public workshop on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council completed the public workshop and adjourned the public hearing to March 5, 2025.

K. On March 5, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The meeting was adjourned to March 6, 2025.

L. On March 6, 2025, the City Council continued the public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on first reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001 as recommended by staff with the additional changes presented at the March 6, 2025 meeting. The City Council adopted Urgency Ordinance No. 524U for the Malibu Municipal Code amendments to go into effect immediately.

M. On March 10, 2025, the City Council continued the public hearing for the second reading to March 12, 2025.

N. On March 12, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on second reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001.

SECTION 2. Environmental Review.

Pursuant to Public Resources Code Section 21080.9, California Environmental Quality Act (CEQA) does not apply to activities and approvals by the City as necessary for the preparation and adoption of an LCP amendment. This application is for an amendment to the LCP, which must be certified by the California Coastal Commission (CCC) before it takes effect. LCP Local Implementation Plan (LIP) Section 1.3.1 states that the provisions of the LCP take precedence over any conflict between the LCP and the City's Zoning Ordinance. In order to prevent

inconsistency between the LCP and the City's Zoning Ordinance, if the LCPA is approved, the City must also approve the corollary amendment to the Zoning Ordinance. This amendment is necessary for the preparation and adoption of the LCPA and because they are entirely dependent on, related to, and duplicative of the exempt activity, they are subject to the same CEQA exemption.

Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission determined that there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies. The amendments to the MMC that are not corollary to the LCP can be seen not to have a significant effect on the environment as they merely create permit and fine requirements and allow structures that existed previously to be rebuilt in the same location with substantially the same purpose and capacity as the structure that would be replaced, while also further protecting coastal resources and hazard protections.

SECTION 3. Local Coastal Program Findings.

Based on evidence contained within the record, including the agenda reports for and the hearings on February 20 and March 4, 2025, the City Council hereby finds that the proposed amendment meets the requirements of, and is in conformance with, the policies and requirements of Chapter 3 of the California Coastal Act.

A. The amendments to the LCP meet the requirements of, and are in conformance with the goals, objectives and purposes of the LCP. Updated development standards specific to rebuild projects that were destroyed in natural disaster and relief for those affected, ensure that development standards are in place to facilitate people getting their properties back to where they were before the natural disaster while also incorporating measures that will further enhance and protect coastal resources. Development standards were carefully crafted to meet the goals of the of the LCP.

B. As a part of the LIP, the updated development standards specific to rebuild projects that were destroyed in natural disaster and providing relief for those affected ensure that future development projects and land uses within specific zoning districts conform to applicable LCP policies, goals, and provisions, while taking into consideration the protection and enhancement of visual resources, public access, and recreation opportunities. Incorporating specific requirements for rebuild structures to avoid coastal accessways, be sited the most landward feasible and the installation of structures that will protect the coastal resources from contamination greater than current.

SECTION 4. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code Section 17.74.040, the City Council hereby makes the following findings:

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources.

B. The City Council held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the zoning text amendment is consistent and recommends approval.

SECTION 5. Local Coastal Program Amendment No. 25-001, Amendments to the Local Implementation Plan (LIP).

The City Council hereby amends the LIP as follows:

A. Amend Section 2.1 related to LIP definitions to include the following:

SECONDARY DEVELOPMENT PAD - a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

PRIMARY DEVELOPMENT PAD - the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 3.6(M)(1) related to residential development standards for temporary homes, to read as follows:

1. No more than two temporary housing structures which together total no more than one thousand (1,000) square feet shall be permitted.

C. Amend LIP Section 13.4.6(A) and (B), and add Section 13.4.6(A)(4) related to coastal development permit exemptions, to read as follows:

A. The replacement of any structure, other than a public works facility, destroyed by a disaster provided that the replacement structure meets all the of the following criteria:

1. It is for the same use as the destroyed structure;
2. It does not exceed either the floor area, height, or bulk of the destroyed structure by more than ten (10) percent, and

3. It is sited in substantially the same location on the affected property as the destroyed structure.

As used in this section, "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

4. Mechanized equipment or temporary shoring on the beach necessary to construct the replacement structure is allowed under this exemption for beachfront properties only if there are no feasible alternatives and construction activities do not enter the intertidal zone or extend beyond the previously existing primary development pad and appropriate Best Management Practices are used.

B. An onsite wastewater treatment system (OWTS) that was damaged or destroyed by a natural disaster may be replaced and improved provided that the replacement OWTS is located within the existing primary development pad and is the minimum standard size necessary to meet the building code for the existing or replacement structure it serves. If the new OWTS exceeds the minimum standard size or is located outside the primary development pad, then a De Minimis Waiver or OWTS Coastal Development Permit shall be required as applicable by Sections 13.4.11 and 13.29 respectively. For OWTS replacements on or adjacent to a sandy beach or coastal bluff, the OWTS shall be sited in the most landward location feasible and may not extend further seaward than the existing and/or previously existing seawall, whichever is more landward.

D. Amend LIP Section 13.4.11(A) and (A)(1) and (2), and add subsections (3), (4), (5), and (6); Amend 13.4.11(B)(1),(2), (3), and (5); Amend 13.4.11(C)(2) and(3); and amend 13.4.11(D), related to general requirements for de minimis waiver, to read as follows:

13.4.11 General Requirements for De Minimis Waiver

A. General Requirements for De Minimis Waiver.

The requirement for a coastal development permit may be waived through a De Minimis Coastal Development Permit Waiver issued by the planning director for the items listed below where the improvements are not otherwise exempt pursuant to Section 13.4, provided all the requirements of subsections B and C are met. The planning director's decision on whether to issue a de minimis waiver is not locally appealable; however if the development is within the appealable jurisdiction of the California Coastal Commission, the decision of the planning director is appealable to the Coastal Commission as described below in subsection (C).

1. Improvements to an onsite wastewater treatment system (OWTS) serving a structure that replaces one 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 Section 13.4.6(B).

2. 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. This includes accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement, including new cuts on slopes steeper than 3:1 but less than 1:1, subject to geotechnical feasibility review. Retaining walls shall not exceed six (6) feet in height. New retaining walls that replace an existing wall being removed as a result of the driveway widening are allowed to be replaced to the same height of previous wall and may increase in height by a maximum of three (3) additional feet but shall not have a total height in excess of nine (9) feet. Access improvements that do not meet the findings for a waiver may be processed as an administrative coastal development permit (ACDP) under Section 13.13.1(A) or as a regular coastal development permit.
3. Replacement seawalls that exceed ten (10) percent in height. The replacement seawall shall be sited in the same footprint as the previous seawall and shall not expand further seaward nor shall it extend further into an existing public access easement, deed restriction or view corridor.
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. Such increase shall not exceed the increase in elevation to the finished floor required to meet the minimum FEMA flood zone requirements. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.
5. Replacement structures that would otherwise be exempt from the requirement to obtain a coastal development permit pursuant to Section 13.4.6(A) but are proposed to be sited not in substantially the same location where the damaged or destroyed structure was located so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration. This waiver may include retaining walls and grading necessary for the construction of the relocated structure, but cuts may not be made into slopes steeper than 1:1 and retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet.
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 and as required or recommended by applicable federal, state and local laws and regulations. New shoreline protection devices are not included under this waiver.

B. Findings for and Reporting of De Minimis Waivers.

All decisions on de minimis waivers shall be accompanied by written findings:

1. That the structures or improvements have no potential for adverse effects, either individually or cumulatively, on coastal resources or public access to the shoreline or along the coast.
2. That the structures or improvements are consistent with the certified Malibu Local Coastal Program, including the resource protection policies, as applicable.
3. If an OWTS is to be relocated on the lot, that the director, in consultation with the environmental health administrator, has determined the relocation is necessary to better protect coastal resources and if on a beachfront lot, is no further seaward than the existing OWTS or no further seaward than the previously existing seawall, whichever is further landward.
4. If driveway/road improvements are proposed, that: (a) they are in the same general alignment as the existing road; (b) they are not located in environmentally sensitive habitat area (ESHA); (c) they do not remove or encroach within the protected zone of native trees; and (d) they do not adversely impact visual resources.
5. For relocation pursuant to Section 13.4.11(A)(5), that the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and primarily safety.

C. Reporting De Minimis Waiver.

1. At the time the application is submitted for filing, the applicant must post, at a conspicuous place as close to the site as possible that is easily accessible by the public and approved by the city, notice, on a form approved by the city, that an application for a de minimis waiver has been submitted to the city. Such notice shall contain a general description of the nature of the proposed development.
2. The planning director shall issue a notice of determination on the application which shall be reported to the planning commission. The notice of determination shall be provided to all known interested parties, including the executive director of the coastal commission, at least ten (10) days prior to the waiver determination being reported to the planning commission. For development within the appealable jurisdiction of the California Commission, the planning director's decision may be appealed by an aggrieved person directly to the California Coastal Commission within ten (10) working days of issuance of the notice of determination only if the development is one of the four types of development listed in the definition of Appealable Coastal Development Permit.
3. 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 structures or improvements. Otherwise, the waiver is effective immediately after the planning commission meeting where the matter is heard.

D. Waiver Expiration.

A de minimis waiver shall expire and be of no further force and effect if the authorized structures or improvements are 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.

SECTION 6. Zoning Text Amendment No. 25-001, Amendments to the Malibu Municipal Code (MMC).

The City Council hereby amends Title 17 - Zoning in the MMC as follows:

A. Amend Section 17.02.060 related to definitions to include the following:

"Secondary development pad" means a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

"Primary development pad" means the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 17.40.040(A)(18)(a) and (g) and add subsections (i), (j), and (k) to read as follows:

18. Temporary Housing. Temporary housing structures as used herein means mobilehomes, trailers, recreational vehicles or other structures which are self-contained units which include sanitary facilities, and facilities for normal daily routines including cooking and sleeping. Temporary housing structures do not include any structure placed upon a permanent foundation, nor do they include tents, yurts, or similar fabric or textile installations. Temporary housing structures used as a residence during reconstruction or in anticipation of reconstruction of a residence destroyed due to natural disaster shall be permitted with a temporary housing permit approved by the Planning Director and shall comply with the following conditions:

a. No more than two temporary housing structures which together total no more than 1,000 square feet shall be permitted.

g. Upon expiration of the temporary housing permit, the property owner shall obtain verification from the city that all temporary housing structures have been removed

from the property. Failure to obtain this verification shall result in a fine of $1,000 per day until the verification is obtained.

i. The temporary housing structures shall be occupied only by the property owner(s) or tenant(s) living on the property at the date of the natural disaster, or their families. Should this requirement be violated, the temporary housing structures must be immediately removed, the property will no longer be eligible to place temporary housing on the property for a period of 5 years, and the owner shall be subject to a fine of $1,000 per day. Liens may also be imposed on the property by the City as a means of compliance.

j. The siting of temporary housing shall be supported by a limited geotechnical report prepared by appropriately licensed professionals which evaluates the location of the proposed temporary housing with respect to geologic and flood hazards that the specific location(s) may be exposed to during the proposed four-year use of the location. Specifically, the threat of post-fire debris flows and floods as described by the United States Geological Survey and identified by the Watershed Emergency Response Team Assessments. A finding is required that the specific location of the temporary housing is safe for its intended use for the duration of use. The report must be submitted to the City for review and accepted by the Building Official.

k. If the temporary housing is supported on anything other than wheels or a trailer which can be readily moved (i.e. a manufactured home), it shall comply with requirements for foundations as noted in Chapter 16, 18 and Appendix G – Flood proof Construction of the current California Building Code and requires a building permit from the City. Temporary housing supported on wheels shall be fastened to the ground.

C. Amend Section 17.44.090(A)(1), to read as follows:

1. The maximum square footage of an ADU shall be 1,000 square feet. The maximum square footage shall include interior and exterior walls, finished and unfinished basements, mezzanines, storage space, and any space with a height clearance (floor to ceiling height dimension) above six feet. The area of a garage (400 square feet maximum) provided as part of accessory dwelling unit and exterior decks or overhangs that are attached to the structure shall not be included in the 1,000 square foot limit.

D. Amend Section 17.45.150(B), to read as follows:

B. Prohibition. All properties within a disaster area are temporarily prohibited from obtaining a new or updated primary view determination unless: (1) the request was submitted prior to the date the natural disaster began as declared or proclaimed by the City, State or Federal government, or as determined by the Planning Director if no declaration or proclamation has been made; or (2) the primary view determination would not impose any limitation on replacement landscaping or replacement structures.

E. Amend Section 17.53.090(C)(1)(a),(b), (c), (e), and (f) and add subsections (h), (i), and (j); and amend Section 17.53.090(C)(2), to read as follows:

a. Palm trees and eucalyptus trees are prohibited.
b. All vegetation is prohibited between zero and five feet from a structure.
c. The following species are prohibited within 50 feet of structures: Pine (Pinus species), Cypress (Cupressus species), Cedar (Cedrus species), Ficus (Ficus species), and Tree of Heaven (Ailanthus altissima).

e. Existing eucalyptus trees are allowed between five feet and 50 feet of a structure if a qualified expert, as determined by the director, identifies the tree(s) as a monarch butterfly habitat.
f. The distances for trees and shrubs subject to (b) through (e) shall be measured from the dripline of the tree or shrub at its projected maturity to the outermost projection of the structure including eaves and overhangs. No tree canopy shall be within five feet of the outermost projection of the structure including eaves and overhangs at projected maturity. Smaller diameter tree branches less than two inches must be removed within five feet of the outermost projection of the structure including eaves and overhangs and within 10 feet above the roof.

h. Only efficiently-irrigated plants and trees as allowed by this chapter shall be allowed between five feet and 30 feet of a structure.
i. Irrigation shall be required and maintained on the site in all planting areas between five feet and 100 feet of a structure, except in geologic hazard areas in which irrigation may not be allowed. Any proposed irrigation shall be reviewed by the project geotechnical consultant and conform to existing surficial stability standards, not contribute to any geologic hazard, and not adversely affect offsite properties. The consultant shall include a statement regarding the impact of the proposed irrigation system in the required Section 111 statement. The city shall review analyses and findings provided by the project geotechnical consultant and determine whether irrigation is allowed or required in geologic hazard areas. All vegetation within 100 feet of a structure shall maintain sufficient moisture content and be supported by appropriately designed irrigation.
j. Plants listed in the City of Malibu 'Invasive Species List' are prohibited.

2. Mulch material proposed between zero and five feet from a structure must consist of nonflammable materials, such as gravel and decomposed granite. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Use of wood chips and shredded rubber is prohibited anywhere on the site. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between five feet and 30 feet from a structure. Non-continuous mulched areas shall be separated with non-flammable materials such as gravel, rocks, decomposed granite, or stone. The distance shall be measured from the outermost projection of the

structure including eaves and overhangs. The maximum application area of mulch located between five feet and 30 feet from a structure is 20 feet by 20 feet with a five-foot separation between 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. Organic mulch shall be maintained with at least a 3 inch depth but must not exceed 6 inches in depth.

F. Amend Section 17.60.020(C) and add subsection (C)(1), to read as follows:

C. Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

1. Replacement structures on beachfront lots are allowed to meet the minimum increases necessary to meet Federal Emergency Management Agency (FEMA) requirements but shall, to the maximum extent feasible, protect neighboring ocean views. Replacement structures shall seek increases in square footage laterally before they are allowed to increase vertically as viewed by neighboring properties. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.

G. Delete Section 17.60.020(F).

H. Amend Section 17.62.030(A), to read as follows:

A. An administrative plan review shall be required for the following development projects, unless they fall under the provisions for a rebuild development permit as provided in Section 17.62.080. If the project meets the requirements of this title and is consistent with Chapter 17.40, the planning manager/ director shall issue a development permit.

I. Amend Section 17.62.040(A) and (A)(10); and add subsection (A)(13) and (C)(1), to read as follows:

A. The planning manager/director may approve a site plan review after consultation with all appropriate city staff and specialists including the building official, city engineer, city biologist, city geologist, city archeologist and city coastal engineer; and where substantial evidence supports the findings set forth in subsection D of this section for new construction or reconstruction of structures authorizing the following:

10. Sea walls, bulkheads, or any other shoreline protective devices, except for those that meet the requirements for a De Minimis Waiver listed in LIP Section 13.4.11 or rebuild development permit listed in Section 17.62.080 as required;

13. Non-beachfront development over 18 feet in height on a replacement structure where the previously existing structure was damaged or destroyed by a natural disaster and the replacement structure is not sited substantially in the same location on the affected property as the damaged or destroyed structure, so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration.

C. Notice of Application Filing. Within 10 calendar days from the receipt date of a complete application, the planning manager/director shall notify in writing of the filing of the application to property owners and residents of all property within a 500 foot radius of the proposed project, but in no event fewer than the owners and occupants of 10 developed properties. Notwithstanding the foregoing, for property in the RR-10 and RR-20 zones the notice radius shall be 1,000 feet. The purpose of the notice is to inform the surrounding property owners and residents of the filing of the application and provide an opportunity for comment on the application prior to the planning manager/director's decision. The notice shall describe the request, provide a map showing the specific location of the property, describe the review process and timeframes, and indicate how to contact the case planner assigned to the application.

1. For development over 18 feet in height where the replacement structure is not proposed to be sited in substantially the same location on the affected property as the damaged or destroyed structure, a notice of application shall be provided to all properties within a 1,000 foot radius of the development.

J. Add Section 17.62.080. Rebuild development permit, to read as follows:

§ 17.62.080. Rebuild development permit.

A. A rebuild development permit shall be required for the following development projects related to structures being replaced after being damaged or destroyed in a natural disaster. It shall be issued by planning manager/director upon demonstrating by a preponderance of the evidence that all requirements of the municipal code are met, as applicable.

1. Mechanized equipment or temporary shoring on the beach necessary to construct beachfront properties so long as construction activities do not enter the intertidal zone and in no case shall extend beyond the previously existing primary development pad.

2. An onsite wastewater treatment system (OWTS) that replaces or improves an OWTS serving a structure that that was damaged or destroyed by a natural disaster.

a. OWTS replacements on a sandy beach or coastal bluff shall be sited the most landward feasible as determined by appropriate city staff, shall not impact existing public accessways, and shall not extend seaward of the previously existing primary development pad.

b. OWTS replacements shall be located in the least environmentally impactful area.

3. New seawalls, as determined necessary by the planning director or building official to protect coastal resources, that protect an OWTS serving a structure that was damaged or destroyed by a natural disaster. New seawalls shall be sited only at the boundary of OWTS that it protects. New seawalls shall not extend into any existing public access easements or public access deed restrictions, excluding any such easements or deed restrictions on the seaward side of the OWTS it protects, and shall not expand further into previously approved public view corridors or further into open space deed restrictions.

4. Any new structure or improvement (including, but not limited to, foundation systems, utilities, driveways, water tanks, and other water storage devices) that is necessary or recommended to construct, install, or use the replacement structure described in subsection (A) in compliance with all applicable state and local laws and regulations.

5. 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. Accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement shall also be allowed, including new cuts on slopes steeper than 3:1 but shall not exceed 1:1 or steeper. Retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet. Improvements shall not extend into a public access easement or public access deed restriction and shall not expand further into a previously approved public view corridor (except for on-grade driveways), or further into open space deed restrictions. Access improvements that

do not meet the requirements of this subsection may be processed as an administrative coastal development permit or as a regular coastal development permit as listed in the Malibu LIP.

B. Application Submittal. An application shall be filed with the planning division and may be part of the planning verification application for replacement structures that were damaged or destroyed by a natural disaster. Applications shall be complete only after all required information is submitted; review by all appropriate city staff and specialists including review by the building official, city engineer, city biologist, city geologist, city archeologist, city coastal engineer and city environmental health specialist, as deemed necessary, is complete; and the application fee determined by resolution of the city council is paid.

C. Action. The planning manager/director shall approve, deny, or approve with conditions a rebuild development permit within 15 calendar days from the date of a complete application. Complete application determinations shall be determined solely by the City. The City may include incomplete/or nonconforming plans as a basis for an incomplete application in addition to standard application requirements. No decision shall be subject to invalidation on the grounds that it is made after the deadline. The applicant shall be informed of the action by letter and/or approved plans. Action of the planning manager/director shall be final and not appealable.

D. Expiration. An approved rebuild development permit shall expire three years from the date of final approval, 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 rebuild development permit approval shall expire after three years from the date of final planning approval if construction is not completed. If a rebuild development permit is included within a planning verification application pursuant to Section 17.60.020(C), then the rebuild development permit shall expire when the planning verification expires.

E. Extension. The planning manager/director may grant up to four one-year extensions of the expiration of a rebuild development permit approval, if the planning manager/director finds, Based on substantial evidence, that due to unusual circumstances, strict compliance with the expiration date of the permit would create an undue hardship for the applicant.

SECTION 7. Effective Date.

The LCPA sections referenced in Section 5 of this Ordinance shall become effective upon certification by the California Coastal Commission. The ZTA sections referenced in Section 6 of this ordinance shall become effective 30 days following adoption by the City Council.

SECTION 8. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 9. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this 12th day of March 2025.

MARIANNE RIGGINS, Mayor Pro-Tem

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal) 3/12/2025

APPROVED AS TO FORM:

KELLAN MARTZ, Assistant City Attorney
for TREVOR RUSIN, Interim City Attorney

I CERTIFY THAT THE FOREGOING ORDINANCE NO. 524 was passed and adopted at the Adjourned Regular City Council meeting of March 12, 2025, by the following vote:

AYES:	3	Councilmembers:	Conrad, Uhring, Riggins
NOES:	0		
ABSTAIN:	1	Councilmembers:	Silverstein
ABSENT:	1	Councilmembers:	Stewart

CHRISTINA MUÑOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal)

Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.3.

To: Chair Peak and Members of the Planning Commission

Prepared by: Fletcher Allen, Senior Planer

Reviewed by: Didier Murillo, Principal Planner

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Administrative Coastal Development Permit Amendment No. 23-003 – An application to restore a temporary hauling access driveway to its original condition

Location: 28465 Via Acero Street, not within the appealable coastal zone
APN: 4467-033-014
Owner: Ayrshire West, LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit Amendment No. 23-003.

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

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

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

Permit Issuance and Local Appeal Period

On September 1, 2026, the Community Development Director will issue the amended ACDP thus beginning the appeal period to the City Council. The local appeal period will begin on September 1, 2026 and end on September 11, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1

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

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

ATTACHMENT: ACDP Amendment No. 23-003.

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 Amendment (ACDPA) No. 23-003
Code Violation (CV) No. 23-073
Categorical Exemption No. 26-100
28465 Via Acero Street
APN 4467-033-014

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Michael Gardner on behalf of the property owner, Ayrshire West, LLC, for an administrative coastal development permit amendment (ACDPA) to amend ACDPA No. 17-014 and its parent application, ACDP No. 13-014. The subject amendment is to resolve a recent Code Violation by restoring an unpermitted temporary hauling access driveway—created in 2022—to its original condition. 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 Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

- Restore approximately 8,000 square feet (sf.,) of unpermitted grading to its original contours via 900 cubic yards of removal and recompaction; and
- Revegetate approximately 8,000 sf., of previously undisturbed vegetation.

Code Violation (CV) No. 23-073:

- The project scope listed above will address the grading violation observed in March 2023.

Project Overview

The subject property is vacant and rectangular in shape, as shown on the Site Survey (page eight of the project plans, provided as Attachment 3). Grading for an approved single-family residence (ACDPA No. 17-014) commenced in April 2022, consisting primarily of cut and export to develop terraced building pads. Unpermitted grading soon followed to establish a hauling access road connecting the site to Kanan Dume Road for convenient export of dirt. Grading activities were interrupted in March 2023 upon observing the reported Code Violation. No site retaining walls or building foundations were constructed, and no grading has occurred since.

Historical images of the property are provided in Figures 1a-1d below.

Figure 1a – Project Area Aerial (2021)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Figure 1b – Project Area Aerial (2023)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Figure 1c – Project Area Aerial (2024)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Figure 1d – Project Area Aerial (2025)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Surrounding Land Uses and Project Setting

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel, which was previously described in Planning application ACDPA No. 17-005.

Table 1 – Property Data	
Lot Depth	258 feet
Lot Width	677 feet
Gross Lot Area	180,044 square feet (4.13 acres)
Net Lot Area*	170,847 square feet (3.92 acres)

*Net Lot Area = Gross Lot Area minus the area of access easements and 1 to 1 slopes.

The property is located at the end of Via Acero Street, a private street accessible from Ramirez Canyon Road. Development along Via Acero Street primarily consists of single-family residences with attached or detached garages and swimming pools. The subject property is among the few undeveloped lots remaining along Via Acero Street.

All lots along Via Acero Street are zoned Rural Residential-Five Acre (RR-5). The project site has no trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the property is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map.

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

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Size**	**Zone**	**Land Use**
Subject Parcel	28465 Via Acero Street	180,044 sf.	RR-5	Rural Residential
North	APN 4467-002-907	238,292 sf.	010V	Residential
East	28315 Via Acero St	177,543 sf.	RR-5	Rural Residential
South-SE	28405 Via Acero St	84,503 sf.	RR-5	Rural Residential
South-S	APN 4467-033-016	174,521 sf.	RR-5	Rural Residential
South-S	28460 Via Acero St	86,627 sf.	RR-5	Rural Residential
South-SW	28462 Via Acero St	87,354 sf.	RR-5	Rural Residential
West	APN 4467-001-901	5,654,855 sf.	POS	Public Open Space

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

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

The project consists of restoring an unpermitted dirt hauling access road on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29.1, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- Application Date: August 22, 2023
- Posting of Property: March 25, 2026
- Completeness Determination: May 26, 2026
- Notice of Application Mailer (Attachment 4): July 23, 2026
- Notice of Decision Mailer (Attachment 4): August 27, 2026
- Issuance of ACDPA: September 1, 2026
- Planning Commission Reporting: September 8, 2026
- Local Appeal Period: September 1, 2026 - September 11, 2026

Code Violation No. 23-073

In March 2023, a code enforcement case was opened on the property for the unpermitted grading that established a temporary hauling road. That grading was never approved as part of ACDPA No. 17-014 or its parent application, ACDP No. 13-014. The subject application, ACDPA No. 23-003, will address the outstanding violation. Following final Planning inspection of the project, the code violation case will be closed.

In August of 2026, The State's Mountains Recreation and Conservation Authority (MRCA) provided correspondence to the City regarding concern over the restoration work, specifically how it related to the unpermitted work on their property, directly north of the subject site and outside the City's jurisdiction at the County of Los Angeles border. City staff met with the MRCA staff and the staff for the County of Los Angeles shortly after correspondence was received. The meeting concluded with an acknowledgment from the MRCA staff that the City was not responsible for the work that needed to be done on their lot in the County of Los Angeles. The County staff agreed to work with the MRCA to resolve the issue on their property. This correspondence is provided as Attachment 3.

California Environmental Quality Act

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

Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the Coastal Act in the City of Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring an administrative coastal development permit must adhere.

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Wastewater Treatment System Standards, which are discussed under the Conformance Analysis section.

The nine remaining LIP sections include: 1) Coastal Development Permit findings; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit, Scenic, Visual and Hillside Resource Protection, and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project for the reasons described herein. Additionally, the project is not subject to the Landscape Water Conservation Ordinance (MMC Chapter 17.53.030) because the proposed ecological restoration does not require a permanent irrigation system.

Local Implementation Plan Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers, (Attachment 2 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

Zoning (LIP Chapter 3)

The project is subject to non-beachfront development and design standards set forth under LIP Sections 3.5, 3.6., and 3.12. Table 3 below provides a zoning conformance summary and indicates the proposed project meets the applicable development standards.

Table 3 – LCP Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SITE OF RESTORATIVE GRADING	< 3:1	< 3:1	Complies
NON-EXEMPT GRADING	< 35 cubic yards [1]	0 cubic yards	Complies

Grading (LIP Chapter 8)

As demonstrated in Table 4, the project includes 900 cubic yards of exempt removal and recompaction, with no other grading proposed. Thus, 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 cubic yards for a residential parcel.

[1] ACDPA No. 17-014 approved 965 cubic yards of non-exempt grading, leaving 35 cubic yards of non-exempt grading for the proposed and future projects.

Table 4 – LCP Grading Conformance						
	Exempt**					
	R&R*	***Understructure***	***Safety*****	**Non-Exempt**	**Remedial**	**Total**
Cut	450	0	0	0	0	450
Fill	450	0	0	0	0	450
Total	900	0	0	0	0	900
Import	0	0	0	0	0	0
Export	0	0	0	0	0	0

All quantities listed in cubic yards unless otherwise noted
**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 feet required by the LACFD).*

Archaeological / Cultural Resources (LIP Chapter 11)

As explained in ACDPA No. 17-014, a Phase I Archaeological Report was prepared by Robert J. Wlodarski of HEART, Inc. in August of 2012 for the project site. No archaeological resources were found onsite during the Phase I investigation. The study concluded that the project area yielded no archeological resources and the proposed improvements should have no adverse impacts to known cultural resources.

Nevertheless, a condition of approval has been incorporated into the proposed project which states that in the event that potentially important cultural resources be found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. The project has been conditioned to meet this requirement and complies with LIP Chapter 11.

Water Quality (LIP Chapter 17)

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

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The proposed restorative grading was reviewed by the City Environmental Health Administrator, who determined the project does not encroach into the new OWTS approved under ACDPA 17-014. Therefore, the project meets the minimum requirements of the MMC, and the LCP.

Administrative Coastal Development Permit Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

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. The project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, and 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.

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. There are no trails on the subject property, and it is not visible from any existing improved trails. 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.

The following alternatives to the project were considered to determine the least environmentally damaging feasible alternative:

1. No Amendment – not modifying the previously approved project was discussed as the restoration project was submitted in 2023. At that time, staff was concerned the unpermitted grading potentially encroached into ESHA or the ESHA buffer, which therefore had the potential for a Variance. The most appropriate vehicle for this request was an Amended CDP to properly evaluate the grading, drainage, and biological/ecological impacts. The Amended CDP path also provided flexibility for administrative processing, which became the case, as the project was determined to safely avoid ESHA. These initial determinations eliminated the "no amendment" option.

2. Alternate Location/Design – Given the unpermitted land disturbance, reversing the actions would require work to occur in the same location, thus eliminating the "alternate location" alternative. Additionally, an alternate grading/landscaping design (such as modified cut/fill volumes or species of vegetation in the same location) would be inconsistent with the project's goal to restore topographic contours and surficial vegetation to its original form, thus eliminating the "alternate design" alternative.

3. Proposed Amended Project – The proposed project consists of the minimum development needed to achieve the project's objective and is conditioned to comply with all applicable requirements of State and local law. Additionally, the chosen design has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers and City Public Works Department to ensure it meets the City's residential development policies of the LCP and MMC. Therefore, the proposed project has been determined to be the least environmentally damaging feasible alternative.

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 was confirmed to not contain designated ESHA or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Staff's initial concerns that the unpermitted grading potentially disturbed ESHA lead the project before the City's Environmental Review Board (ERB) for review on October 23, 2024. The meeting determined the project did/will not encroach into ESHA, ESHA buffer, or any special status biological resources. Recommendations from this meeting were incorporated into the final landscape plans submitted to the Planning Division on February 6, 2026, and subsequently approved by the City Biologist. As such, standard ESHA findings do not apply.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As determined by the City Biologist, the LCP ESHA and Marine Resources Map, the subject parcel does not contain ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. As discussed previously, the proposed development does not appear to be visible from any scenic area, road, or public viewing areas. Where this is not feasible, new development must minimize impacts through siting and by incorporating design measures to ensure visual compatibility with the character of surrounding areas.

As described in ACDPA 17-014, the project site is adjacent to and visible from Kanan Dume Road, which is an LUP-identified scenic road. The site's natural topography abutting Kanan Dume Road steeply ascends to a maximum height of approximately 20 feet and then gradually descends in a northeast direction, except for steep slopes around the Via Acero Street cul-de-sac and the northeast portion of the parcel.

Grading activities in 2022 created terraces for development approved under ACDPA 17-014, but unpermitted grading that established the temporary hauling road to Kanan Dume Road paused all development activity in 2023, prior to the installation of foundations and site retaining walls. Given that the unpermitted hauling road connects to Kanan Dume Road, it is briefly visible from Kanan Dume Road. Similarly, the process of restoring this unpermitted road to its original state will briefly be visible from Kanan Dume Road. The findings set forth in LIP Section 6.4 are made below due to the visibility of the project from Kanan Dume Road.

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

On March 9, 2026, staff visited the subject property to observe its current condition and concluded the as-built plans were accurate. Restoration of the unpermitted hauling road to its original form will ensure the disturbed area will blend visually into its immediate surroundings.

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

The proposed amendment will not have significant adverse scenic or visual impacts.

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

As discussed in Section A, Finding 3, the proposed amendment, as conditioned, is the least environmentally damaging feasible alternative.

Finding 4: There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.
As previously discussed in Finding 1, the proposed amendment would have a less than significant impact on scenic and visual resources, compared to available project alternatives.

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

As previously discussed in Finding 1, the proposed amendment would have a less than significant impact on scenic and visual resources.

E. Transfer of Development Credits (LIP Chapter 7)

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

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

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

The applicant submitted geotechnical and soils engineering reports prepared on April 27, 2023, November 10, 2023, and November 13, 2023 by GeoConcepts, Inc. These reports are on file and may be reviewed by contacting the Case Planner. The reports evaluate site-specific conditions and provide recommendations to address any pertinent issues.

Based on review of the project plans and associated geotechnical reports, Staff has 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.

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.

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, flood, or fire hazards.

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

As previously stated in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. The project is designed to reverse the site disturbance associated with the unpermitted grading, effectively resulting in minimum to zero net disturbance to the site.

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, and City Public Works Department. These specialists and agency determined that the proposed project does not impact site stability or structural integrity. As such, there are no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity.

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, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

G. Shoreline and Bluff Development (LIP Chapter 10)

LIP Chapter 10 applies to land that is located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, LIP Chapter 10 does not apply.

H. 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. The subject property is not located along or near the shore, a bluff-top or recreational area,

and does not contain any trails as depicted on the LCP Park Lands Map. Therefore, the findings of this chapter do not apply.

I. Land Divisions (LIP Chapter 15)

The project does not include any land division. Therefore, LIP Chapter 15 is not applicable.

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 23-003

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDPA No. 23-003, 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:

    a. Restore approximately 8,000 sf., of unpermitted grading to its original contours via 900 cubic yards of removal and recompaction; and
    b. Revegetate approximately 8,000 sf., of previously undisturbed vegetation.

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

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

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

6. This ACDPA is subject to the expiration date of grading permits issued under ACDPA No. 17-014 and ACDP No. 13-014.

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

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

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

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

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

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

13. No other changes to the conditions contained in ACDPA No. 23-003 are made by this amendment and all other findings, terms and/or conditions contained in ACDPA No. 17-014 and ACDP No. 13-014 including the expiration date, shall remain in full force and effect.

14. All other conditions of ACDPA No. 17-014 and ACDP No. 13-014 are incorporated herein by reference.

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

Cultural Resources

16. 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.

17. 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

18. 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.

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

20. 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.

21. 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.

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

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

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

25. 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.

26. Up-lighting of landscaping is prohibited.

Construction

27. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include, but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

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

29. 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.

30. 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.

31. 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.

Biology

32. Pursuant to LIP Section 4.8, Monitoring Reports shall be provided to the City annually and at the conclusion of the five-year monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of five years, the monitoring period shall be extended until the standards are met. The restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than exotic species control. At the City's discretion, final performance monitoring will be conducted by an independent monitor supervised by the city biologist and paid for by the applicant. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative mitigation.

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

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. 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.

37. The (restoration plan) has been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the (restoration plan). Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

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

39. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

40. Native species of the Santa Monica Mountains, characteristic 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 ft. between large woody (≥10 ft. canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes greater than 5 percent.

41. 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.

42. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

43. 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.

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 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

45. The restoration plan shall not encroach into the onsite waste wastewater treatment system (OWTS) approved under ACDPA 17-014.

Geology

46. 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.

47. 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

48. 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.

49. 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.

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

Prior to Final Inspection

51. 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.

52. The applicant shall request a final inspection by the City Biologist prior to a final inspection by the Planning Division to determine that all conditions to protect natural resources are in compliance with the approved plans.

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

Deed Restrictions

54. 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

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

56. 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 **September 11, 2026 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and 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 **September 8, 2026** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Fletcher Allen in the Planning Division at (310) 456-2489, extension 233, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.
Date: September 1, 2026

Prepared by:

Fletcher Allen

Fletcher Allen
Senior Planner

Approved by:



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

Attachments:

1. Project Plans
2. Department Review Sheets
3. Correspondence
4. Notice of Application Mailer/Notice of Decision Mailer

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

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit Amendment No. 23-003, dated September 1, 2026, for the project located at 28465 Via Acero Street, 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)

CITY OF MALIBU CUT AND FILL SLOPES NOTES:

46. NO DETRIMENTAL AMOUNT OF ORGANIC MATERIAL OR ROCK GREATER THAN 12" OR AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER SHALL BE BURIED OR PLACED IN FILLS. [3313.3]
48. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.3]
50. WHERE FILL IS TO BE PLACED ABOVE THE TOP OF AN EXISTING SLOPE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL, THE TOE OF THE FILL SHALL BE SET BACK FROM THE TOP EDGE OF THE SLOPE A MINIMUM DISTANCE OF 6' MEASURED HORIZONTALLY. [3313.6]

CITY OF MALIBU GRADING INSPECTION NOTES:

90. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).
91.
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
B. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
D. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT TOPS OF SLOPES; THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADE.
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILD GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
F. SUB-DRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUB-DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB-DRAIN INSTALLATIONS.

CITY OF MALIBU COMPACTION TESTING REQUIREMENTS:

92. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D15557 - LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40' BELOW FINISHED GRADE, AND
B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40' BELOW FINISHED GRADE.
93. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 - LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937 - LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]
94. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
A. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
B. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
C. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST EACH 1,000 SQUARE FEET FOR SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

CITY OF MALIBU GENERAL NOTES:

97. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
98. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.
100. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
102. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
103. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
104. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
105. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 70 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
106. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
107. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
108. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
109. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
110. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
111. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
112. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
113. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIALS PRIOR TO EXCAVATION.
115. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
116. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OR SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
117. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.
118. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
119. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
120. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
121. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATED THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.

U:\LA Projects\3554\CIVIL\DESIGN\3554.00-RESTORATION PLAN.dwg mbaldi May 31, 2023 - 1:37pm

0 1 2 INCHES 3

CITY OF MALIBU GENERAL NOTES (CONTINUED):

122. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
123. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
124. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
125. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER AREA APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
126. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
127. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.

CITY OF MALIBU REQUIRED GEOTECHNICAL NOTES:

1. UNUSUAL OR UN-ANTICIPATED GEOTECHNICAL CONDITIONS ENCOUNTERED DURING GRADING AND CONSTRUCTION OF THE PROJECT SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL CONSULTANT. ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED TO CITY GEOTECHNICAL STAFF FOR REVIEW, AND REVISIONS TO PLANS OR NEW PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW. WORK SHALL BE STOPPED UNTIL THE CONDITIONS ARE EVALUATED AND MITIGATED, AS NECESSARY.
2. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PREPARE AN AS-BUILT REPORT DOCUMETNING THE INSTALLATION OF THE PILE FOUNDATION ELEMENTS FOR THE RETAINING WALLS FOR REVIEW BY CITY GEOTECHNICAL STAFF. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF THE PILES, DEPTH INTO THE RECOMMENDED BEARING MATERIAL, DEPTH TO GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.
3. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE CIVIL OR STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.
4. PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOIL SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOIL SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.
5. PRIOR TO THE 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 LOCATION SAND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE ALL CUT SLOPE EXCAVATIONS AND PROVIDE ADDITIONAL RECOMMENDATIONS IF UN-ANTICIPATED OR UNUSUAL GEOTECHNICAL CONDITIONS ARE ENCOUNTERED. GEOLOGIC CONDITIONS ENCOUNTERED DURING GRADING SHALL BE INCLUDED ON THE AS-BUILT GEOLOGIC MAP.
7. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE CORROSIVITY OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.
8. PLEASE PROVIDE TO THE CITY THE RESULTS OF THE SHEAR STRENGTH TESTING AFTER GRADING TO VERIFY THE COMPACTED FILL STRENGTHS.

CITY OF MALIBU REQUIRED NOTES:

1. PROVIDE A SIGN IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY ADDRESSING POOL DISCHARGE PER CITY OF MALIBU GUIDELINES. THE SIGN SHOULD READ AS FOLLOWS: 'IT IS ILLEGAL TO DISCHARGE POOL, SPA, OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE, OR STREAM PER MMMC SECTION 13.04.060(D)(5)"

SURVEY:

1. TOPOGRAPHY SHOWN WAS PREPARED BY CLEMONS LAND SURVEYING, DATED 4/9/12.
2. BENCHMARK: B.M. NO. Y-10346, NAVD 1988, LOS ANGELES COUNTY PUBLIC WORKS. 50MM IP W/DPW BM TAG IN WELL 12.5M W/O C/L KANAN DUME RD & 58M N C/L CAVALLERI RD, 2M W/O EDGE AC IP MKR 600MM S/O MON. ELEVATION = 443.649 FEET

PROJECT INFORMATION:

PROPERTY OWNER/APPLICANT:
PROJECT ADDRESS: 28465 VIA ACERO STREET
APN 4467-033-014

PROJECT DESCRIPTION: RESTORATION GRADING OF A TEMPORARY DRIVEWAY.

SHEET INDEX:

C0.1 COVER SHEET
C1.1 GRADING PLAN
C2.1 LSWPPP
C2.2 LSWPPP DETAIL SHEET

LINETYPE LEGEND:

PROPERTY LINE
EASEMENT
1000 ORIGINAL GROUND CONTOUR
(1000) PROPOSED FINISH GROUND CONTOUR

CITY OF MALIBU DEPT. OF PUBLIC WORKS REQUIRED NOTES:

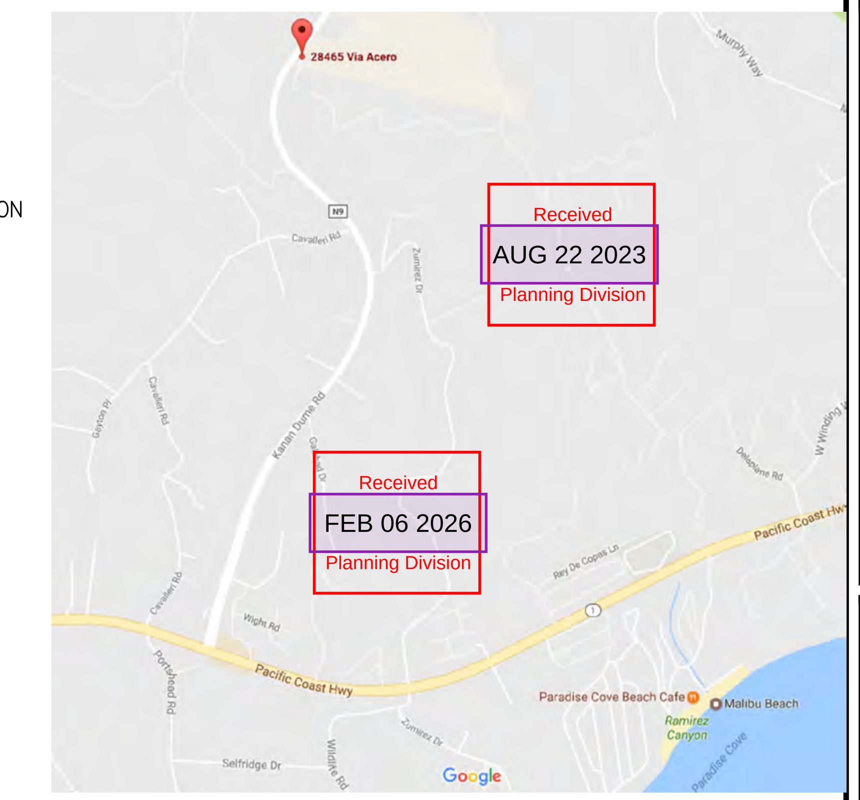
1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK".
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. ~~NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.~~
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING SURVEYOR AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING SURVEYOR SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN , PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENT SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: SEE ATTACHED GRADING YARDAGE CERTIFICATE.
20. TOTAL DISTURBED AREA: 0.7± AC.
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1,760± SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 23,995± SQ. FT.
FLOOD ZONE ON FIRM: N/A 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.
23. CONTRACTOR SHALL INSTALL NEW SIGN STATING 'IT IS ILLEGAL TO DISCHARGE POOL, SPA, OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE, OR STORM DRAIN PER MMC 13.04.060(D)(5).' SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.
24. PRIOR TO ISSUANCE OF ANY PERMITS, THE APPLICANT SHALL INDICATE THE METHOD OF DISINFECTION AND THE METHOD OF DISCHARGING.
25. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

ADDITIONAL NOTES:

1. NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT ENCROACHMENT PERMIT.
2. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 - PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK"
   C. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF LOS ANGELES AND CITY OF MALIBU.
   D. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   E. THE PROJECT PLANS AND SPECIFICATIONS
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH.
5. CONSTRUCTION CONTRACTOR AND PROJECT SURVEYOR SHALL CONFIRM EXISTING CONDITIONS ARE CONSISTENT WITH THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.

ABBREVIATIONS:

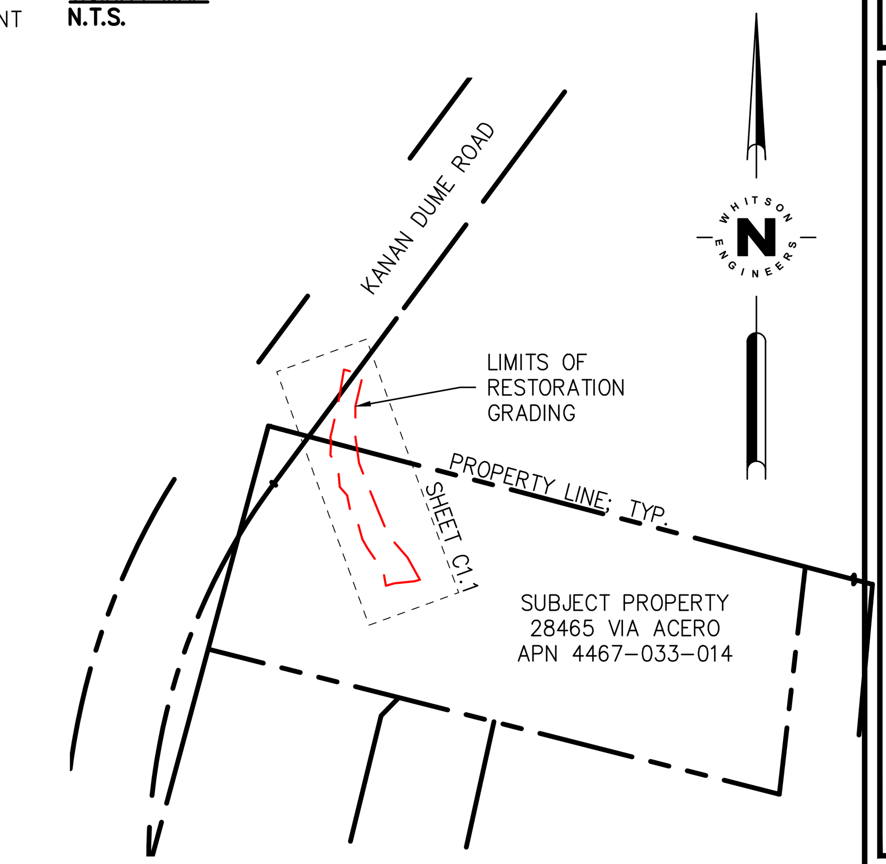
±	PLUS OR MINUS
AC	ASPHALTIC CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BOW	BOTTOM OF WALL
BVCE	BEGIN VERTICAL CURVE ELEAVATION
BVCS	BEGIN VERTICAL CURVE STATION
CONC.	CONCRETE
CY	CUBIC YARD
ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FF	FINISH FLOOR
FL	FLOW LINE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
K	ALGEBRAIC DIFFERENCE
L	LENGTH
LACFD	LA COUNTY FIRE DEPARTMENT
LCP	LOCAL COASTAL PLAN
LF	LINEAR FEET
LP	LOW POINT
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RISER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECP	SUPER ELEVATION CRITICAL POINT
SFR	SINGLE FAMILY RESIDENCE
SQ. FT.	SQUARE FEET
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
TYP.	TYPICAL
U	UPPER
VC	VERTICAL CURVE
W	WIDTH
WSE	WATER SURFACE ELEVATION



Received
AUG 22 2023
Planning Division

Received
FEB 06 2026
Planning Division

VICINITY MAP
N.T.S.



OVERALL SITE PLAN
N.T.S.

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: 28465 VIA ACERO

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

	Exempt			*Non-Exempt*	*Remedial*	**Total**
	R&R	*Understructure*	*Safety*			
Cut	450*					450
Fill	450					450
Total	900					900
Import	0					0
Export	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: Richard P. Weber
PRINT NAME

SIGN NAME

DATE: 5/31/23

*Cut grading has already occurred. Material is currently stock piled on site and shall be used for the proposed restoration grading.

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

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

Civil Engineering
Land Surveying
4859 West Slauson Avenue
Unite 625
Los Angeles, California
310.645.3205
whitsonengineers.com

Whitson ENGINEERS

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

SUBMITTAL / REVISION		
5/31/23	MB	FIRST SUBMITTAL

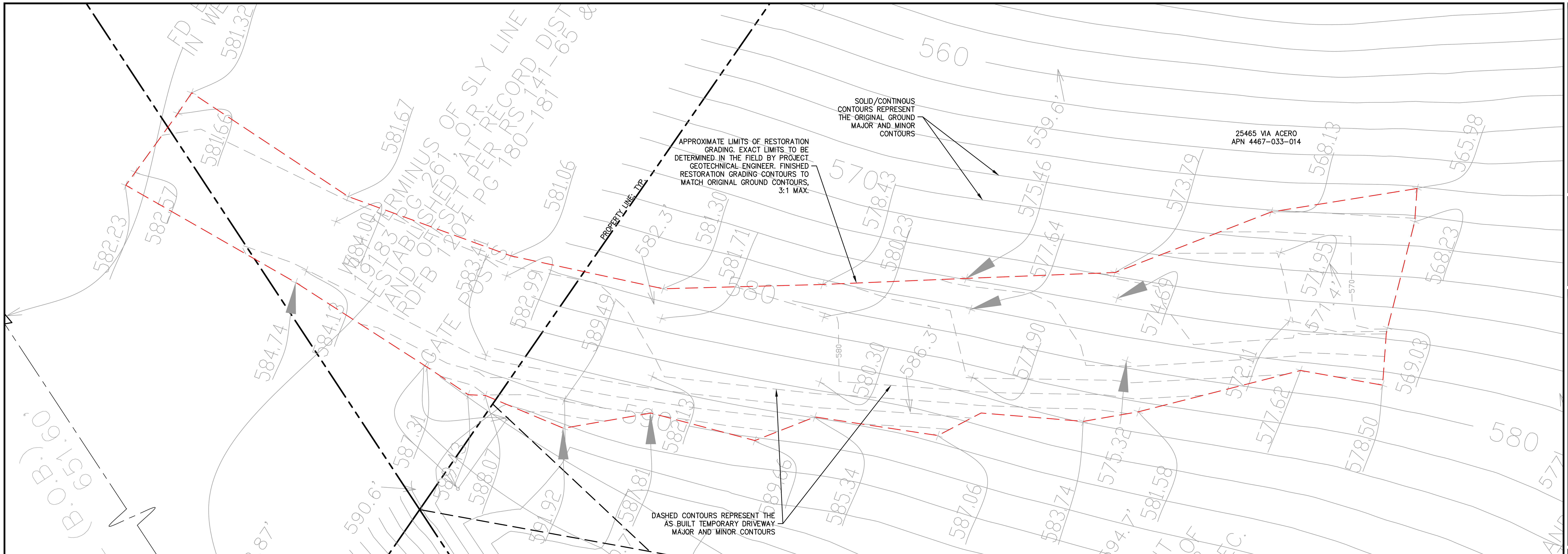
28465 VIA ACERO
MALIBU, CA
APN 4467-033-014

RESTORATION GRADING PLAN
COVER SHEET

SCALE:	NO SCALE
DRAWN:	MB
JOB No.:	3554.00

SHEET
C0.1
OF 4

ATTACHMENT 1



10 0 10 20
SCALE: 1" = 10'

Know what's below. Call before you dig.

0 1 2 INCHES 3

U:\LA Projects\3554\CIVIL\DESIGN\3554.00-RESTORATION PLAN.dwg mbaldi May 31, 2023 - 1:41pm

Civil Engineering
Land Surveying
4859 West Slauson Avenue
Unite 625
Los Angeles, California
310.645.3205
whitsonengineers.com

Whitson ENGINEERS

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

SUBMITTAL / REVISION	
5/31/23	FIRST SUBMITTAL
MB	

28465 VIA ACERO

MALIBU, CA

RESTORATION GRADING PLAN
GRADING PLAN

APN 4467-033-014

SCALE:	1"=10'
DRAWN:	MB
JOB No.:	3554.00

SHEET
C1.1
OF 4

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

1. In case of emergency, call _____ at _____

2. Total Disturbed Area 0.2± (Acres) WDID # n/a
   i. Risk Level:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____
Civil Engineers/Architects Signature Date

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

_____
Owner or Authorized Representative (Permitee) Date

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

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

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

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

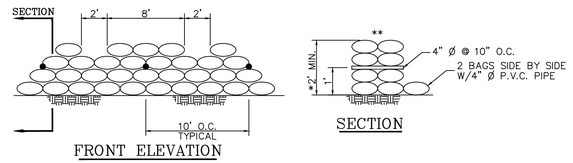
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

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

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

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



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.

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

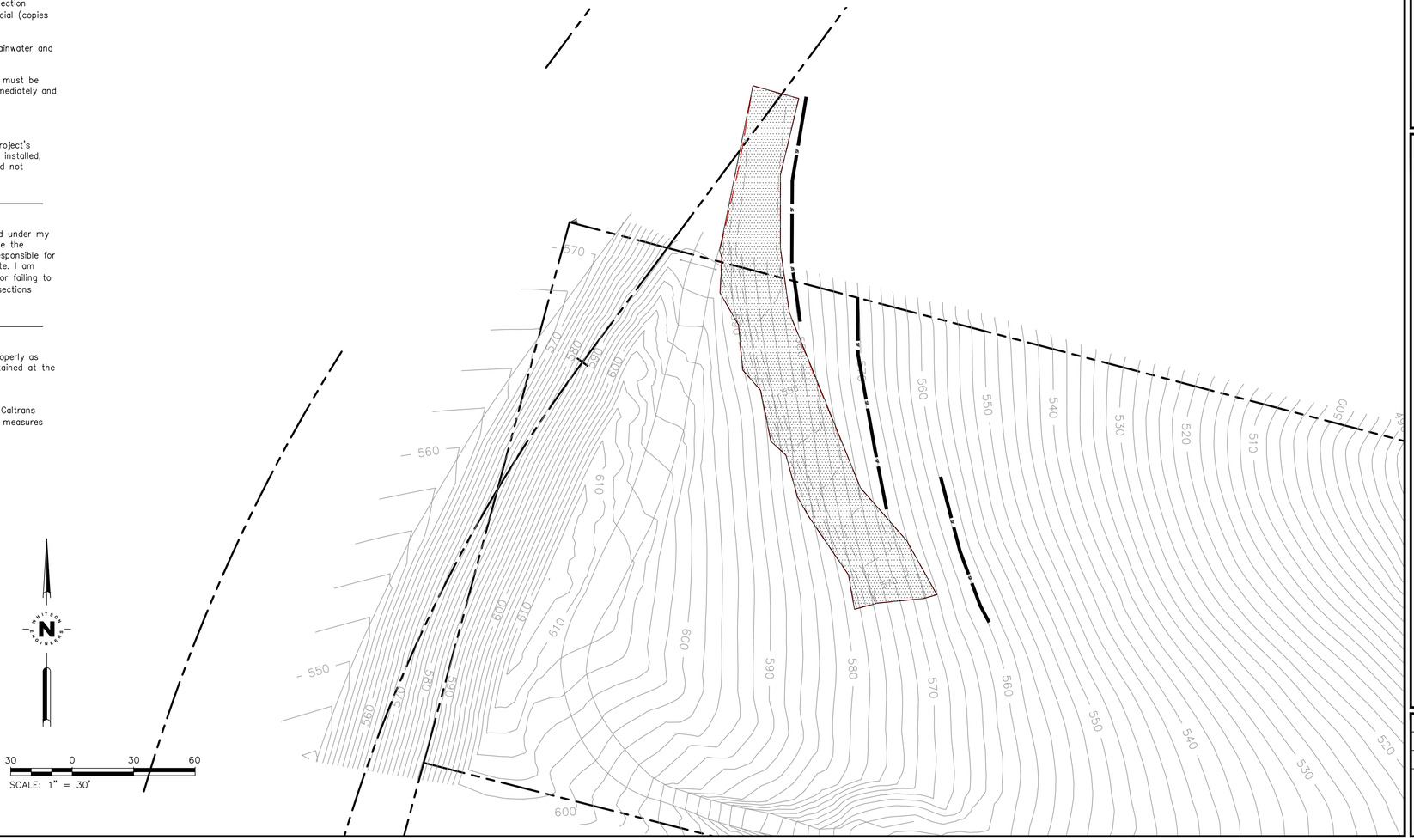
1 CHECK DAM
N.T.S.

EROSION CONTROL LEGEND

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

REQUIRED NOTES:

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



UNIT FOR ENGINEERS
N

30 0 30 60
SCALE: 1" = 30'

0 1 2 INCHES 3

Civil Engineering
Land Surveying
4629 West Slauson Avenue
Units 625
Los Angeles, California
310.643.3205
whitsonengineers.com

Whitson ENGINEERS

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

SUBMITTAL / REVISION

5/31/23	MB	FIRST SUBMITTAL

28465 VIA ACERO
MALIBU, CA.
APN 4467-033-014

RESTORATION GRADING PLAN
LSWPPP

SCALE:	1"=30'
DRAWN:	MB
JOB No.:	3554.00

SHEET C2.1 OF 4

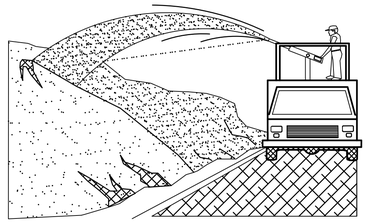
I:\LA Projects\3554\CIVIL\DESIGN\3554.00–RESTORATION PLAN.dwg mbadi May 31, 2023 – 1:43pm

General Notes

1. *Best Management Practices (BMP's) contained herein reflect minimum requirements. For additional BMP's refer to CASQA BMP Handbooks.*
2. *All construction activity shall be performed in accordance with a Stormwater Pollution Prevention Plan (SWPPP) developed and implemented in compliance with requirements of the State Water Resources Control Board, National Pollution Discharge Elimination System (NPDES) Permit No. CAS063339.*
3. *The SWPPP shall:*
   a. Identify potential pollutant sources and include the design and placement of BMP's to effectively prohibit the entry of pollutants from the construction site into and onto the street and storm drain system during construction.
   b. Be kept on site and amended to reflect changing conditions throughout the coarse of construction.
   c. Be kept up to date. Any additional updates requested by agency representative are to be made immediately.
4. *Non-Stormwater discharges are prohibited from entering any storm drain system and/or street.*
5. *Discharges of pumped ground water require a discharge permit from the State of California Regional Water Quality Control Board (RWQCB).*
6. *Pollutants shall be removed from stormwater discharges to the Maximum Extent Practicable (MEP) through design & implementation of the SWPPP.*
7. *A standby crew for emergency work shall be available at all time during the rainy season (Nov. 1 to Apr. 15). Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.*
8. *Portable sanitary facilities shall be located on relatively level ground away from traffic areas, drainage courses, and storm drain inlets.*
9. *Employees, subcontractors and suppliers shall be educated on all BMP's including concrete waste storage and disposal procedures.*
10. *Sediment control practices shall effectively prevent a net increase of sediment load in stormwater discharge.*

1

Erosion Control



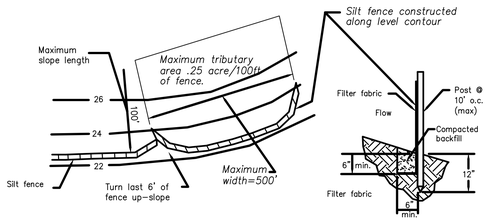
Notes:

1. *Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.*
2. *Soil stabilization shall be implemented on all inactive disturbed areas from November 1 thru April 15 and on all disturbed areas during a rain event or potential rain.*
3. *Stabilization practices shall control/prevent erosion from the forces of wind and water.*
4. *Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.*
5. *When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.*
6. *When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.*
7. *For seeding recommendations, contact: USDA, Natural Resources Conservation Service.*
8. *EARTHGUARD is permitted to be used on all graded pads and slopes.*
   a. *APPLY EARTHGUARD ON SLOPES AT MIN. RATE OF 8 GAL./AC AND MULCH RATE OF 2,000 LB/AC*
   b. *APPLY EARTHGUARD ON PADS AT A MIN. RATE OF 4GAL/AC*
   c. *SPRAY ALL MIXTURES AT A MIN. RATE OF 3,000 GAL OF WATER/AC. SEE MANUFACTURES RECOMMENDATIONS*

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

2

Silt Fence



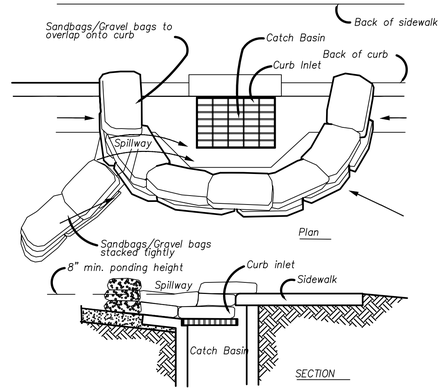
Notes:

1. *Construct the silt fence along a level contour.*
2. *Silt fences shall remain in place until the disturbed area is permanently stabilized.*
3. *Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.*
4. *Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.*
5. *Leave an undisturbed or stabilized area immediately downslope from the fence.*
6. *Do not place in live stream or intermittently flowing channels.*
7. *When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least 1 inch long, tie wires or hog rings.*

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

3

Catch Basin/Inlet Protection

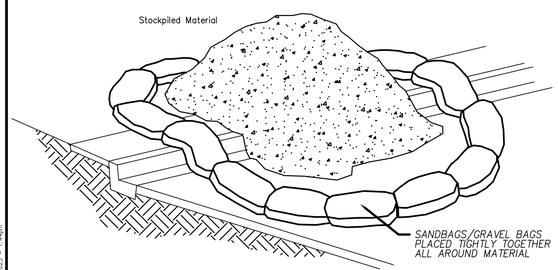


Notes:

1. *Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.*
2. *Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.*
3. *Modify inlet protection as needed to avoid creating traffic hazards.*
4. *Include inlet protection measures at hillside v-ditches and misc. drainage swales.*
5. *Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system*
6. *Damaged bags shall be replaced immediately.*
7. *Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.*

4

Material Storage

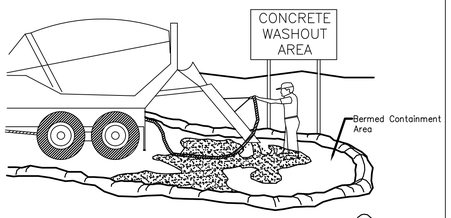


Notes:

1. *Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.*
2. *Any construction material stored or stockpiled on-site shall be protected from being transported by the force of wind or water.*

5

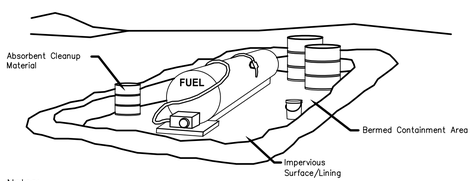
Concrete Waste Management



Notes:

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

Vehicle/Equipment Fueling

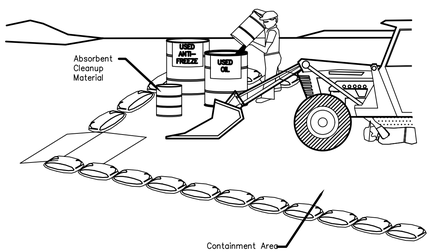


Notes:

1. *Fueling shall be performed in a designated area, away from drainage courses.*
2. *Absorbent cleanup material shall be on site and used immediately in the event of a spill.*

6

Equipment Repair/Maintenance

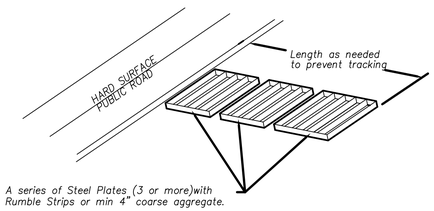


Notes:

1. *Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.*
2. *Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.*
3. *Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.*
4. *Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.*
5. *Legally dispose of used oils, fluids, and lubricants.*
6. *Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.*
7. *Maintain an adequate supply of absorbent spill cleanup materials in designated area.*

7

Stabilized Construction Entrance



Notes:

1. *Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.*
2. *Stabilized construction entrance shall be:*
   a. *Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.*
   b. *A series of steel plates with "rumble strips", and/or min 4" coarse aggregate with length, width & thickness as needed to adequatly prevent any tracking onto paved surfaces.*
3. *Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.*
4. *All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.*

Street Maintenance

1. *Remove all sediment deposited on paved roadways immediately.*
2. *Sweep paved areas that receive construction traffic whenever sediment becomes visible.*
3. *Pavement washing with water is prohibited if it results in a discharge to the storm drain system.*

Civil Engineering
Land Surveying
4629 West Slauson Avenue
Units 625
Los Angeles, California
310.643.3205
whitsonengineers.com

Whitson ENGINEERS

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

SUBMITTAL / REVISION		
5/31/23	MB	FIRST SUBMITTAL

28465 VIA ACERO

MALIBU, CA

APN 4467-033-014

RESTORATION GRADING PLAN
LSWPPP DETAIL SHEET

SCALE:	NO SCALE
DRAWN:	MB
JOB No.:	3554.00

SHEET
C2.2
OF 4

U:\LA Projects\3554\CIVIL\DESIGN\3554.00-RESTORATION PLAN.dwg msdd May 31, 2023 - 1:14pm

0 1 2 INCHES 3

IRRIGATION LEGEND

SYMB.	DESCRIPTION	MANUFACTURER & MODEL	NOTES
	PRESSURE COMPENSATING EMITTERS	RAINBIRD PCT-07 ON RAINBIRD SPX-FLEX 1/2" TUBING RISERS	USE RAINBIRD SPIRAL BARB FITTINGS
	MINI- ROTOR HEADS PRECIP RATE= 0.45" ON HUNTER PROS-00 SHRUB BODY	HUNTER MP-3000-90 30'R MAX. HUNTER MP-2000-360 19'R MAX.	1.82 GPM @ 180° @ 40 PSI 1.48 GPM @ 360° @ 40 PSI
	REMOTE CONTROL VALVE W/ FILTER	RANBIRD XCZ-100-PRBLC	
	PVC BALL VALVE	TRUE UNION OR EQUAL	LINE SIZED
	HOSE BIB OR QUICK COUPLER	GENERIC	LABEL "NON-POTABLE - DO NOT DRINK" IN ENGLISH & SPANISH
	BRONZE GATE VALVE	NIBCO T-113K OR EQUAL	LINE SIZED
	AIR RELIEF / FLUSH OUT VALVE	RAINBIRD AVR 050 + MDCFCAP	
	NON-PRESSURE LATERAL LINE ABOVE GROUND	PVC SCHEDULE 40 UVR BROWN-LINE ULTRA VIOLENT RESISTANT	3/4" UNLESS OTHERWISE NOTED - ANCHOR W/ PIPE STAKES 20' O.C.
	PRESSURE MAINLINE ABOVE GROUND	PVC SCHEDULE 40 UVR BROWN-LINE ULTRA VIOLENT RESISTANT	1" UNLESS OTHERWISE NOTED - ANCHOR W/ PIPE STAKES 20' O.C.
	AUTOMATIC CONTROLLER	GENERIC 4 STATION (MIN.) WITH PUMP START	PEDESTAL MOUNT 110V AC FROM WELL CIRCUIT
P	PUMP 50 PSI MIN. @ 11 GPM		

PLAN NOTES:

1. PLANS ARE DIAGRAMMATIC – EQUIPMENT IS ILLUSTRATED OVERSIZED FOR LEGIBILITY.

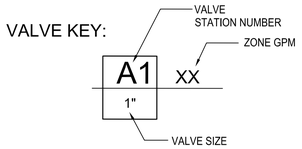
MWELO EXEMPTION:

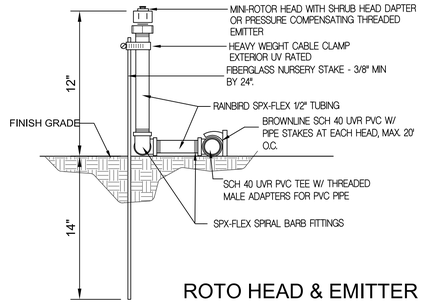
THIS IS AN ECOLOGIAL RESTORATION PROJECT AND THE PROPOSED IRRIGATION SYSTEM IS TEMPORARY, TO REMAIN OPERATIONAL ONLY FOR THE LIMITED PERIOD OF TIME REQUIRED TO REESTABLISH THE NATURAL LANDSCAPE DISTURBED BY THE CONSTRUCTION OF THE TEMPORARY AND NOW ABANDONED ACCESS DRIVEWAY.
PER CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7 (MODEL WATER EFFICIENT LANDSCAPE ORDINANACE) SECTION 490.1. APPLICABILITY, SUBSECTION (e).(2), THIS PROJECT IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF MWELO.

NON-POTABLE AGRICULTURAL WELL WATER NOTICE

THE WATER INTENDED FOR THIS TEMPORARY IRRIGATION SYSTEM WILL COME FROM AN AGRICULTURAL WATER WELL ON THE PROPERTY NOT USED FOR POTABLE WATER. "NON-POTABLE WATER – DO NOT DRINK" WARNING SIGNS SHALL BE INSTALLED ON ALL VALVES AND HYDRANTS. NO STERILIZATION, BACKFLOW PROTECTION, OR ROUTINE CONTAMINATION TESTING IS THEREFORE REQUIRED AND NONE IS PROVIDED BY THESE PLANS.

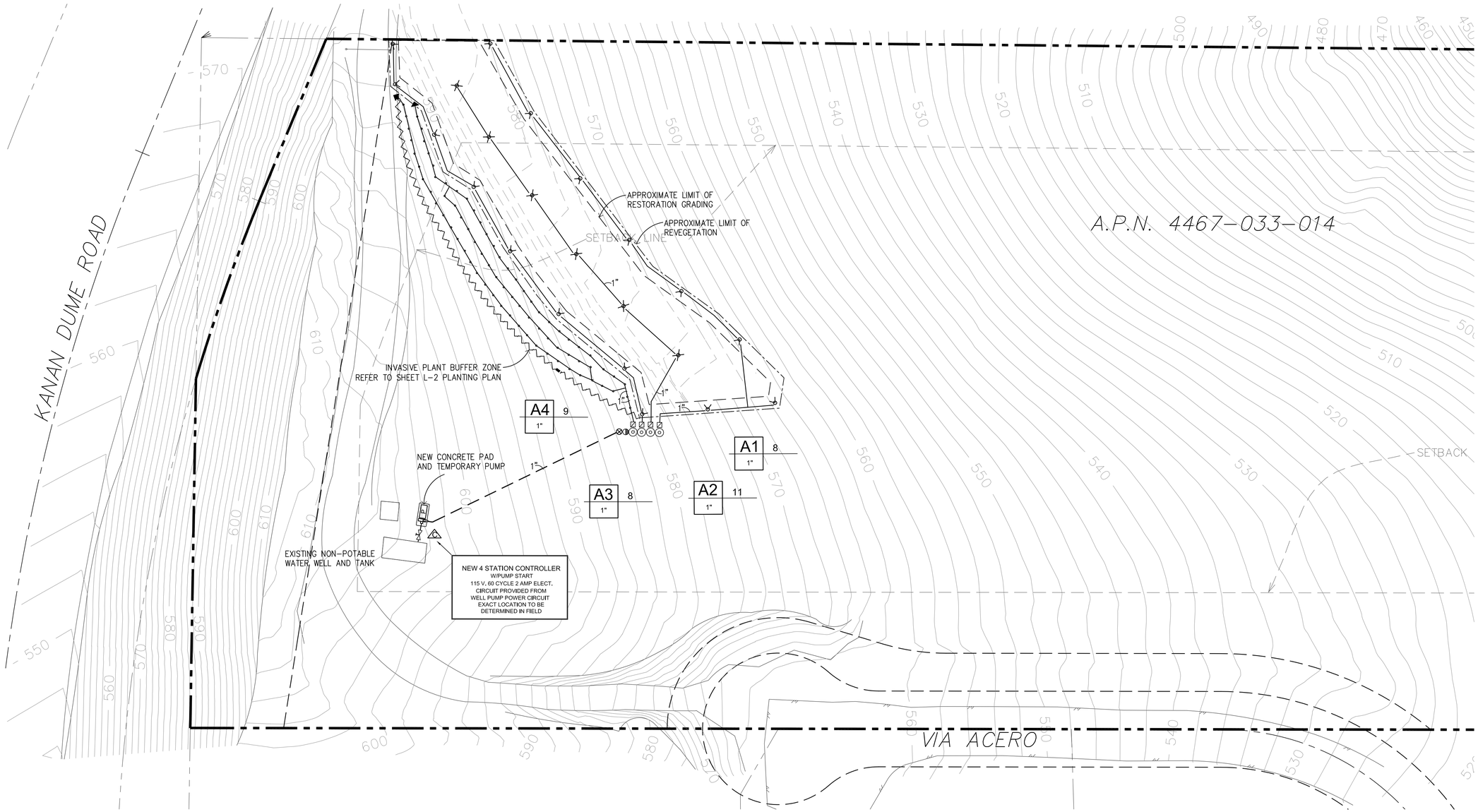
VALVE KEY:





ROTO HEAD & EMITTER DETAIL

TYPICAL ALL CONTAINER PROVIDED PLANTS



PLAN NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Date: 1/20/2026'

Scale: 1" = 20'

Drawing Title:

IRRIGATION PLAN

REVEGETATION

Sheet No:

L-1

CARTER, ROMANEK
Landscape Architects, Inc.
28720 Roadside Drive, Suite 100
Agoura Hills, California 91301
(310)477-3900

CALIFORNIA LANDSCAPE ARCHITECT
RICHARD ROMANEK
SIGNATURE
5/3/26
RENEWAL DATE
STATE OF CALIFORNIA

Project:

28465 VIA ACERO

REVEGETATION PLAN

MALIBU, CA 90265

PLANT MATERIAL LEGEND

	SYMB.	BOTANICAL NAME	FUEL MOD ZONE	COMMON NAME	SIZE	QTY.
INVASIVE PLANT BUFFER		ACHILLEA MILLEFOLIUM	A	COMMON YARROW	1 GAL 18" O.C.	200
		ATRIPLEX LENTIFORMIS 'BREWERI'	B	QUAIL BUSH	1 GAL	15
		BACCHARIS SALICIFOLIA	B	MULE FAT	1 GAL	10
		BRICKELLIA CALIFORNICA	B	BRICKEL BUSH	1 GAL	17
		ENCELIA CALIFORNICA	A, 10'	BUSH SUNFLOWER	1 GAL	13
RESTORATION		SALVIA MELLIFERA	B	BLACK SAGE	1 GAL	16
		S&S SEEDS CARPENTERIA SITE SPECIFIC HYDROSEED SEED MIX SEE THIS SHEET, TO RIGHT			1 GAL	

- CONTAINER PLANT SIZES WILL GENERALLY BE 1 GALLON SIZE, OR AS AVAILABLE FROM CALSCAPE LISTED NURSERY SOURCES.

PLAN NOTES:

1. INVASIVE PLANT INTRUSION CONTROL BUFFER ZONE:
   - CONTAINER PLANTED, CONVENTIONALLY MANAGED PLANTING AREA.
   - REFER TO GENERAL NOTES FOR PLANTING AREA PREPARATION ELSEWHERE ON THIS SHEET.
   - POINT-SOURCE DRIP IRRIGATION WITH EMITTERS DIRECTLY OVER ROOT BALL OF PLANTS – REFER TO IRRIGATION PLAN.
   - HAY ROLL WATTLING USED TO MINIMIZE WATER RUN-OFF BORN SEEDS INTRUDING FROM ADJOINING SITE AREA.
   - WEED CONTROL USING PRE-EMERGENT HERBICIDE AS APPROVED BY QUALIFIED PEST CONTROL ADVISOR AS WELL AS HAND CULTIVATION.
   - REPLACE/REPLANT LOST MATERIAL UNTIL ESTABLISHED.
2. HYDROSEEDED NATIVE PLANT RESTORATION AREA:
   - HYDROSEEDED USING S&S SEEDS SITE SPECIFIC COASTAL SAGE SCRUB SEED MIX – SEE THIS SHEET TO RIGHT.
   - REFER TO GENERAL NOTES FOR PLANTING AREA PREPARATION ELSEWHERE ON THIS SHEET.
   - SUPPLEMENTAL OVERHEAD SPRAY IRRIGATED TEMPORARILY UNTIL ESTABLISHED.
   - WEED CONTROL LIMITED TO HAND PULLING OF INVASIVE NON-NATIVE PLANTS.
   - PRE-EMERGENT HERBICIDE MUST NOT BE USED IN SEEDED PLANTING AREA.
   - REPLACE/REPLANT LOST MATERIAL BY HAND SEEDING OR IN-FILL CONTAINER PLANTING UNTIL ESTABLISHED. ESTABLISHED PLANTING DENSITY TO EQUAL SUBSTANTIALLY COMPLETE WET SEASON DENSITY OF UNDESTURBED NATURAL SITE AREA.
3. RESTORATION REGRADING REQUIRED TO CORRECT UNAUTHORIZED ACCESS ROAD REGARDLESS OF ANY AND ALL FUTURE SITE DEVELOPMENT. FUTURE SITE DEVELOPMENT MAY ALTER RESTORATION REGRADING IF AND AS REQUIRED SUBJECT TO CITY DEVELOPMENT REVIEW PROCEDURES.

PLANT MATERIAL SOURCES:

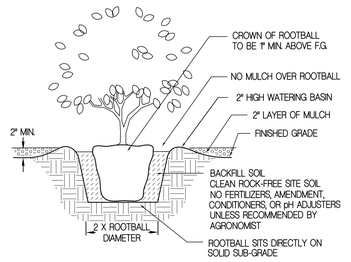
- HYDROSEED PLANTING SEED MIX SHALL BE BY S&S SEEDS, CARPENTERIA.
  CONTACT: ZACHARY KUCINSKI (805) 684-0436
- CONTAINER PLANT MATERIAL
  CONTACT: CALIFORNIA NATIVE PLANT SOCIETY (CALSCAPE) https://calscape.org/nurseries.php

GENERAL NOTES:

1. GRADING AND SITE PLANTING PREPARATION
   - ALL AREA TO BE RESTORED INCLUDING HYDROSEEDED AREA AND CONTAINER PLANTED BUFFER ZONE ARE TO BE DEEP RIPPED TO LOOSEN EXISTING SOIL PRIOR TO PLACING ANY LANDSCAPING OR FILL.
   - REMOVE ALL DEBRIS, NON-NATIVE VEGETATION, AND ROCKS LARGER THAN 2" LOOSENED BY THE RIPPING.
   - PLACE REPLACEMENT FILL SOIL PREVIOUSLY STOCKPILED ELSEWHERE ON THE SITE IN LIGHTLY COMPACTED LIFTS FOLLOWING REQUIREMENTS OF THE THE CIVIL ENGINEER. DO NOT EXCESSIVELY COMPACT THE FILL – AS A NON-STRUCTURAL FILL THE MAXIMUM COMPACTION ACHIEVED MUST BE NOT MORE THAN 85% PROCTOR.
   - IN AREA OF FILL GRADING ONCE FINAL GRADE IS ACHIEVED LIGHTLY LOOSEN PLACED FILL BY HAND OR ROTO-TILLER PRIOR TO PLANTING.
   - OBTAIN AGRONOMY LAB SOIL MANAGEMENT TESTS FROM AT LEAST THREE LOCATIONS IN FILLED AND UNFILLED PLANTING AREA. NOTIFY LAB THAT NATIVE PLANT RESORATION BY CONTAINER AND HYDROSEEDING IS PROPOSED. FOLLOW LAB RECOMMENDATIONS FOR COMPLETION OF SOIL PREPARATION. APPLY NO FERTILIZER, pH ADJUSTER, OR SOIL CONDITIONER UNLESS RECOMMENDED BY THE SOIL LAB OR AS RECOMMENDED BY S&S SEEDS FOR THE HYDROSEEDING.
   - FINE GRADE PLANTING AREAS USING HAND TOOLS TO OBTAIN AN EVEN SURFACE FREE OF ROCKS, VEGETATION, AND DEBRIS PRIOR TO PLANTING.
2. ENVIRONMENTAL PROTECTION: USE NO PESTICIDES INCLUDING AND PARTICULARLY NO RODENTICIDES IN THE EXECUTION OF THIS WORK. SAFE PRE-EMERGENT HERBICIDE AS RECOMMENDED BY A QUALIFIED HERBICIDE ADVISOR ARE TO BE USED IN THE INVASIVE PLANT INTRUSION BUFFER AREA ONLY.

FUEL MODIFICATION NOTE:

THE SITE IS LOCATED IN A MAPPED HIGH FIRE HAZARD AREA. SINCE NO STRUCTURE ADDITION IS PART OF THIS REVEGETATION WORK FORMAL FUEL MODIFICATION PLAN APPROVAL IS NOT REQUIRED OR SOUGHT. HOWEVER, THE PLANTING PALETTE PROPOSED HAS BEEN CAREFULLY SELECTED TO AVOID KNOWN HIGH FIRE HAZARD AND PROHIBITED SPECIES. SPECIES APPROVED BY THE L.A. COUNTY FIRE FUEL MODIFICATION UNIT FOR USE IN FUEL MODIFICATION ZONE "B" (AT LEAST 30' SEPARATED FROM PROPOSED FUTURE STRUCTURES) ARE LOCATED AT LEAST 30' AWAY FROM THE APPROVED FUTURE DEVELOPMENT. SPECIES LOCATED WITHIN FUEL MODIFICATION ZONE "A" OF THE APPROVED FUTURE DEVELOPMENT ARE ALL SPECIES APPROVED FOR ZONE "A". REFER TO THE SHEET L-3 PHASE 2 PLAN.



SHRUB PLANTING DETAIL
TYPICAL ALL CONTAINER PROVIDED PLANTS

CARTER, ROMANEK
Landscape Architects, Inc.
28720 Roadside Drive, Suite 100
Agoura Hills, California 91301
(310)477-3900

LICENSED LANDSCAPE ARCHITECT — RICHARD ROMANEK — SIGNATURE — 5/31/26 RENEWAL DATE — STATE OF CALIFORNIA

Project:

28465 VIA ACERO

REVEGETATION PLAN

MALIBU, CA 90265

CITY OF MALIBU
PLANNING DEPARTMENT
CITY BIOLOGIST APPROVAL
DATE 2/13/26
PLANNING REVIEW NO. ACDPA 23-003
SIGNATURE Carey Melton
PRINT NAME
Any changes to the approved plans shall be submitted to the City Biologist for review and approval prior to implementation. This action does not constitute final approval by the Environmental and Community Development Department.

PER L.A. COUNTY FIRE FUEL MOD ZONE FOR THIS PROPERTY ENDS AT PROPERTY LINE

S&S SEEDS SITE SPECIFIC NATIVE HYDROSEED MIX
ATRIPLEX LENTIFORMIS 'BREWERI'
BRICKELLIA CALIFORNICA
SALVIA MELLIFERA
INVASIVE PLANT SEED RUN-OFF STRAW WATTLE ROLL
BACCHARIS SALICIFOLIA
ENCELIA CALIFORNICA
INVASIVE PLANT CONTROL BUFFER ZONE ①
UNHINDERED FLOW
EXTENT OF FUEL MOD ZONE B
4'-0" TRANSITION ZONE
APPROXIMATE LIMIT OF NATIVE ② HYDROSEEDED REVEGETATION +/- 8,000 SQUARE FEET
APPROXIMATE LIMIT OF ③ RESTORATION GRADING
FUEL MOD ZONE C
EXTENT OF FUEL MOD ZONE B
A.P.N. 4467-
EXTENT OF FUEL MOD ZONE A - 2025
EXTENT OF FUEL MOD ZONE A - PREVIOUS
APPROVED FUTURE DEVELOPMENT SHOWN FOR REFERENCE ONLY – NOT A PART OF UNAUTHORIZED ACCESS ROAD GRADING CORRECTION AND SITE RESTORATION – FOR APPROVED FUTURE DEVELOPMENT LANDSCAPING SEE SHEET L-3 DEVELOPMENT PLANTING PLAN
KANAN-DUME-ROAD
PROPERTY LINE
VIA ACERO

PLAN NORTH
SCALE: 1" = 20'
0 10' 20' 40' 60'

S&S SEEDS

JANUARY 10, 2024 (REV.)

TO: Wayne Romanek	BID NUMBER:
COMPANY: Carter Romanek LA	PHONE NUMBER: 310 477 3900
RE: 28465 Via Acero Malibu, CA	EMAIL ADDRESS: wayne@crlaine.com

Following please find the seed mix for the above referenced project:

Species	Lbs/acre
Bromus carinatus	6.0
Clarkia purpurea	1.0
Encelia californica	3.0
Eriogonum cinereum	2.0
Eriophyllum confertiflorum	3.0
Eschscholzia californica	2.0
Lupinus succulentus	5.0
Melica imperfecta	2.0
Mimulus aurantiacus longiflorus	2.0
Penstemon spectabilis	1.0
Stipa lepida	2.0
Stipa pulchra	4.0
Verbena lasiostachys	1.0
Festuca microstachys	5.0
Salvia apiana	1.5
Sisyrinchium bellum	1.0
Brickellia californica	0.5
	42

If this seed mix is hydraulically applied, we suggest the following slurry components:

ProMatrix EFM	3,000 lbs/acre
Hydropost Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	500 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre

Seed mix as described above by S & S Seeds

Please contact us for further assistance.
Sincerely, Zachary Kucinski

S & S Seeds, Inc.

PO BOX 1275 - CARPINTERIA, CA 93014 USA
PH: 805/684-0436 • WWW.SSSEEDS.COM • FAX: 805/684-2798

Date: 1/20/26

Scale: 1" = 20'

Drawing Title:
PLANTING PLAN
REVEGETATION

Sheet No:
L-2

REVEGETATION PLANT MATERIAL LEGEND

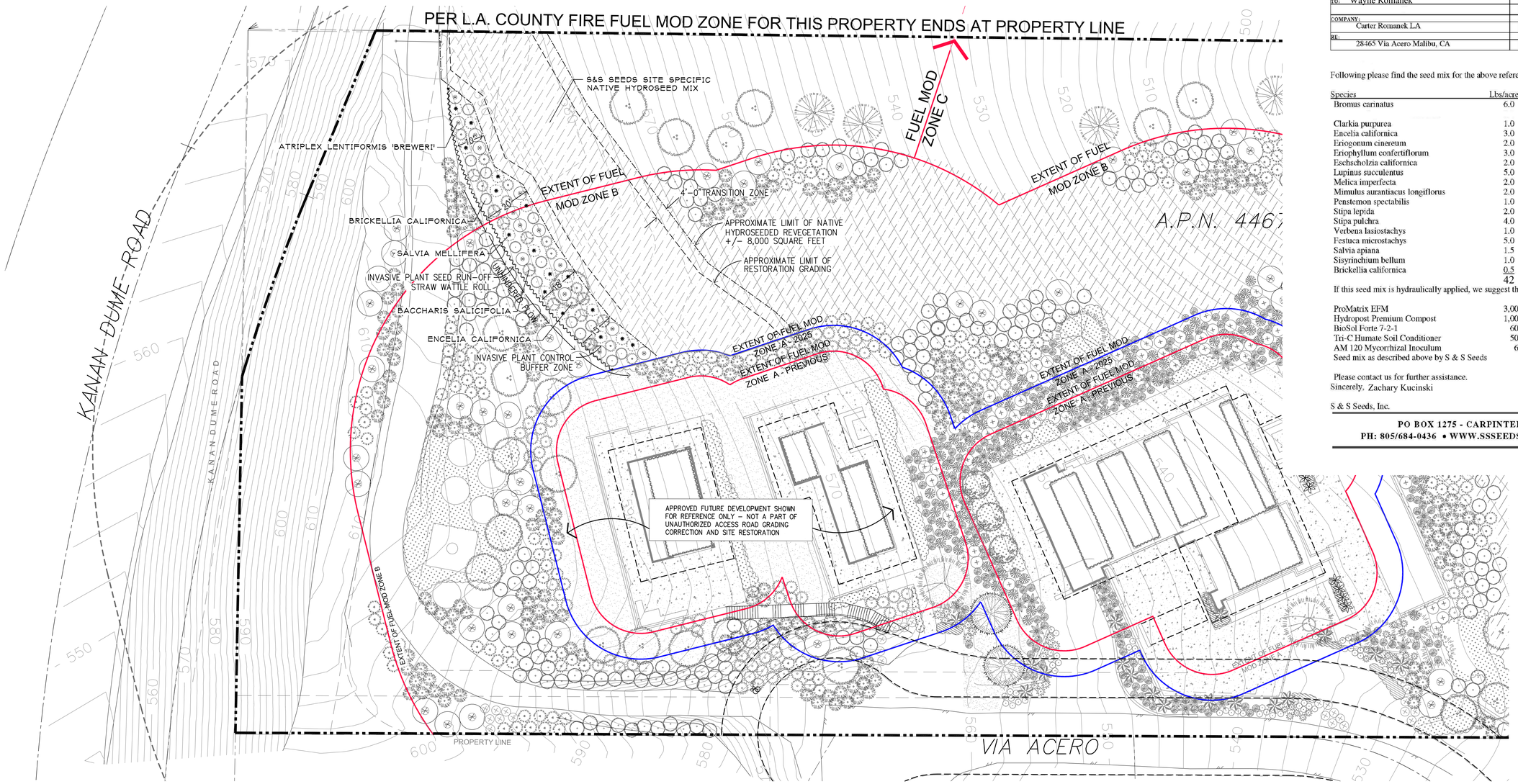
	SYMB.	BOTANICAL NAME	FUEL MOD ZONE	COMMON NAME	SIZE	QTY.
INVASIVE PLANT BUFFER		ACHILLEA MILLEFOLIUM	A	COMMON YARROW	1 GAL 18" O.C.	200
		ATRIPLEX LENTIFORMIS 'BREWERI'	B	QUAIL BUSH	1 GAL	15
		BACCHARIS SALICIFOLIA	B	MULE FAT	1 GAL	10
		BRICKELLIA CALIFORNICA	B	BRICKEL BUSH	1 GAL	17
		ENCELIA CALIFORNICA	A, 10'	BUSH SUNFLOWER	1 GAL	13
		SALVIA MELLIFERA	B	BLACK SAGE	1 GAL	16
RESTORATION		S&S SEEDS CARPENTERIA SITE SPECIFIC HYDROSEED SEED MIX SEE THIS SHEET, TO RIGHT			1 GAL	

• CONTAINER PLANT SIZES WILL GENERALLY BE 1 GALLON SIZE, OR AS AVAILABLE FROM CALSCAPE LISTED NURSERY SOURCES.

APPROVED DEVELOPMENT PLANT MATERIAL LEGEND

	SYMB.	BOTANICAL NAME	COMMON NAME	FUEL MOD ZONE
TREES		ACACIA STENOPHYLLA	SHOESTRING ACACIA	A, 15'
		CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	A
		CITRUS (TO BE SELECTED)	CITRUS TREE	A, 10'
		HETEROMELES ARBUTIFOLIA	TOYON	A, 15'
		OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	A, 15'
		MALOSMA LAURINA	LAUREL SUMAC	B, 40'
GROUND COVERS		ACHILLEA HYBRIDS	YARROW	A
		CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	NOT LISTED
		SEDUM NUSSBAUMERANUM	NO COMMON NAME	A
		IRRIGATED NATIVE GROUNDCOVER MIX	SEE LIST ON PLAN	B
		SUCCULENT ROOF GARDEN -		A

	SYMB.	BOTANICAL NAME	COMMON NAME	FUEL MOD ZONE
SHRUBS		AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	A
		AGAVE DESMETTIANA VARIEGATA	NO COMMON NAME	A
		ATRIPLEX LENTIFORMIS BREWERI	SALTBUSH	B
		BACCHARIS PILULARIS	COYOTE BRUSH	B
		ENCELIA CALIFORNICA	COAST SUNFLOWER	A, 10'
		EPILOBIUM CANUM	CALIFORNIA FUSCHIA	B
		FURCRAEA FOETIDA MEDIOPICTA (OR SPECIMEN SUCCULENT T.B.S.)	MAURITIUS HEMP	A
		HESPERALOE PARVIFOLIA	RED YUCCA	A
		LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH	A
		MUHLENBERGIA RIGENS	DEER GRASS	A, 10'
		PHORMIUM TENAX	NEW ZEALAND FLAX	A
		SALVIA LEUCOPHYLLA	PURPLE SAGE	B
		WESTRINGIA 'MUNDI'	PROSTRATE COAST ROSEMARY	A, 10'
		WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY COAST ROSEMARY	A, 10'



CARTER, ROMANEK
Landscape Architects, Inc.
28720 Roadside Drive, Suite 100
Agoura Hills, California 91301
(310)477-3900

LICENSED LANDSCAPE ARCHITECT — WAYNE D. ROMANEK — SIGNATURE — 5/31/26 RENEWAL DATE — STATE OF CALIFORNIA

Project:

28465 VIA ACERO

REVEGETATION PLAN

MALIBU, CA 90265

S&S SEEDS

JANUARY 10, 2024 (REV.)

TO: Wayne Romanek	BID NUMBER:
COMPANY: Carter Romanek LA	PHONE NUMBER: 310 477 3900
RE: 28465 Via Acero Malibu, CA	EMAIL ADDRESS: wayne@crlaine.com

Following please find the seed mix for the above referenced project:

Species	Lbs/acre
Bromus carinatus	6.0
Clarkia purpurea	1.0
Encelia californica	3.0
Eriogonum cinereum	2.0
Eriophyllum confertiflorum	3.0
Eschscholzia californica	2.0
Lupinus succulentus	5.0
Melica imperfecta	2.0
Mimulus aurantiacus longiflorus	2.0
Penstemon spectabilis	1.0
Stipa lepida	2.0
Stipa pulchra	4.0
Verbena lasiostachys	1.0
Festuca microstachys	5.0
Salvia apiana	1.5
Sisyrinchium bellum	1.0
Brickellia californica	0.5
	42

If this seed mix is hydraulically applied, we suggest the following slurry components:

ProMatrix EFM	3,000 lbs/acre
Hydropost Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	500 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre

Seed mix as described above by S & S Seeds

Please contact us for further assistance.
Sincerely, Zachary Kucinski

S & S Seeds, Inc.

PO BOX 1275 - CARPINTERIA, CA 93014 USA
PH: 805/684-0436 • WWW.SSSEEDS.COM • FAX: 805/684-2798

Date: 1/20/2026

Scale: 1" = 20'

Drawing Title:
PLANTING PLAN
DEVELOPMENT

Sheet No:
L-3

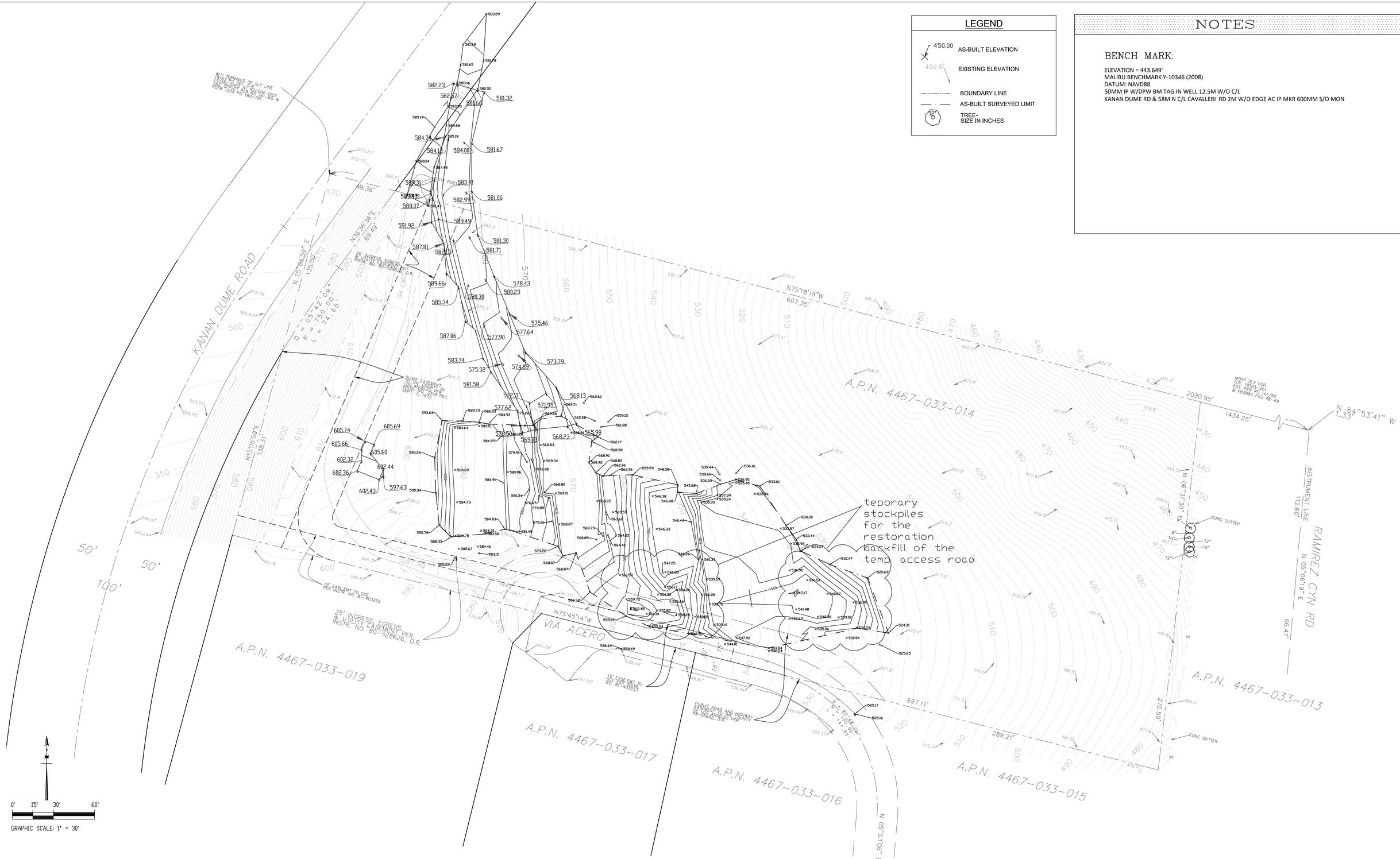
LEGEND

- 450.00 — AS-BUILT ELEVATION
- 459.8' — EXISTING ELEVATION
- BOUNDARY LINE
- AS-BUILT SURVEYED LIMIT
- 18" O — TREE- SIZE IN INCHES

NOTES

BENCH MARK:

ELEVATION = 443.649'
MALIBU BENCHMARK Y-10346 (2008)
DATUM: NAVD88
50MM IP W/DPW BM TAG IN WELL 12.5M W/O C/L
KANAN DUME RD & 58M N C/L CAVALLERI RD 2M W/O EDGE AC IP MKR 600MM S/O MON



PREPARED BY:

NICK KAZEM, INC.
4966 TOPANGA CYN. BLVD.,
WOODLAND HILLS, CA 91364
(818) 999-9890

NICK KAZEMI L.S. NO. 7022 EXP. 6-30-2024

PREPARED FOR:

KAMYAR LASHGARI,
TAFT CORPORATION
(323)828-8213

REV. NO	DATE	REVISION		BY:	APP.
SCALE 1"= 30'	CHK'D BY	APPROVED BY: R.C.E. NO.	DATE 4-1-2023	DWG. NO. 4135-TOPO	

AS-BUILT GRADING SURVEY

FOR

28645 VIA ACERO MALIBU, CALIFORNIA 90265

SHEET 1 OF 1 SHEET

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:** 08/22/2023

PROJECT NUMBER: ACDPA 23-003

JOB ADDRESS: 28465 VIA ACERO ST

APPLICANT / CONTACT:

APPLICANT ADDRESS:

APPLICANT PHONE #:

APPLICANT FAX #:

APPLICANT EMAIL:

PROJECT DESCRIPTION: Restoration of a temporary hauling access driveway to export permitted grading dirt

---

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 Sosnick — 8/30/2023

Signature **Date**

Scope of work does not encroach into the new onsite wastewater treatment system (OWTS) approved under ACDPA 17-014 (attached here to for reference) for this property. No further Environmental Health review is required for this project unless the hauling access point changes.

28465 Via Acero Street **(ACDPA 17-014)**
MALIBU, CA 90265 **(ACDP 13-014)**

SUPERSEDES ALL PRIOR APPROVALS

S.F.D.:	3 Bedroom/50 Fixture Units (N)
GUEST HOUSE:	1 Bedroom/14 Fixture Units (N)
STUDIO:	0 Bedroom/9 Fixture Units (N)
TREATMENT	3,634 Gallon MicroSepTec ES-12
TANK:	w/ Internal UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 31 BI w/ 10' Cap (N)
FUTURE:	1 - 6' x 29 BI w/ 10 Cap (N)
PERC RATE:	12,000 gpd (present projected; B-1)
	11,850 gpd (future projected; B-2)
DESIGNER:	John Yaroslaski, RCE 60149
REFERENCE:	Ensitu: OWTS Design Reports dated 1-11-2013, 6-18-2018, 9-29-2021
	Slutske: Percolation Test Report dated 10-19-2012

NOTES:

1. This approval is for a 3 bedroom (50 fixture units) new single family residence, 1 bedroom (14 fixture units) new guest house, and studio (9 fixture units). The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

2. This approval relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This approval is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

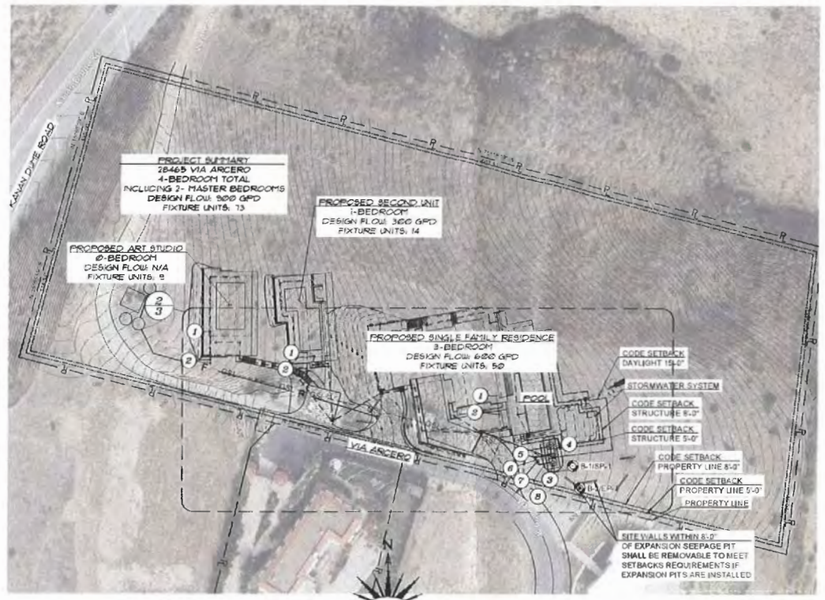
CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

APPROVED

SIGNATURE: _____ DATE: 11/24/2021

THE APPROVAL OF THIS PLAN & SPECIFICATION SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES

Project Engineer: John N Yaroslaski
ORE, NCARB, PE | Registered Engineer, Civil
#60149 | Professional Engineer, Septage
#1708 | Professional Engineer, Septage



1/2 SITE PLAN OWTS
SCALE: 1"=50'-0"

OWTS Capacity (Design and Maximum)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment System (Future Unit Capacity)	1 MicroSepTec ES12	3,634 gpd/day	73 bdrms/ 4973	105 bdrms/ 4973
Treatment (Organic Capacity)	1 MicroSepTec ES12	2,100 lb-BOD/day	900 gpd at 333 mg/L BOD5	1300 gpd at 333 mg/L BOD5
Disinfection	1 MicroSepTec ES12	1,200 gpd	900 gpd	1,200 gpd
Seepage Pit Disposal	1 Present Seepage Pits and 1 Expansion Seepage Pits	12000 (Present Seepage Pits and 11850 Expansion Seepage Pits	900 gpd/ 4 bedrooms, and 73 Total Fixture Units	1650 gpd Maximum Effluent Flow, 11 Maximum Number of bedrooms, and 105 Maximum Fixture Units
Description		Design Capacity	Pump Settings	
MST Pumps		30gpm @ 22.3 ft (TDH)	12 pumps per day, 8.3 minutes, and 16.5 min off per cycle, Total discharge 64 gallons per cycle	

MicroSepTec Design

Design Flow	900	gpd
Design Influent BOD	333	mg/L
Design Effluent BOD	30	mg/L
Design Organic Loading BOD	1.50	lb-BOD/d
MicroSepTec Flexible Basis Used	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal [1]	2.00	lb-BOD/d
Maximum Number of Effluent Gal Per 24 Hr Restricted	1	gpd
Design Organic Removal	2.00	lb-BOD/d
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixture Based on Design Tank Volume	105	

Fixture Unit Summary

Total Proposed Fixture Units	73	
Total Fixture Units	73	
Dwelling Units Summary		
Total Proposed Dwelling Units	3	
Proposed Bedrooms Summary		
Total Proposed Bedrooms	4	bedrooms
Number of Proposed Master Bedrooms	2	bedrooms
Number of Proposed Standard Bedrooms	2	bedrooms
Flow Calculations (GD)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	300	gpd
Average Flow per Standard Bedroom	150	gpd
Flow Calculations Proposed (GD)		
Peak Flow, Qp	900	gpd
Average Flow, Qa	600	gpd
Design Flow, Qd	900	gpd

Septic Tank (ST) Calculations

Total Bedroom Fixture Units		
Total Proposed Fixture Units	73	
Total Fixture Units	73	
Minimum Septic Tank Size based on Fixtures	3000	gal
Total Proposed Dwelling Units	3	
Total Proposed Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Minimum Septic Tank Size	3000	gal
Design Septic Tank Size	3634	gal

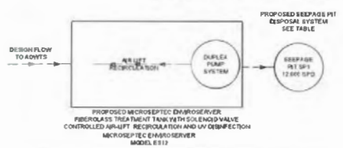
MST Pump Design Settings

Total Dynamic Head	22.3	MHO
Pump Flow Rate	30	gpm
Design Pump Flow Rate 0 Bit Pump Flow Rate	24.0	gpm
Total Yearly Run Time (Design Hour Design Pump Flow Rate)	37.5	min
Pump Cycles in 13 Hour Period	13.00	
Minutes per pump cycle	60.00	min
Minutes super Cycle	3.50	min
Per a Flow per Cycle	64.00	gal
Minutes off/cycle	56.50	min
Pump flow per 24 Hour period	2112.00	gal/day

Seepage Pit Calculations

Minimum Seepage Pit Capacity	9000	gpd
Based On Percolation Rate (Qp)		
Minimum Seepage Pit Capacity	7500	gpd
Based On Bedrooms (Qa)		
Minimum Seepage Pit Capacity	9000	gpd
Design Present Seepage Pit Capacity	12000	gpd
Design Expansion Seepage Pit Capacity	11850	gpd

Boring Number	Cap (Depth) ft	Depth Perforation ft	Total Depth ft	Dia ft	Total Pit Capacity gpd	Seepage Pit Number	Dia ft	Cap (Depth) ft	Depth Perforation ft	Total Depth ft	Pit Capacity gal/day
Present Seepage Pits											
B-1	10	31	41	2	4000	SP-1	6	10	10	41	12000
Total					4000						12000
Expansion Seepage Pits											
B-2	10	29	39	2	3950	SP-1	6	10	29	39	11850
Total					7900						11850



PROPOSED MICROSEPTEC ENVIROSERVER
FIBERGLASS TREATMENT TANK WITH SOLENOID VALVE
CONTROLLED AIR-LIFT RECIRCULATION AND UV DISINFECTION
MICROSEPTEC ENVIROSERVER
MODEL ES12

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, CLEANOUTS, SEEPAGE PITS(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.43.170.C, AND SECTION 15.43.170.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 CANNOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEER AND 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 SILT/EROUS FILL AND NON-BEACH SAND MATERIAL IS 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 14% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTRACTED 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 PERMITTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE LOCAL PLUMBING CODE, AND POLICIES.

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	3	CONNECTION TO BUILDING SEWER[1]	
2	2	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE, SPEARS MODEL 9475P FOR 4"I.D., VALVE BOX (CHRISTY MODEL P06)
3	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
4	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
5	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
6	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES[1][2]	MICROSEPTEC
7	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES[1][2]	GEOFLOW
8	1	VENT ASSEMBLY[1][2]	ORSENCO
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, STATE AND CALIFORNIA PLUMBING CODES. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS, AND COORDINATION WITH LOCAL AUTHORITIES HAVING JURISDICTION REGARDING PLUMBING WORK. CONTRACTOR SHALL VERIFY ALL PLUMBING FIXTURE LOCATIONS, ROUGH-IN DIMENSIONS, AND CONNECTIONS TO BUILDING PLUMBING PRIOR TO INSTALLATION. ANY DISCREPANCIES OR CONFLICTS WITH THE PLANS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
[2]		ALL ELECTRICAL APPLIANCES AND EQUIPMENT SHALL BE INSTALLED TO CONFORM TO CURRENT LOCAL, STATE AND CALIFORNIA ELECTRICAL CODES. CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS, INCLUDING VOLTAGE, AMPERAGE, AND CONNECTION TYPES, WITH THE MANUFACTURER'S SPECIFICATIONS. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS AND SHALL INCLUDE PROPER GROUNDING, OVERCURRENT PROTECTION, AND WIRING METHODS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE ADEQUATE POWER SUPPLY, CONDUIT ROUTING, AND ACCESS FOR MAINTENANCE. ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION BEFORE FINAL ACCEPTANCE.

PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
SPH	SEEPAGE PIT HEADER	2" SCH80 PVC

LEGEND

P-1 (1.0 GPM/FT²)	PERCOLATION TEST AND PROPOSED ACTIVE/PRESENT SEEPAGE PIT LOCATION
P-2 (1.0 GPM/FT²)	PERCOLATION TEST AND PROPOSED EXPANSION/FUTURE SEEPAGE PIT LOCATION
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	EXISTING OWTS TO BE REMAIN (CONTRACTOR TO VERIFY LOCATION AND STRUCTURAL INTEGRITY)
	BUILDINGS AND STRUCTURES
	RETE WALL
	DRIVEWAY
	HARDSCAPE
	POOL

APPROVED

Subject to verification of actual location of existing District water main distance from Sanitary sewer disposal system facilities. Separation distance must satisfy Section 721 of the Uniform Plumbing Code.

Will F. John 4/16/2022
By Date

Los Angeles County Waterworks Districts

ENSITU
ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
2470 Impala Drive, Suite 100
Carlsbad, CA 92010
Tel: 800.772.6733
Fax: 800.772.6734
ENSITU@ensitu.com

NO.	REVISIONS	DATE	BY

28465 VIA ARCERO AOWTS FINAL DESIGN PLANS
FD-SITE PLAN AND TABLES
MALIBU, CALIFORNIA

DATE: 09/28/2021
DESIGNED BY: JNY
DRAWN BY: JNY
CHECKED BY: JNY
JOB NO. 348-02
SHEET 2 OF 4

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

1. In case of emergency, call _____ at _____

2. Total Disturbed Area 0.2± (Acres) WDID # n/a
   i. Risk Level:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____

Civil Engineers/Architects Signature Date

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

_____

Owner or Authorized Representative (Permitee) Date

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

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

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

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

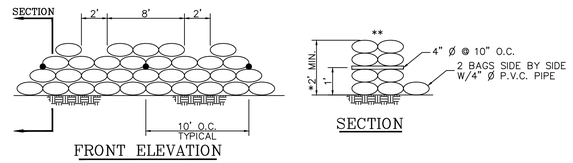
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

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

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

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



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.

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

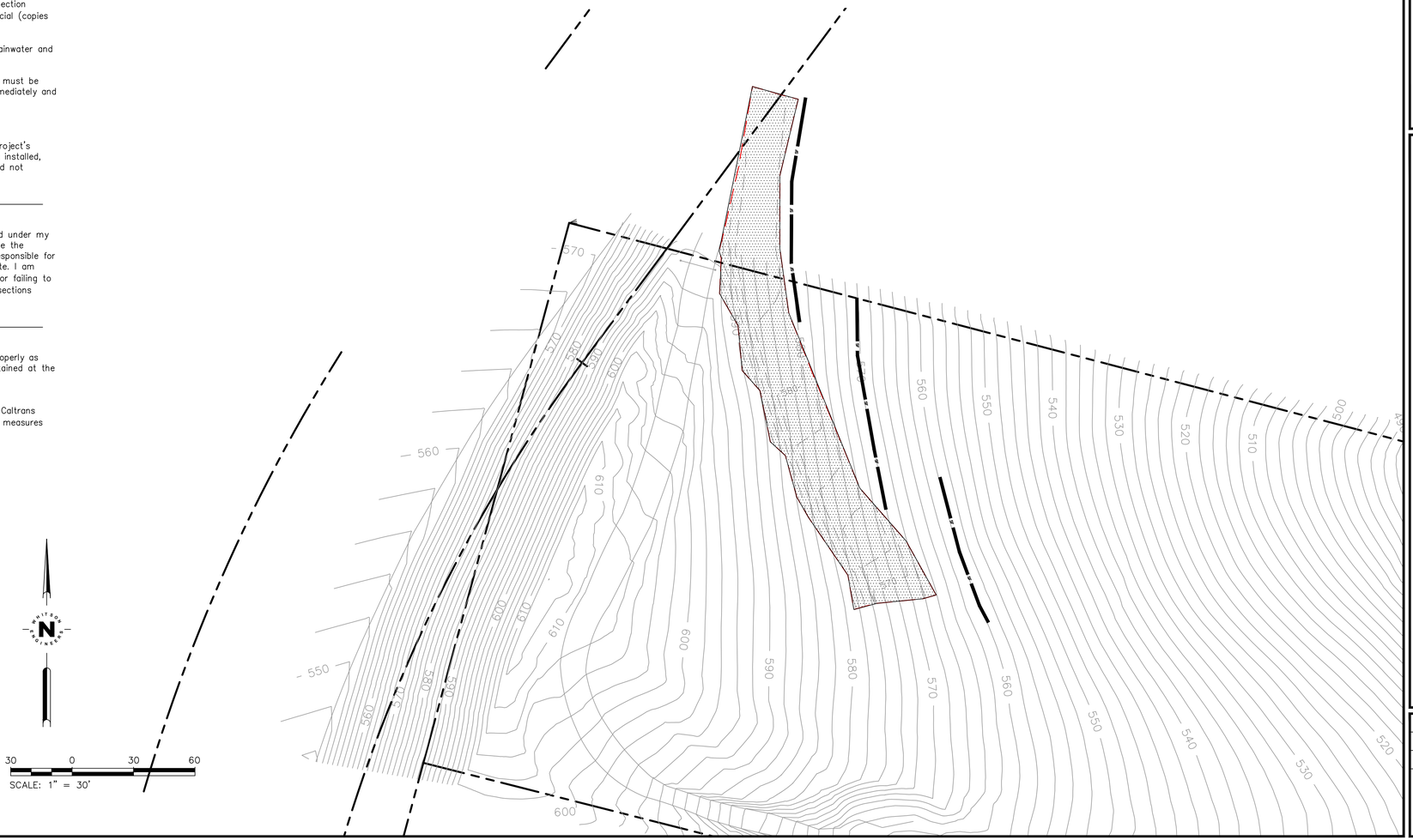
1 CHECK DAM
N.T.S.

EROSION CONTROL LEGEND

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

REQUIRED NOTES:

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



30 0 30 60
SCALE: 1" = 30'

0 1 2 INCHES 3

Civil Engineering
Land Surveying
4629 West Slauson Avenue
Units 625
Los Angeles, California
310.643.3205
whitsonengineers.com

Whitson ENGINEERS

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

SUBMITTAL / REVISION

5/31/23	FIRST SUBMITTAL
MB	

MALIBU, CA
APN 4467-033-014

28465 VIA ACERO

RESTORATION GRADING PLAN
LSWPPP

SCALE:	1"=30'
DRAWN:	MB
JOB No.:	3554.00

SHEET C2.1 OF 4

I:\LA Projects\3554\CIVIL\DESIGN\3554.00–RESTORATION PLAN.dwg mbadi May 31, 2023 – 1:43pm

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:** 08/22/2023

PROJECT NUMBER: ACDPA 23-003

JOB ADDRESS: 28465 VIA ACERO ST

APPLICANT / CONTACT:

APPLICANT ADDRESS:

,

APPLICANT PHONE #:

APPLICANT FAX #:

APPLICANT EMAIL:

PROJECT DESCRIPTION: Restoration of a temporary hauling access driveway to export permitted grading dirt

---

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 Myer — 9/14/2023

SIGNATURE DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: September 14, 2023

Re: Proposed Conditions of Approval for 28465 Via Acero St ACDPA 23-003

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

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

STORMWATER

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

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

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

MISCELLANOUS

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

COMMERCIAL DEVELOPMENT

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **REVISED DATE** 03/01/2024

PROJECT NUMBER:	ACDPA 23-003
JOB ADDRESS:	28465 VIA ACERO ST
APPLICANT / CONTACT:	KAMYAR LASHGARI, TAFT CORPORATION
APPLICANT ADDRESS:	28405 VIA ACERO ST Malibu, CA 90265
APPLICANT PHONE #:	(213) 268-3468
APPLICANT FAX #:	
APPLICANT EMAIL:	taftcorporation@gmail.com
PROJECT DESCRIPTION:	Restoration of a temporary hauling access driveway to export permitted grading dirt

---

TO: Malibu Planning Divison and/or Applicant

FROM: City Geotechnical Staff

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

____ 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 4-18-2024

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: GCI Interim Geology report dated 2-22-2024 and Geotechnical Review letter dated 1-18-2024. GCI acknowledged that site retaining walls in some locations will require deepened foundations.

The Applicant must submit revised foundation plans for the house and site retaining walls to reflect GCI's updated observations of the as graded condition and recommendations. Deepened pile supported foundations are required to reach bedrock.

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 18, 2024 **Review Log #:** **5113**

Site Address: 28465 Via Acero Street

Lot/Tract/PM #: n/a **Planning #:** **ACDPA 23-003**
ACDPA 17-014
CDP 13-014

Applicant/Contact: Kamyar Lashgari, taftcorporation@gmail.com **BPC/GPC #:** Ref: CC 20-315 to 320

Contact Phone #: 213-268-3468 **Fax #:** **Planner:** **Raneika Brooks**

Project Type: Access road restoration, interim as-built geology and compaction reports, unpermitted grading; for single-family residential development

Submittal Information

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

GeoConcepts, Inc. (Barrett, CEG 2088): **11-13-2023**
GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **11-10-2023, 4-27-2023**
GeoConcepts, Inc. (Dermendjian, RCE 88261): **11-8-2023**
GeoConcepts, Inc. (Barrett, CEG 2088; Walter, RGE 2476): 4-22-2021, 3-7-18, 3-5-18, 10-27-17, 8-8-13, 5-9-13, 2-26-13
GeoConcepts, Inc. (Barrett, CEG 2088): 3-6-18, 6-1-15, 4-8-15, 12-14-12
Letter from Nicole Farnoush addressing Environmental Health Review letter Comments dated 5-9-18.

Architectural plans prepared by Bau10 Architecture, undated.
Structural plans prepared by Bold Engineering, undated.
City-approved Grading plans prepared by Whitson Engineers stamped by Bureau Veritas North America, Inc. on 9-10-2021.
Landscape Plans prepared by Carter, Romanek Landscape Architects, Inc. dated April 24, 2018.
Preliminary Onsite Wastewater Treatment System (OWTS) plan prepared by EnSitu Engineering, Inc. dated January 17, 2013

Previous Reviews: Geotechnical Review Referral Sheet dated 8-30-2023, Environmental Health Referral Sheet dated 8-30-2023; Ref: 6-24-2021, 1-26-2021, 5-30-2018, 12-27-17, Environmental Health Review Sheet dated 12-19-17, 7-1-15, 5-13-15, 9-4-13, 6-19-13, 4-5-13, Geotechnical Review Referral Sheet dated 3-13-13

Review Findings

Coastal Development Permit Review

☒ The as-built and restoration project is **ACCEPTABLE** from a geotechnical perspective.

☐ The as-built and restoration project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

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

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

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

Remarks

The referenced access roadcut and supplemental reports, interim geologic report, and compaction report (interim) were reviewed by the City's consultants from a geotechnical perspective. The project includes documenting and evaluating the access road roadcuts and restoration of the slope with grading, addressing un-permitted grading on the site other than on the access road, and providing updated recommendations based on a comparison of the permitted grading and existing grading to date on the site.

The residential development project, under construction, comprises a new 6,858 square foot two-story single-family residence and attached 2-car garage, an 899 square foot one-story second unit with 188 square feet of storage, a 1,000 square foot one-story artist studio, retaining walls, a swimming pool, water features, decking, flatwork, landscaping, a water well, underground water storage tanks (six 5,000 gallon tanks), and grading (2,060 yards of R & R; 1,430 yards of cut and 155 yards of fill under structure; 90 yards of cut and 20 yards of fill for safety; 965 yards of cut non-exempt; and 2,310 yards of export). A new onsite wastewater treatment system (OWTS) will be installed on the property that consists of a treatment tank and one seepage pit (6' diameter x 31' B.I. seepage pit with a 10' cap) with 100% expansion.

Review Comments:

1. None

Building Plan-Check Stage Review Comments:

2. Please provide a set of grading plans for the access road restoration for review.
3. The slope stability model limits need to be explained, please provide a narrative for how the model limits were selected, and how this addresses the concerns of the road cut stability.
4. Prior to final approval of the project, a final 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 sandstone bedrock used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

5. The final set of access road restoration grading plans **(APPROVED BY BUILDING AND SAFETY)** incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Engineering Geology Review by: _____ 12/7/2023

Christopher Dean, C.E.G. #1751, Exp. 9-30-24 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ 1/18/2024

Lauren J. Doyel, G.E. #2981, Exp. 6-30-25 Date
Geotechnical Engineering Reviewer (805-496-1222)

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

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. Show the name, address, and phone number of the Geotechnical Consultant(s) on the cover sheet of the Architectural and Grading Plans.
2. 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 Geotechnical Consultant's recommendations.
3. Show the onsite wastewater treatment system on the Site Plan.

Retaining Walls (As Applicable)

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

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

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

PROJECT NUMBER: ACDPA 23-003

JOB ADDRESS: 28465 VIA ACERO ST

APPLICANT / CONTACT: Mike Gardner

APPLICANT EMAIL: maliburealestate@icloud.com

PLANNER: Fletcher Allen

PROJECT DESCRIPTION: Restoration of a temporary hauling access driveway to export permitted grading dirt

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

X 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 2/13/26

Signature Date

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

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Mike Gardner maliburealestate@icloud.com	
Project Address:	**28465 VIA ACERO ST** Malibu, CA 90265	
Planning Case No.:	ACDPA 23-003	
Project Description:	Restoration of a temporary hauling access driveway to export permitted grading dirt	
Date of Review:	February 13, 2026	
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:	2/6/26 (Revegetation plan)
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	5/18/23 (Greg Ainsworth), 10/18/23 (Greg Ainsworth)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	6/10/24 (Restoration and Monitoring Plan)
Previous Reviews:	9/3/23 (Incomplete), 11/14/23 (Incomplete), 1/23/24 (Incomplete), 8/13/24 (Approved), 12/1/25 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. Pursuant to MMC Section 17.53.030, the proposed project is not subject to the Landscape Water Conservation Ordinance as the project is an ecological restoration project that does not require a permanent irrigation system.

2. Following the ERB hearing, the applicant has incorporated their recommendations into the landscaping plan to the best of their ability for the restoration aspect of the area on the property.

RECOMMENDATIONS:

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

   A. Pursuant to LIP Section 4.8, Monitoring Reports shall be provided to the City annually and at the conclusion of the five-year monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of five years, the monitoring period shall be extended until the standards are met. The restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than exotic species control. At the City's discretion, final performance monitoring will be conducted by an independent monitor supervised by the city biologist and paid for by the applicant. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative mitigation.

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

   C. 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.

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

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

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

G. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas nearby including the coastal sage scrub ESHA.

H. The (*restoration plan*) has been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the (*restoration plan*). Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

2. **UPON COMPLETION OF PLANT INSTALLATION**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

3. **ERB REQUIRED**

Pursuant to LIP Section 4.4.4, the proposed project will require review by the Environmental Review Board (ERB) as it has the potential to impact special status biological resources.

-o0o-

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

cc: Planning Project file
Planning Department

Outlook

City of Malibu - Administrative CDP Amendment No. 23-003 and Code Violation No. 23-073

From Mario Sandoval <mario.sandoval@mrca.ca.gov>
Date Tue 7/28/2026 12:41 PM
To fallen@malibucity.org <fallen@malibucity.org>; ybundy@malibucity.org <ybundy@malibucity.org>
Cc Elena Eger <elena.eger@mrca.ca.gov>; Diane Temple <dtemple@planning.lacounty.gov>

1 attachment (3 MB)
28465 Via Acero_Encroachment Letter_013023_FINAL.pdf;

Good afternoon,

The MRCA is in receipt of a notice for an application to amend Administrative Coastal Development Permit Amendment No. 17-014 and Administrative Coastal Development Permit No. 13-014 to restore an unpermitted temporary hauling access driveway to its original condition.

MRCA staff request to review any related and available documents at City Hall today (07/28/26) before close of business. Please prepare this document package in anticipation of this review.

The MRCA has noted this illegal hauling access driveway since December of 2022 as it was also illegally constructed over MRCA fee property (APN 4467-002-907) located within unincorporated Los Angeles County outside of the City of Malibu - see the attached correspondence dated January 31, 2023, mailed to the owner of record at the time. There has been no coordination between the City of Malibu and the MRCA regarding this code violation despite our reporting it to the City in 2022 when it came to our attention. We have been coordinating with Los Angeles County Zoning Enforcement since January of 2023 to request that this illegal development that occurred on MRCA property as a result of this City issued development permit be restored fully.

Has the City of Malibu been in contact with Los Angeles County Planning or Zoning Enforcement to fully restore this unpermitted access driveway from Kanan Dume Road, not just the portions that reside within the City? I am copying Diane Temple with LA County Zoning Enforcement on this message as she is the latest staff contact for MRCA regarding this outstanding violation and unpermitted development over MRCA property.

A resolution that fully restores the unpermitted development related to these City permits across both jurisdictions would be ideal.

Mario Sandoval
Deputy Chief and Coastal Planner
Mountains Recreation and Conservation Authority
213.393.7999

https://mrca.ca.gov/coastal-access/

ATTACHMENT 3

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
Phone (310) 589-3200 Fax (310) 589-3200

January 31, 2023

Sent by overnight Federal Express

Mr. Thilo Kuther
Estate of Thilo Kuther
28465 Via Acero Street
Malibu, California 90265

28465 Via Acero
Los Angeles County APN 4467-033-014

Dear Mr. Kuther:

The Mountains Recreation and Conservation Authority (MRCA) owns property with a street address of 5350 Kanan Dume Road, Malibu, Los Angeles County Assessor's Parcel Nos. 4467-002-907, -908 and –909 immediately adjacent to undeveloped property with the owner of record as Thilo Kuther and a street address of 28465 Via Acero, Malibu, more particularly described above.

On December 16, 2022, our staff observed a contractor, Kamyar Lashgari, Taft Corporation, 26405 Via Acero, Malibu, conducting unpermitted and extensive grading, terracing, benching, soil retention and creation of a roadway and placement of steel rumble plates on and over our property, Parcel No. 4467-002-907, in violation of our property rights and the use restrictions on our property that benefit the California State Coastal Conservancy, a state agency. Contractor Lashgari claimed he was acting under the property owner's authority. Contractor Lashgari also claimed the work was permitted by the City of Malibu and conducted only on the private parcel. Our rangers issued a violation to Contractor Lashgari; demanded Contractor Lashgari cease his operation; and refused to grant permission to use our property to exit his heavy equipment to Kanan Dume Road. Despite our refusal, we later observed Contractor Lashgari used our property to remove his equipment from the graded area on Parcel No. 4467-033-014.

Contractor Lashgari also represented in that December 16, 2022, conversation that his work was lawfully permitted and contained on your property exclusively. Our staff showed Contractor Lashgari our November 2021 survey by Land & Air Surveying, but he insisted that our survey was incorrect. So, on December 22, 2022, our licensed surveyor staked the southernmost boundary of Parcel No. 4467-002-907 with pink surveyor stakes as seen in the timestamped photographs attached. The physically staked boundary confirmed what our staff told Contractor Lashgari. Your unpermitted and illegal development on our Parcel No. 4467-002-907, which lies entirely within the County of Los Angeles, is not subject to the City of Malibu's jurisdiction or allowed under

any Coastal Development Permit issued by the City.

Contractor Lashgari also represented to our staff that Mr. Kuther had died the day before our December 16, 2022, conversation. We extend our condolences to his family. Out of respect, we waited to bring this matter to your attention.

Please contact us by February 13, 2023 by email elena.eger@mrca.ca.gov to discuss resolution of this matter.

Sincerely,

Elena Eger
Coastal Projects Special Counsel




Dec 16, 2022 10:13:15 AM






RESTRICTED AREA
DO NOT ENTER
Dec 22, 2022 4:22:06 PM

PROPERTY ADDRESS:

VACANT KANAN DUME
MALIBU, CA 90265

ASSESSOR'S PARCEL NO.'S.:

4467-001-900 (LOS ANGELES COUNTY)
4467-002-907 (LOS ANGELES COUNTY)
4467-002-908 (LOS ANGELES COUNTY)
4467-002-909 (LOS ANGELES COUNTY)

LEGAL DESCRIPTIONS:

APN: 4467-001-900

A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGES 407 ET SEQ OF PATENTS, OFFICIAL RECORDS OF LOS ANGELES COUNTY (SEE NOTE 5)

APN 4467-002-907:

A PARCEL OF LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT T.M. NO. 8, AS DESCRIBED IN SAID PATENT, SAID T.M. NO.8 BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF SAID RANCHO AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 89 PAGES 23 AND 24 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY: THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 30' 00" WEST 1088.90 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION: THENCE SOUTHWESTERLY LEAVING SAID NORTHERLY BOUNDARY LINE OF SAID RANCHO, SOUTH 00° 13' 11" WEST 97.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 144.09 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83° 52' 27" EAST: THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 57' 15", AN ARC DISTANCE OF 145.75 FEET TO THE END OF SAID CURVE: THENCE SOUTH 20° 57' 18" WEST 80.39 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET IN THE DEED TO HOPE ANN GOODRICH, RECORDED MARCH 27, 1942 IN BOOK 19183 PAGE 261 OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON SAID RECORD OF SURVEY: THENCE SOUTH 46° 05' 45" EAST 626.48 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF SOUTH 75° 41' 05" EAST 2091.62 FEET IN SAID DEED TO HOPE ANN GOODRICH: THENCE NORTHWESTERLY ALONG SAID BOUNDARY LINE NORTH 75° 41' 05" WEST 974.54 FEET TO THE EASTERLY RIGHT OF WAY OF KANAN DUME ROAD, 100 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY: THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY, NORTH 36° 13' 30" EAST 313.73 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 81° 43' 08" WEST 404.64 FEET IN SAID DEED TO HOPE ANN GOODRICH: THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE, SOUTH 81° 43' 08" EAST 164.54 FEET TO THE EASTERLY TERMINUS OF SAID CERTAIN BOUNDARY LINE, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 28° 56' 24" EAST 294.96 FEET IN THE DEED TO HOWARD N. WAYMIRE AND VERNE L. WAYMIRE, RECORDED DECEMBER 12, 1947 IN BOOK 25944 PAGE 70 OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON SAID RECORD OF SURVEY: THENCE NORTHEASTERLY ALONG SAID CERTAIN BOUNDARY LINE, NORTH 28° 54' 08" EAST 295.34 FEET TO SAID NORTHERLY LINE OF SAID RANCHO TOPANCA MALIBU SEQUIT: THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF SAID RANCHO, SOUTH 86° 28' 12" EAST 111.86 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 5.50 ACRES OF LAND MORE OR LESS.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS PROVIDED FOR IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION, RECORDED APRIL 14, 1942 IN BOOK 19308 PAGE 12, OFFICIAL RECORDS

APN: 4467-002-908

A PARCEL OF LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT T.M. NO. 8, AS DESCRIBED IN SAID PATENT, SAID T.M. NO.8 BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF SAID RANCHO AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 89 PAGES 23 AND 24 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY: THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 28' 12" WEST 1088.90 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION: THENCE SOUTH-WESTERLY LEAVING SAID NORTHERLY BOUNDARY LINE OF SAID RANCHO: SOUTH 00° 14' 39" WEST 97.89 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 144.09 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83° 50' 48" EAST: THENCE SOUTH-WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 57' 15" AN ARC DISTANCE OF 145.75 FEET TO THE END OF SAID CURVE: THENCE SOUTH 20° 58' 57" WEST 80.87 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET IN THE DEED TO HOPE ANN GOODRICH, RECORDED MARCH 27, 1942 IN BOOK 19183 PAGE 261 OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON SAID RECORD OF SURVEY: THENCE SOUTH 46° 05' 45" EAST 626.48 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF SOUTH 75° 41' 05" EAST 2091.62 FEET IN SAID DEED TO HOPE ANN GOODRICH: THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE, SOUTH 75° 41' 05" EAST 1067.86 FEET TO THE MOST SOUTHERLY ANGLE POINT OF SAID BOUNDARY IN SAID DEED AS SHOWN ON SAID RECORD OF SURVEY: THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID DEED, NORTH 53° 18' 38" EAST 3.31 FEET: THENCE NORTHERLY LEAVING SAID SOUTHERLY BOUNDARY LINE, NORTH 11° 38' 10" WEST 20.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 35° 15' 14" WEST: THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 13' 12" AN ARC DISTANCE OF 30.10 FEET TO THE END OF SAID CURVE: THENCE NORTH 11° 38' 10" WEST 181.68 FEET: THENCE NORTH 60° 51' 34" WEST 135.52 FEET: THENCE NORTH 55° 30' 41" WEST 213.49 FEET TO SAID BOUNDARY LINE HEREIN-BEFORE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET: THENCE NORTHWESTERLY ALONG SAID BOUNDARY LINE, NORTH 44° 18' 11" WEST 158.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.20 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 46° 48' 03" EAST: THENCE NORTH-EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4.30 10' 16" AN ARC DISTANCE OF 137.29 FEET TO THE END OF SAID CURVE: THENCE NORTH 05° 39' 17" WEST 118.46 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF SAID RANCHO TOPANGA MALIBU SEQUIT: THENCE NORTH-WESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 28' 12" WEST 122.74 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

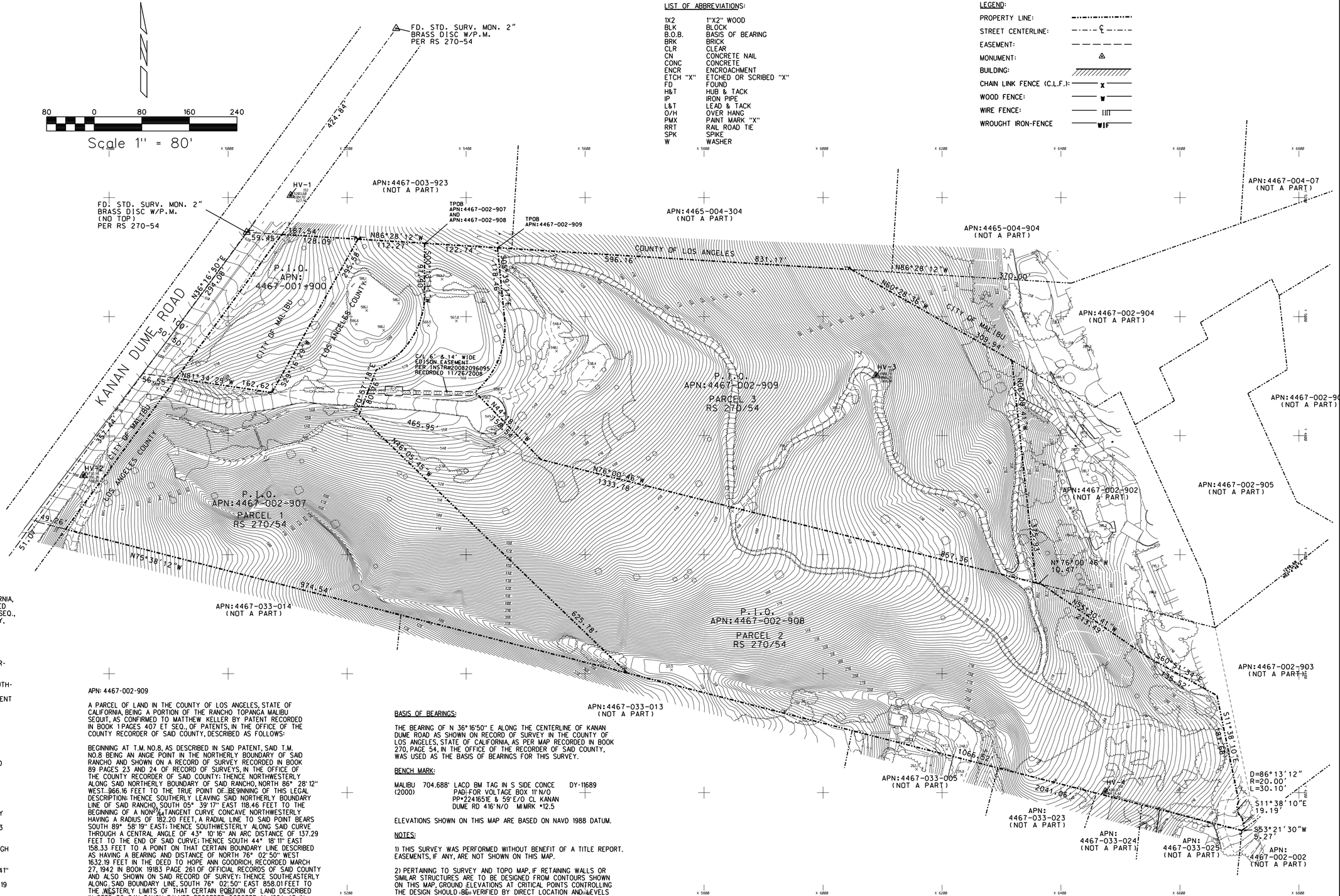
EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS PROVIDED FOR IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION, RECORDED APRIL 14, 1942 IN BOOK 19308 PAGE 12, OFFICIAL RECORDS.

LIST OF ABBREVIATIONS:

1X2	1"X2" WOOD
BLK	BLOCK
B.O.B.	BASIS OF BEARING
BRK	BRICK
CLR	CLEAR
CN	CONCRETE NAIL
CONC	CONCRETE
ENCR	ENCROACHMENT
ETCH "X"	ETCHED OR SCRIBED "X"
FD	FOUND
H&T	HUB & TACK
IP	IRON PIPE
L&T	LEAD & TACK
O/H	OVER HANG
PMX	PAINT MARK "X"
RRT	RAIL ROAD TIE
SPK	SPIKE
W	WASHER

LEGEND:

PROPERTY LINE:
STREET CENTERLINE:
EASEMENT:
MONUMENT:
BUILDING:
CHAIN LINK FENCE (C.L.F.):
WOOD FENCE:
WIRE FENCE:
WROUGHT IRON-FENCE



APN: 4467-002-909

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT T.M. NO.8, AS DESCRIBED IN SAID PATENT, SAID T.M. NO.8 BEING AN ANGIE POINT IN THE NORTHERLY BOUNDARY OF SAID RANCHO AND SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 89 PAGES 23 AND 24 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY: THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 28' 12" WEST 966.16 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION: THENCE SOUTHERLY LEAVING SAID NORTHERLY BOUNDARY LINE OF SAID RANCHO, SOUTH 05° 39' 17" EAST 118.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.20 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 58' 19" EAST: THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4.3° 10' 16" AN ARC DISTANCE OF 137.29 FEET TO THE END OF SAID CURVE: THENCE SOUTH 44° 18' 11" EAST 158.33 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET IN THE DEED TO HOPE ANN GOODRICH, RECORDED MARCH 27, 1942 IN BOOK 19183 PAGE 261 OF OFFICIAL RECORDS OF SAID COUNTY AND ALSO SHOWN ON SAID RECORD OF SURVEY: THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE, SOUTH 76° 02' 50" EAST 1.01 FEET TO THE WESTERLY LIMITS OF THAT CERTAIN PORTION OF LAND DESCRIBED IN DEED TO DAN SAXON PALMER RECORDED OCTOBER 14, 1964 AS IN-STRUMENT NO. 782 OF OFFICIAL RECORDS: THENCE NORTHERLY ALONG SAID WESTERLY LIMITS OF SAID DEED, NORTH 06° 05' 30" WEST 376.06 FEET TO THE MOST NORTHERLY CORNER OF SAID DEED: THENCE NORTH 60° 40' 03" WEST 310.43 FEET TO SAID NORTHERLY BOUNDARY OF SAID RANCHO TOPANGA MALIBU SEQUIT, SAID POINT BEARS NORTH 86° 28' 12" WEST 370.00 FEET FROM SAID T.M. NO.8: THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 28' 12" WEST 596.16 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 8.03 ACRES OF LAND MORE OR LESS.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS PROVIDED FOR IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION, RECORDED APRIL 14, 1942 IN BOOK 19308 PAGE 12, OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARING OF N 36° 16'50" E ALONG THE CENTERLINE OF KANAN DUME ROAD AS SHOWN ON RECORD OF SURVEY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 270, PAGE 54, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

MALIBU (2000) 704.688' LACO BM TAG IN S SIDE CONCE PAD FOR VOLTAGE BOX 11' N/O PP*2241651E & 59' E/O CL KANAN DUME RD 416' N/O MMRK *12.5 DY-11689

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NAVD 1988 DATUM.

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

2) PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.

3) UTILITIES, IF LOCATED, ARE BY SURFACE EVIDENCE ONLY. (MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC.)

4) GROSS PARCEL AREAS
APN:4467-001-900 • 38,622 SQ. FT. / 0.89 ACRES
APN:4467-002-907 • 240,011 SQ. FT. / 5.51 ACRES
APN:4467-002-908 • 436,579 SQ. FT. / 10.02 ACRES
APN:4467-002-909 • 349,225 SQ. FT. / 8.02 ACRES
TOTAL GROSS AREA • 1,064,437 SQ. FT. / 24.44 ACRES

5) APN: 4467-001-900 PLOTTED PER RECORD MAPS. LEGAL DISCRIPTION UNAVAILABLE AT TIME OF SURVEY

6) AERIAL SURVEY WAS FLOWN AT 1"=40' SCALE

STAMP

AERIAL TOPOGRAPHIC SURVEY

REVISIONS:

SURVEYED BY: JM, HC

DRAWN BY: JM, AL

SURVEYED FOR:

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
MARIO SANDOVAL
LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE 26, SUITE 100
LOS ANGELES, CA 90065

SURVEYED BY:

LAND & AIR SURVEYING
BOUNDARY • TOPOGRAPHIC • ALTA SURVEYS
SUBDIVISIONS • PARCEL MAPS
22741 PACIFIC COAST HIGHWAY
SUITE #402A
MALIBU, CA 90265
BUSINESS (310) 456-9381
FAX (310) 456-9821

SCALE: 1" = 80'	CALC'D BY: JM
JOB NO: MT_REC_KANAN	CHK'D BY: MDS
PHOTO DATE: 11/24/21	EASE BY: AL
SHEET: 1 OF 1	EASEMENTS CHK'D BY: MDS

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 AMENDMENT NO. 23-003 AND CODE VIOLATION NO. 23-073 - An application to amend Administrative Coastal Development Permit Amendment No. 17-014 and Administrative Coastal Development Permit No. 13-014 to restore an unpermitted temporary hauling access driveway to its original condition

LOCATION / APN:	**28465 Via Acero St** / 4467-033-014
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Mike Gardner / Ayrshire West, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304(b)
APPLICATION FILED:	August 22, 2023
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org / (310) 456-2489, ext. 233

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after August 11, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

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

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

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

ATTACHMENT 4

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 AMENDMENT NO. 23-003 AND CODE VIOLATION NO. 23-073 - An application to amend Administrative Coastal Development Permit Amendment No. 17-014 and Administrative Coastal Development Permit No. 13-014 to restore an unpermitted temporary hauling access driveway to its original condition

LOCATION / APN:	**28465 Via Acero St** / 4467-033-014
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Mike Gardner / Ayrshire West, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304(b)
APPLICATION FILED:	August 22, 2023
ISSUE DATE:	September 1, 2026
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org (310) 456-2489, ext. 233

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 September 8, 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 September 1, 2026, the appeal period would expire on Friday, September 11, 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: August 26, 2026

Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.4.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Reviewed by: Tyler Eaton, Assistant Community Development Director

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 24-021 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 5911 Bonsall Drive
APN: 4467-024-005
Owner: Vincent Muselli

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-45 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-021 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5911 Bonsall Drive (Vincent Muselli).

DISCUSSION: On November 8, 2018, the Woolsey Fire destroyed 465 homes in the City of Malibu. On March 12, 2025, the City Council adopted Ordinance No. 524 (Attachment 3), which extended the ability to initiate the planning application process and obtain a building permit to rebuild a structure that was damaged or destroyed by a disaster. Section 17.60.020(C) of the Malibu Municipal Code was amended to read as follows:

> Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a

> natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

Absent a time extension, a building permit would need to be obtained for Planning Verification-Woolsey Fire (PVWF) No. 24-021 no later than November 9, 2026. On August 13, 2026, applicant Schmitz and Associates, Inc., on behalf of owner Vincent Muselli, submitted a request for a three-year time extension to the deadline to obtain a building permit for a nonconforming in-kind disaster rebuild of a single-family residence with attached two-car garage, onsite wastewater treatment system and pool.

The Woolsey Fire rebuild has been complicated by the parcel's location within the Federal Emergency Management Agency flood plain, which required the architect to raise the finish floor above the base flood elevation. This resulted in a foundation change from slab on grade to a raised floor and triggered new structural engineering. During the course of geology review, a soils report was required, which is estimated for completion in three months and could trigger additional changes to structural and architectural plans. The owner's basis for due cause is included as Attachment 2.

CONCLUSION: Should the Planning Commission approve the time extension request, the owner would have until November 8, 2029 to obtain a building permit for PVWF No. 19-173.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-45
2. Time Extension Request
3. City Council Ordinance No. 524

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

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A THREE-YEAR EXTENSION TO OBTAIN A BUILDING PERMIT FOR PLANNING VERIFICATION-WOOLSEY FIRE NO. 24-021 TO REBUILD NONCONFORMING STRUCTURES DAMAGED OR DESTROYED IN THE WOOLSEY FIRE FOR THE PROPERTY LOCATED IN THE RURAL RESIDENTIAL, FIVE-ACRE ZONING DISTRICT AT 5911 BONSALL DRIVE (VINCENT MUSELLI)

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

SECTION 1. Recitals.

A. The 2018 Woolsey Fire destroyed at least 488 single-family homes in Malibu and over 640 parcels were damaged, destroyed, or affected by the Woolsey Fire.

B. On February 25, 2019, the City Council adopted Ordinance No. 445, amendments to the Malibu Municipal Code Title 17 (Zoning Ordinance) and the Local Coastal Program, to facilitate the rebuilding of structures damaged or destroyed by the 2018 Woolsey Fire. The Ordinance included deadlines for property owners to rebuild nonconforming structures and uses: two years from the date of damage to initiate a Planning Verification-Woolsey Fire (PVWF), four years from the date of damage or destruction to obtain building permits, and extensions to these deadlines could not total more than five years.

C. On December 14, 2020, approximately 50 percent of property owners of destroyed homes had submitted a PVWF to rebuild homes. Due to a desire to encourage the rebuilding of homes, the City Council adopted Ordinance No. 476, extending the deadlines to initiate the planning application process and obtain building permits by one year, and allowed for extensions of these deadlines to not total more than six years combined.

D. On January 8, 2024, City Council adopted Ordinance No. 513, which extended the ability to initiate a PVWF within six years of the date of damage or destruction to November 8, 2024, with the ability for the Planning Commission to grant extensions when strict compliance created an undue hardship. Extensions could not total more than nine years. In addition, the deadline to obtain building permits was extended to November 8, 2026.

E. On March 12, 2025 following the 2025 Palisades Fire, City Council adopted Ordinance No. 524, which included an amendment to Malibu Municipal Code Section 17.60.020(C) to allow the Planning Commission to consider requests for an extension of time to obtain a building permit for structures damaged or destroyed by a natural disaster for a maximum total of eleven years from the date of the disaster (November 8, 2029 for the Woolsey Fire).

F. On August 17, 2026, the owner submitted an application requesting a three-year extension to the November 8, 2026 deadline to obtain a building permit for an in-kind rebuild of nonconforming uses or structures. The Woolsey Fire destroyed the single-family residence with attached two-car garage, onsite wastewater treatment system and pool. The applicant cites unique site constraints due to the parcel's location within the Federal Emergency Management Agency flood plain, which requires the finish floor to be raised above the base flood elevation. The residence will require a change in foundation type resulting in new structural and architectural changes.

G. On September 8, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission determined the project to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3), which exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. This Resolution is merely extending the time an applicant has to obtain a building permit for nonconforming structures and uses damaged or destroyed by the Woolsey Fire. Further, this act is not a "project" pursuant to CEQA Guidelines Section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects.

SECTION 3. Planning Commission Action.

Based on substantial evidence in the record, the Planning Commission finds that, due to unusual circumstances, strict compliance with the eight-year time limit imposed by Malibu Municipal Code Section 17.60.020(C) would create an undue hardship. The recitals above are adopted hereon, and the property owner has demonstrated to the satisfaction of the Planning Commission the necessity of a time extension to obtain a building permit for PVWF No. 24-021. The Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby grants the property owner a three-year time extension to obtain a building permit for PVWF No. 24-021 to rebuild non-conforming uses or structures destroyed or damaged in the Woolsey Fire. Said building permit shall be obtained by November 8, 2029.

SECTION 4. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 8th day of September, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code 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. 26-45 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 8th day of September, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
08/13/26
Planning Div.

City of Malibu

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

WOOLSEY FIRE
Non-Conforming In-kind Disaster Rebuild Building Permit Time Extension Request

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. EXTWF No. 26-005

To submit a Woolsey Fire building permit time extension request:

To request a time extension to obtain building permits for a previously approved Planning Verification for a non-conforming in-kind rebuild, the request must be timely received by the Planning Division in person or via email to planningadmin@malibucity.org. The deadline to submit a Woolsey Fire building permit time extension request is **November 8, 2026**. Per California Code of Civil Procedure Section 12(a), because this falls on a weekend, the City will accept requests received and paid on the next business day, Monday, November 9, 2026, by 5:30 PM.

Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster, with maximum extension to **NOVEMBER 8, 2029**. For questions about this form, please email revans@malibucity.org.

Site Address: 5911 Bonsall Drive

Planning Verification-Woolsey Fire No: _____ (if applicable)

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** — X

   This form with property owner's signature

2. **Time Extension to Obtain Building Permits Request Letter** — 3 YRS

   A letter setting forth unusual circumstances that render strict compliance to the deadline an undue hardship. Property Owners are encouraged to provide evidence of such hardship. This letter and evidence will be provided to the Planning Commission. I am requesting an extension for 3 year(s).

3. **Time Extension Fee ($596)** — X

ATTACHMENT 2

4. **Property Owner's /Occupant's Information**

Name: Vincent Muselli

Property Owner's mailing Address [redacted]

Property Owner's telephone:

Property Owner's email address:

5. **Proof of Ownership / Authorized Representatives** X

If grant deed or title report is held by an LLC or Trust, submit Operating Agreement for LLC or Trust Documents for Trusts to identify authorized representatives

6. **Applicant's Information**

If an applicant is submitting this form on behalf of the property owner, the Authorization to Submit a Project must be filled out and returned with this form.

Name: Schmitz & Associates, Inc., Cindy Martin

Applicant's mailing address: Schmitz & Associates, Inc.

28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

Applicant's telephone: 818-338-3636

Applicant's email address: cmartin@schmitzandassociates.net

7. **Acknowledgements**

MMC Section 17.60.020(A) states "Any structure which was lawfully erected and which does not conform to the current design and development standards or lot development criteria of this title may be continuously maintained and shall be treated in all respects as though in full compliance with this title."

Pursuant to MMC Section 17.60.020(C), any structure described in subsection Section 17.60.020 (A), may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification and provided that the application for the reconstruction is initiated with the city within six years of the date of damage or destruction, and a building permit is diligently pursued and obtained within eight years from the date of damage or destruction and has not expired. A request for an extension of time to the six-year or eight-year periods may be granted by the Planning Commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. **Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster**. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

I hereby certify that I am presently the legal owner of the above-described property and have read MMC Sections 17.60.020(A) and (C).

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Vincent Muselli	Vincent Muselli	2/30/2026

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the request is invalid. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Vincent Muselli	Vincent Muselli	2/20/2026

8. Indemnification Clause

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

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Vincent Muselli	Vincent Muselli	2/20/2026

AUTHORIZATION TO SUBMIT A PROJECT

Schmitz & Associates, Inc. (print name) is authorized by me/us as the owner(s) of the property located at 5911 Bonsall Dr., Malibu, CA 90265, to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Vincent Muselli	Vincent Muselli	7/30/2026

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

See notary certificate attached

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Kern }

On 7-30-2026 before me, Laura Coaly, notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Vincent Muselli
Name(s) of Signer(s)

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.

LAURA COALY
Notary Public - California
Kern County
Commission # 2510163
My Comm. Expires Feb 15, 2029

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

WITNESS my hand and official seal.

Signature Laura Coaly
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Building Permit Time Extension
Document Date: 7-30-2026 Number of Pages: 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

August 12, 2026

City of Malibu
23825 Stuart Ranch Rd.
Malibu, CA 90265
Attn: Planning Department

Re: PVWF 24-021- 5911 Bonsall Drive – Time Extension Request for Planning Verification- Woolsey Fire.

Good afternoon,

We represent the owner of the subject property located at 5911 Bonsall Drive and have recently been retained to respectfully request a three-year time extension to the November 8, 2026, Woolsey Fire PV rebuild deadline, to pull the Building Permit. This request is due to unusual circumstances which render strict compliance with the subject deadline a hardship.

Specifically, a three-year time extension is requested to extend the deadline to November 8, 2029, related to:

- **PVWF 24-021**

A Three-Year Time Extension is Permissible Pursuant to MMC § 17.60.020 – The current PVWF time extension is this upcoming November 8, 2026. The provisions of Section MMC § 17.60.020 allow a three-year extension to pull the Building Permit. The pertinent provisions of Section 17.60.020 state:

§ 17.60.020 Structures.

(C)…The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired.

> A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. **Extensions for building permits may not total more than three years for a maximum total of 11 years from the date of the disaster**. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

Unusual Circumstances exist due to the following:

- The original Planning Verification was not received until 2024.
- The project is located within the AE FEMA flood plain and it was necessary to obtain a substantial conformance review because the architect is required to raise the finish floor above the base flood elevation. Substantial conformance review approval for the like-for like plus 10% rebuild in the flood plain was only recently received on February 19, 2025. Since that time, the project architect has diligently moved forward with the plan check process but

has encountered many unforeseen but related obstacles. See attached correspondence from architect Laura Hanson.

- Due to the location in the AE flood plain, the lowest structural element must be raised above the base flood elevation. This results in a foundation change from slab on grade to a raised floor which triggers all new structural engineering.
- Additionally, due to the complexity of the flood plain and related geology and foundation issues, preliminary plan check review has, at times, taken almost three months before review letters are issued.
- One of the most recent developments is that Geology review and a soils report is now required, which is usually not the case with fire rebuilds.
- The consulting geologist, GeoConcepts, estimates at least three months for deliverables.
- Once the soils report is finalized, and only then can the structural engineer, Kyle Rhee, revise his drawings and calculations because he must incorporate and follow the recommendations from the report based on the specific soils testing.
- Although the lowest structural element of the rebuild structures must be raised 2' above the base flood elevation, the structure height is still measured from the natural grade and not finish floor. This could very well trigger a need to go back to the Planning Department to process a site plan review if additional height is necessary or requested.
- Whether or not additional height will be necessary or requested, several rounds of geology and structural review are anticipated due to the flood plain location, each of which could trigger changes to the structural and architectural plans.

As a result of these unusual circumstances, the project will not be ready for the Building Permit to be pulled by 11/8/26 and a time extension is warranted.

Additionally, given the complex flood plain, geology and structural issues, in addition to a potential likelihood of having to return to the Planning Department to process a site plan review, good cause exists for the full three-year time extension permissible by MMC § 17.60.020.

Based on all the foregoing, a three-year time extension is respectfully requested for PVWF 24-021.

Please find the following documents included with this letter:

1. Attached correspondence from project architect, Laura Hanson.
2. Signed Checklist
3. Signed and Notarized Agency Authorization Form
4. Grant Deed

Sincerely,

Cynthia Martin

Cynthia Martin, JD
Principal Planner
Schmitz & Associates, Inc.
818-338-3636
cmartin@schmitzandassociates.net
28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

LAURA HANSON
design
COASTAL HOMES REFINED

August 12, 2026

Attention: Malibu Planning Department and Planning Commission

Re: **CCWV 26-002-006**
5911 Bonsall Dr.
Malibu, CA 90265

Dear Malibu Planning Department and Planning Commission,

I am writing this request for extension letter on behalf of my client, Vince Muselli, owner of 5911 Bonsall Dr., his home of over 30 years, which sadly burned in the Woolsey Fire. Vince retained my services as a Malibu design professional in late 2020, while COVID was still making our lives difficult, especially with matters like building plan reviews and permitting. We began the planning verification process and received our approval from Aakash Shaw for a like for like plus 10% rebuild on February 19, 2025. Since this time, we have been actively pursuing our building permit, but several obstacles have been put in the way.

First, the Public Works Department discovered once we were in building plan check that we are in a FEMA Flood Zone. Kevin Chang, our plan reviewer, said this should have been caught in the Planning Verification Phase, but it wasn't, and now we have to raise the finish floor elevations of the house by over 2 feet which means going from a slab on grade construction to a raised floor, which triggers all new structural engineering. It also requires the roof pitch to be adjusted to not exceed 18 feet otherwise a Site Plan Review will be required so I have had to redraft all of the architectural plans, elevations and sections.

Second, I was not given the plan check corrections from Bureau Veritas in a timely fashion. We submitted to building plan check on March 24, 2026, but did not receive the corrections until June 17, 2026, when they were actually completed on April 3rd. I had emailed Dee Raham in the Fire Rebuild Center several times starting in early May when I still had not received them and she said she would look into it, but nothing was done until almost 2 months later. Dee profusely apologized for the mistake of not sending the corrections to right email address, but months were lost.

Third and most importantly, when I did finally receive the plan check corrections, both the Malibu Geology Department and Bureau Veritas requested a soils report. I had previously had two Woolsey fire rebuilds get built without reports which were also like for like plus 10%. And because this project is also like for like, and on a completely flat site, a soils report seems unnecessary, especially since there were no geological issues with the house in its lifetime. I pleaded my case with Lauren Doyel, to see if the requirement could be waived if we just design for deepened footings, but unfortunately the answer was no. As you know, a soils report adds significant time and cost to a project. I immediately called GeoConcepts, a company I have done business with for decades, and they confirmed it would be at least $15,000, and take up to three months time. This is a huge setback because my client is retired and on a fixed income and needs time to come up with this kind of money.

LAURA HANSON
design
COASTAL HOMES REFINED

So now we are in this stressful situation of trying to race the clock in what seems certain to end in defeat. Our Planning Verification Approval expires on November 8, 2026, which is just 4 months away. And given the timeline for a soils report and recommendations the engineer will have to follow and revise his plan accordingly, that leaves us just one month if we start today to get the permit approved, which everyone knows is impossible in Malibu.

I am pleading for the City to do the right thing and grant this project a Planning Verification Extension of 3 years so we have a realistic timeframe to see the this to the finish line. I look forward to getting this scheduled for Planning Commission, hopefully on the consent calendar, as soon as possible.

Sincerely,



Laura Hanson
Owner/Designer
Laura Hanson Design

310.968.9471 Laura@LauraHansonDesign.com

ORDINANCE NO. 524

AN ORDINANCE OF THE CITY OF MALIBU APPROVING LOCAL COASTAL PROGRAM AMENDMENT 25-001, AN AMENDMENT TO THE LOCAL COASTAL PROGRAM AND ZONING TEXT AMENDMENT NO. 25-001, AN AMENDMENT TO TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE UPDATING REGULATIONS TO FACILITATE THE REBUILDING OF STRUCTURES DAMAGED OR DESTROYED BY NATURAL DISASTERS, INCLUDING BUT NOT LIMITED TO, THE 2025 PALISADES FIRE, 2024 FRANKLIN FIRE, AND 2024 BROAD FIRE TO PROVIDE RELIEF FOR THOSE AFFECTED, AND FINDING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals.

A. On November 6, 2024, the Broad Fire began and destroyed structures on at least 4 properties in Malibu leaving residents with an urgent need to rebuild.

B. On December 9, 2024, the Franklin Fire destroyed structures on at least 38 properties in Malibu leaving residents with an urgent need to rebuild.

C. On January 7, 2025, the Palisades Fire destroyed structures on over 700 properties in Malibu leaving residents with an urgent need to rebuild. The Governor of California has declared the event a State of Emergency and the President of the United States has declared the event a Federal Emergency.

D. On January 27, 2025, the City Council adopted Resolution No. 25-06 to: 1) initiate a Local Coastal Program (LCP) amendment and zoning text amendment to consider changes to the Malibu LCP and Title 17 (Zoning) of the Malibu Municipal Code (MMC) to facilitate the rebuilding of structures damaged or destroyed by the 2025 Palisades Fire, 2024 Franklin Fire, and 2024 Broad Fire and provide relief for those affected by the fires; 2) Bypass the Zoning Ordinance Revisions and Code Enforcement Subcommittee and directed the Planning Commission to schedule a public hearing regarding the same.

E. On January 30, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

F. On February 6, 2025, a Notice of Planning Commission Public Hearing was republished in a newspaper of general circulation within the City of Malibu as a courtesy.

G. On February 13, 2025, Governor Newsom issued Executive Order N-20-25, which suspended requirements of the California Environmental Quality Act and California Coastal Act for Palisades Fire rebuilds and related issues.

H. On February 13, 2025, a Notice of Availability of Local Coastal Program Amendment (LCPA) Documents and a Notice of City Council Public Hearings for both the March 4, 2025 and March 10, 2025 meetings were published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

I. On February 20, 2025, the Planning Commission held a duly noticed public hearing on the proposed rebuild amendments on LCPA 25-001 and ZTA No.25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

J. On March 4, 2025, the City Council held a meeting which included a public workshop on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council completed the public workshop and adjourned the public hearing to March 5, 2025.

K. On March 5, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The meeting was adjourned to March 6, 2025.

L. On March 6, 2025, the City Council continued the public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on first reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001 as recommended by staff with the additional changes presented at the March 6, 2025 meeting. The City Council adopted Urgency Ordinance No. 524U for the Malibu Municipal Code amendments to go into effect immediately.

M. On March 10, 2025, the City Council continued the public hearing for the second reading to March 12, 2025.

N. On March 12, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on second reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001.

SECTION 2. Environmental Review.

Pursuant to Public Resources Code Section 21080.9, California Environmental Quality Act (CEQA) does not apply to activities and approvals by the City as necessary for the preparation and adoption of an LCP amendment. This application is for an amendment to the LCP, which must be certified by the California Coastal Commission (CCC) before it takes effect. LCP Local Implementation Plan (LIP) Section 1.3.1 states that the provisions of the LCP take precedence over any conflict between the LCP and the City's Zoning Ordinance. In order to prevent

inconsistency between the LCP and the City's Zoning Ordinance, if the LCPA is approved, the City must also approve the corollary amendment to the Zoning Ordinance. This amendment is necessary for the preparation and adoption of the LCPA and because they are entirely dependent on, related to, and duplicative of the exempt activity, they are subject to the same CEQA exemption.

Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission determined that there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies. The amendments to the MMC that are not corollary to the LCP can be seen not to have a significant effect on the environment as they merely create permit and fine requirements and allow structures that existed previously to be rebuilt in the same location with substantially the same purpose and capacity as the structure that would be replaced, while also further protecting coastal resources and hazard protections.

SECTION 3. Local Coastal Program Findings.

Based on evidence contained within the record, including the agenda reports for and the hearings on February 20 and March 4, 2025, the City Council hereby finds that the proposed amendment meets the requirements of, and is in conformance with, the policies and requirements of Chapter 3 of the California Coastal Act.

A. The amendments to the LCP meet the requirements of, and are in conformance with the goals, objectives and purposes of the LCP. Updated development standards specific to rebuild projects that were destroyed in natural disaster and relief for those affected, ensure that development standards are in place to facilitate people getting their properties back to where they were before the natural disaster while also incorporating measures that will further enhance and protect coastal resources. Development standards were carefully crafted to meet the goals of the of the LCP.

B. As a part of the LIP, the updated development standards specific to rebuild projects that were destroyed in natural disaster and providing relief for those affected ensure that future development projects and land uses within specific zoning districts conform to applicable LCP policies, goals, and provisions, while taking into consideration the protection and enhancement of visual resources, public access, and recreation opportunities. Incorporating specific requirements for rebuild structures to avoid coastal accessways, be sited the most landward feasible and the installation of structures that will protect the coastal resources from contamination greater than current.

SECTION 4. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code Section 17.74.040, the City Council hereby makes the following findings:

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources.

B. The City Council held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the zoning text amendment is consistent and recommends approval.

SECTION 5. Local Coastal Program Amendment No. 25-001, Amendments to the Local Implementation Plan (LIP).

The City Council hereby amends the LIP as follows:

A. Amend Section 2.1 related to LIP definitions to include the following:

SECONDARY DEVELOPMENT PAD - a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

PRIMARY DEVELOPMENT PAD - the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 3.6(M)(1) related to residential development standards for temporary homes, to read as follows:

1. No more than two temporary housing structures which together total no more than one thousand (1,000) square feet shall be permitted.

C. Amend LIP Section 13.4.6(A) and (B), and add Section 13.4.6(A)(4) related to coastal development permit exemptions, to read as follows:

A. The replacement of any structure, other than a public works facility, destroyed by a disaster provided that the replacement structure meets all the of the following criteria:

1. It is for the same use as the destroyed structure;
2. It does not exceed either the floor area, height, or bulk of the destroyed structure by more than ten (10) percent, and

3. It is sited in substantially the same location on the affected property as the destroyed structure.

As used in this section, "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

4. Mechanized equipment or temporary shoring on the beach necessary to construct the replacement structure is allowed under this exemption for beachfront properties only if there are no feasible alternatives and construction activities do not enter the intertidal zone or extend beyond the previously existing primary development pad and appropriate Best Management Practices are used.

B. An onsite wastewater treatment system (OWTS) that was damaged or destroyed by a natural disaster may be replaced and improved provided that the replacement OWTS is located within the existing primary development pad and is the minimum standard size necessary to meet the building code for the existing or replacement structure it serves. If the new OWTS exceeds the minimum standard size or is located outside the primary development pad, then a De Minimis Waiver or OWTS Coastal Development Permit shall be required as applicable by Sections 13.4.11 and 13.29 respectively. For OWTS replacements on or adjacent to a sandy beach or coastal bluff, the OWTS shall be sited in the most landward location feasible and may not extend further seaward than the existing and/or previously existing seawall, whichever is more landward.

D. Amend LIP Section 13.4.11(A) and (A)(1) and (2), and add subsections (3), (4), (5), and (6); Amend 13.4.11(B)(1),(2), (3), and (5); Amend 13.4.11(C)(2) and(3); and amend 13.4.11(D), related to general requirements for de minimis waiver, to read as follows:

13.4.11 General Requirements for De Minimis Waiver

A. General Requirements for De Minimis Waiver.

The requirement for a coastal development permit may be waived through a De Minimis Coastal Development Permit Waiver issued by the planning director for the items listed below where the improvements are not otherwise exempt pursuant to Section 13.4, provided all the requirements of subsections B and C are met. The planning director's decision on whether to issue a de minimis waiver is not locally appealable; however if the development is within the appealable jurisdiction of the California Coastal Commission, the decision of the planning director is appealable to the Coastal Commission as described below in subsection (C).

1. Improvements to an onsite wastewater treatment system (OWTS) serving a structure that replaces one 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 Section 13.4.6(B).

2. 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. This includes accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement, including new cuts on slopes steeper than 3:1 but less than 1:1, subject to geotechnical feasibility review. Retaining walls shall not exceed six (6) feet in height. New retaining walls that replace an existing wall being removed as a result of the driveway widening are allowed to be replaced to the same height of previous wall and may increase in height by a maximum of three (3) additional feet but shall not have a total height in excess of nine (9) feet. Access improvements that do not meet the findings for a waiver may be processed as an administrative coastal development permit (ACDP) under Section 13.13.1(A) or as a regular coastal development permit.
3. Replacement seawalls that exceed ten (10) percent in height. The replacement seawall shall be sited in the same footprint as the previous seawall and shall not expand further seaward nor shall it extend further into an existing public access easement, deed restriction or view corridor.
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. Such increase shall not exceed the increase in elevation to the finished floor required to meet the minimum FEMA flood zone requirements. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.
5. Replacement structures that would otherwise be exempt from the requirement to obtain a coastal development permit pursuant to Section 13.4.6(A) but are proposed to be sited not in substantially the same location where the damaged or destroyed structure was located so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration. This waiver may include retaining walls and grading necessary for the construction of the relocated structure, but cuts may not be made into slopes steeper than 1:1 and retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet.
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 and as required or recommended by applicable federal, state and local laws and regulations. New shoreline protection devices are not included under this waiver.

B. Findings for and Reporting of De Minimis Waivers.

All decisions on de minimis waivers shall be accompanied by written findings:

1. That the structures or improvements have no potential for adverse effects, either individually or cumulatively, on coastal resources or public access to the shoreline or along the coast.
2. That the structures or improvements are consistent with the certified Malibu Local Coastal Program, including the resource protection policies, as applicable.
3. If an OWTS is to be relocated on the lot, that the director, in consultation with the environmental health administrator, has determined the relocation is necessary to better protect coastal resources and if on a beachfront lot, is no further seaward than the existing OWTS or no further seaward than the previously existing seawall, whichever is further landward.
4. If driveway/road improvements are proposed, that: (a) they are in the same general alignment as the existing road; (b) they are not located in environmentally sensitive habitat area (ESHA); (c) they do not remove or encroach within the protected zone of native trees; and (d) they do not adversely impact visual resources.
5. For relocation pursuant to Section 13.4.11(A)(5), that the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and primarily safety.

C. Reporting De Minimis Waiver.

1. At the time the application is submitted for filing, the applicant must post, at a conspicuous place as close to the site as possible that is easily accessible by the public and approved by the city, notice, on a form approved by the city, that an application for a de minimis waiver has been submitted to the city. Such notice shall contain a general description of the nature of the proposed development.
2. The planning director shall issue a notice of determination on the application which shall be reported to the planning commission. The notice of determination shall be provided to all known interested parties, including the executive director of the coastal commission, at least ten (10) days prior to the waiver determination being reported to the planning commission. For development within the appealable jurisdiction of the California Commission, the planning director's decision may be appealed by an aggrieved person directly to the California Coastal Commission within ten (10) working days of issuance of the notice of determination only if the development is one of the four types of development listed in the definition of Appealable Coastal Development Permit.
3. 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 structures or improvements. Otherwise, the waiver is effective immediately after the planning commission meeting where the matter is heard.

D. Waiver Expiration.

A de minimis waiver shall expire and be of no further force and effect if the authorized structures or improvements are 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.

SECTION 6. Zoning Text Amendment No. 25-001, Amendments to the Malibu Municipal Code (MMC).

The City Council hereby amends Title 17 - Zoning in the MMC as follows:

A. Amend Section 17.02.060 related to definitions to include the following:

"Secondary development pad" means a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

"Primary development pad" means the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 17.40.040(A)(18)(a) and (g) and add subsections (i), (j), and (k) to read as follows:

18. Temporary Housing. Temporary housing structures as used herein means mobilehomes, trailers, recreational vehicles or other structures which are self-contained units which include sanitary facilities, and facilities for normal daily routines including cooking and sleeping. Temporary housing structures do not include any structure placed upon a permanent foundation, nor do they include tents, yurts, or similar fabric or textile installations. Temporary housing structures used as a residence during reconstruction or in anticipation of reconstruction of a residence destroyed due to natural disaster shall be permitted with a temporary housing permit approved by the Planning Director and shall comply with the following conditions:

a. No more than two temporary housing structures which together total no more than 1,000 square feet shall be permitted.

g. Upon expiration of the temporary housing permit, the property owner shall obtain verification from the city that all temporary housing structures have been removed

from the property. Failure to obtain this verification shall result in a fine of $1,000 per day until the verification is obtained.

i. The temporary housing structures shall be occupied only by the property owner(s) or tenant(s) living on the property at the date of the natural disaster, or their families. Should this requirement be violated, the temporary housing structures must be immediately removed, the property will no longer be eligible to place temporary housing on the property for a period of 5 years, and the owner shall be subject to a fine of $1,000 per day. Liens may also be imposed on the property by the City as a means of compliance.

j. The siting of temporary housing shall be supported by a limited geotechnical report prepared by appropriately licensed professionals which evaluates the location of the proposed temporary housing with respect to geologic and flood hazards that the specific location(s) may be exposed to during the proposed four-year use of the location. Specifically, the threat of post-fire debris flows and floods as described by the United States Geological Survey and identified by the Watershed Emergency Response Team Assessments. A finding is required that the specific location of the temporary housing is safe for its intended use for the duration of use. The report must be submitted to the City for review and accepted by the Building Official.

k. If the temporary housing is supported on anything other than wheels or a trailer which can be readily moved (i.e. a manufactured home), it shall comply with requirements for foundations as noted in Chapter 16, 18 and Appendix G – Flood proof Construction of the current California Building Code and requires a building permit from the City. Temporary housing supported on wheels shall be fastened to the ground.

C. Amend Section 17.44.090(A)(1), to read as follows:

1. The maximum square footage of an ADU shall be 1,000 square feet. The maximum square footage shall include interior and exterior walls, finished and unfinished basements, mezzanines, storage space, and any space with a height clearance (floor to ceiling height dimension) above six feet. The area of a garage (400 square feet maximum) provided as part of accessory dwelling unit and exterior decks or overhangs that are attached to the structure shall not be included in the 1,000 square foot limit.

D. Amend Section 17.45.150(B), to read as follows:

B. Prohibition. All properties within a disaster area are temporarily prohibited from obtaining a new or updated primary view determination unless: (1) the request was submitted prior to the date the natural disaster began as declared or proclaimed by the City, State or Federal government, or as determined by the Planning Director if no declaration or proclamation has been made; or (2) the primary view determination would not impose any limitation on replacement landscaping or replacement structures.

E. Amend Section 17.53.090(C)(1)(a),(b), (c), (e), and (f) and add subsections (h), (i), and (j); and amend Section 17.53.090(C)(2), to read as follows:

a. Palm trees and eucalyptus trees are prohibited.
b. All vegetation is prohibited between zero and five feet from a structure.
c. The following species are prohibited within 50 feet of structures: Pine (Pinus species), Cypress (Cupressus species), Cedar (Cedrus species), Ficus (Ficus species), and Tree of Heaven (Ailanthus altissima).

e. Existing eucalyptus trees are allowed between five feet and 50 feet of a structure if a qualified expert, as determined by the director, identifies the tree(s) as a monarch butterfly habitat.
f. The distances for trees and shrubs subject to (b) through (e) shall be measured from the dripline of the tree or shrub at its projected maturity to the outermost projection of the structure including eaves and overhangs. No tree canopy shall be within five feet of the outermost projection of the structure including eaves and overhangs at projected maturity. Smaller diameter tree branches less than two inches must be removed within five feet of the outermost projection of the structure including eaves and overhangs and within 10 feet above the roof.

h. Only efficiently-irrigated plants and trees as allowed by this chapter shall be allowed between five feet and 30 feet of a structure.
i. Irrigation shall be required and maintained on the site in all planting areas between five feet and 100 feet of a structure, except in geologic hazard areas in which irrigation may not be allowed. Any proposed irrigation shall be reviewed by the project geotechnical consultant and conform to existing surficial stability standards, not contribute to any geologic hazard, and not adversely affect offsite properties. The consultant shall include a statement regarding the impact of the proposed irrigation system in the required Section 111 statement. The city shall review analyses and findings provided by the project geotechnical consultant and determine whether irrigation is allowed or required in geologic hazard areas. All vegetation within 100 feet of a structure shall maintain sufficient moisture content and be supported by appropriately designed irrigation.
j. Plants listed in the City of Malibu 'Invasive Species List' are prohibited.

2. Mulch material proposed between zero and five feet from a structure must consist of nonflammable materials, such as gravel and decomposed granite. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Use of wood chips and shredded rubber is prohibited anywhere on the site. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between five feet and 30 feet from a structure. Non-continuous mulched areas shall be separated with non-flammable materials such as gravel, rocks, decomposed granite, or stone. The distance shall be measured from the outermost projection of the

structure including eaves and overhangs. The maximum application area of mulch located between five feet and 30 feet from a structure is 20 feet by 20 feet with a five-foot separation between 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. Organic mulch shall be maintained with at least a 3 inch depth but must not exceed 6 inches in depth.

F. Amend Section 17.60.020(C) and add subsection (C)(1), to read as follows:

C. Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

1. Replacement structures on beachfront lots are allowed to meet the minimum increases necessary to meet Federal Emergency Management Agency (FEMA) requirements but shall, to the maximum extent feasible, protect neighboring ocean views. Replacement structures shall seek increases in square footage laterally before they are allowed to increase vertically as viewed by neighboring properties. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.

G. Delete Section 17.60.020(F).

H. Amend Section 17.62.030(A), to read as follows:

A. An administrative plan review shall be required for the following development projects, unless they fall under the provisions for a rebuild development permit as provided in Section 17.62.080. If the project meets the requirements of this title and is consistent with Chapter 17.40, the planning manager/ director shall issue a development permit.

I. Amend Section 17.62.040(A) and (A)(10); and add subsection (A)(13) and (C)(1), to read as follows:

A. The planning manager/director may approve a site plan review after consultation with all appropriate city staff and specialists including the building official, city engineer, city biologist, city geologist, city archeologist and city coastal engineer; and where substantial evidence supports the findings set forth in subsection D of this section for new construction or reconstruction of structures authorizing the following:

10. Sea walls, bulkheads, or any other shoreline protective devices, except for those that meet the requirements for a De Minimis Waiver listed in LIP Section 13.4.11 or rebuild development permit listed in Section 17.62.080 as required;

13. Non-beachfront development over 18 feet in height on a replacement structure where the previously existing structure was damaged or destroyed by a natural disaster and the replacement structure is not sited substantially in the same location on the affected property as the damaged or destroyed structure, so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration.

C. Notice of Application Filing. Within 10 calendar days from the receipt date of a complete application, the planning manager/director shall notify in writing of the filing of the application to property owners and residents of all property within a 500 foot radius of the proposed project, but in no event fewer than the owners and occupants of 10 developed properties. Notwithstanding the foregoing, for property in the RR-10 and RR-20 zones the notice radius shall be 1,000 feet. The purpose of the notice is to inform the surrounding property owners and residents of the filing of the application and provide an opportunity for comment on the application prior to the planning manager/director's decision. The notice shall describe the request, provide a map showing the specific location of the property, describe the review process and timeframes, and indicate how to contact the case planner assigned to the application.

1. For development over 18 feet in height where the replacement structure is not proposed to be sited in substantially the same location on the affected property as the damaged or destroyed structure, a notice of application shall be provided to all properties within a 1,000 foot radius of the development.

J. Add Section 17.62.080. Rebuild development permit, to read as follows:

§ 17.62.080. Rebuild development permit.

A. A rebuild development permit shall be required for the following development projects related to structures being replaced after being damaged or destroyed in a natural disaster. It shall be issued by planning manager/director upon demonstrating by a preponderance of the evidence that all requirements of the municipal code are met, as applicable.

1. Mechanized equipment or temporary shoring on the beach necessary to construct beachfront properties so long as construction activities do not enter the intertidal zone and in no case shall extend beyond the previously existing primary development pad.

2. An onsite wastewater treatment system (OWTS) that replaces or improves an OWTS serving a structure that that was damaged or destroyed by a natural disaster.

a. OWTS replacements on a sandy beach or coastal bluff shall be sited the most landward feasible as determined by appropriate city staff, shall not impact existing public accessways, and shall not extend seaward of the previously existing primary development pad.

b. OWTS replacements shall be located in the least environmentally impactful area.

3. New seawalls, as determined necessary by the planning director or building official to protect coastal resources, that protect an OWTS serving a structure that was damaged or destroyed by a natural disaster. New seawalls shall be sited only at the boundary of OWTS that it protects. New seawalls shall not extend into any existing public access easements or public access deed restrictions, excluding any such easements or deed restrictions on the seaward side of the OWTS it protects, and shall not expand further into previously approved public view corridors or further into open space deed restrictions.

4. Any new structure or improvement (including, but not limited to, foundation systems, utilities, driveways, water tanks, and other water storage devices) that is necessary or recommended to construct, install, or use the replacement structure described in subsection (A) in compliance with all applicable state and local laws and regulations.

5. 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. Accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement shall also be allowed, including new cuts on slopes steeper than 3:1 but shall not exceed 1:1 or steeper. Retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet. Improvements shall not extend into a public access easement or public access deed restriction and shall not expand further into a previously approved public view corridor (except for on-grade driveways), or further into open space deed restrictions. Access improvements that

do not meet the requirements of this subsection may be processed as an administrative coastal development permit or as a regular coastal development permit as listed in the Malibu LIP.

B. Application Submittal. An application shall be filed with the planning division and may be part of the planning verification application for replacement structures that were damaged or destroyed by a natural disaster. Applications shall be complete only after all required information is submitted; review by all appropriate city staff and specialists including review by the building official, city engineer, city biologist, city geologist, city archeologist, city coastal engineer and city environmental health specialist, as deemed necessary, is complete; and the application fee determined by resolution of the city council is paid.

C. Action. The planning manager/director shall approve, deny, or approve with conditions a rebuild development permit within 15 calendar days from the date of a complete application. Complete application determinations shall be determined solely by the City. The City may include incomplete/or nonconforming plans as a basis for an incomplete application in addition to standard application requirements. No decision shall be subject to invalidation on the grounds that it is made after the deadline. The applicant shall be informed of the action by letter and/or approved plans. Action of the planning manager/director shall be final and not appealable.

D. Expiration. An approved rebuild development permit shall expire three years from the date of final approval, 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 rebuild development permit approval shall expire after three years from the date of final planning approval if construction is not completed. If a rebuild development permit is included within a planning verification application pursuant to Section 17.60.020(C), then the rebuild development permit shall expire when the planning verification expires.

E. Extension. The planning manager/director may grant up to four one-year extensions of the expiration of a rebuild development permit approval, if the planning manager/director finds, Based on substantial evidence, that due to unusual circumstances, strict compliance with the expiration date of the permit would create an undue hardship for the applicant.

SECTION 7. Effective Date.

The LCPA sections referenced in Section 5 of this Ordinance shall become effective upon certification by the California Coastal Commission. The ZTA sections referenced in Section 6 of this ordinance shall become effective 30 days following adoption by the City Council.

SECTION 8. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 9. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this 12th day of March 2025.

MARIANNE RIGGINS, Mayor Pro-Tem

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal) 3/12/2025

APPROVED AS TO FORM:

KELLAN MARTZ, Assistant City Attorney
for TREVOR RUSIN, Interim City Attorney

I CERTIFY THAT THE FOREGOING ORDINANCE NO. 524 was passed and adopted at the Adjourned Regular City Council meeting of March 12, 2025, by the following vote:

AYES:	3	Councilmembers:	Conrad, Uhring, Riggins
NOES:	0		
ABSTAIN:	1	Councilmembers:	Silverstein
ABSENT:	1	Councilmembers:	Stewart

CHRISTINA MUÑOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal)

Commission Agenda Report

Planning Commission Meeting
09.08.26
Item 3.B.5.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Reviewed by: Tyler Eaton, Assistant Community Development Director

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: De Minimis Waiver No. 26-005 – An application for a new pool and spa to be used for fire suppression purposes for a parcel affected by the Woolsey Fire

Location: 32826 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-016-015
Owner: Bottlebrush LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-005 for a new pool and spa to be used for fire suppression purposes for a Woolsey Fire affected parcel.

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.

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable.

LIP Section 13.4.11(C) further states that the Community Development Director shall report in writing to the Planning Commission any DMW that has been issued by the City. If, after consideration of the DMW and any public objections to it, the Planning Commission

requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required, if the applicant wishes to pursue the application.

LIP Sections 13.4.11(A) (General Requirements for De Minimis Waiver)

Where the improvements are not otherwise exempt pursuant to LIP Section 13.4, and the required findings of LIP Section 13.4.11(B) are met, the Community Development Director may issue a DMW for any of the following: 1) Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; 2) Minor improvements to existing driveways or access roads that are required by the Los Angeles County Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; 3) Replacement seawalls that exceed 10% in height; 4) Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; 5) Replacement structures that would otherwise be exempt from a Coastal Development Permit may be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; and 6) Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

The project qualifies under LIP Section 13.4.11(A)(6) for the 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 criterion and the required findings are more specifically described in the attached Community Development Director’s decision attached hereto.

PUBLIC NOTICE: On May 8, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-005

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 pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-005	Other Applications: PVWF No. 20-103[1]
Location: 32826 Pacific Coast Highway	APN: 4473-016-015
CEQA Exemption Section: 15303(e)	Property Posting: May 8, 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; or

☐ Minor improvements to existing driveways or access roads that are required by the Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; or

☐ Replacement seawalls that exceed 10% in height; or

☐ Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; or

☐ Replacement structures that would otherwise be exempt from a Coastal Development Permit proposed to be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; or

☒ Water tanks and other water storage devices necessary to construct, install, or use a replacement

[1] On October 27, 2021, the Planning Division approved Planning Verification – Woolsey Fire (PVWF) No. 20-103 for the in-kind rebuild of the single-family residence with detached garage converted to an attached garage, plus a 10 percent increase in square footage.

structure that was damaged or destroyed by a natural disaster.

Project Description

Natural Disaster: ☒ Woolsey Fire or ☐ Other

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

Description: New 48.5 foot x 13.8 foot swimming pool and spa (water storage device) with draft hydrant for fire suppression purposes.

De Minimis Waiver Findings

Pursuant to LIP Section 13.4.11(A)(6), the project qualifies for De Minimis Waiver, specifically, the 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 criterion. Based on the foregoing evidence contained within the record, the Community Development Director hereby makes the following findings of fact, consistent with LIP Section 13.4.11.B:

The proposed project consists of a new 48.5 foot x 13.8 foot swimming pool/spa designed and plumbed with a draft hydrant to also function as a fire-suppression water storage device, thereby improving on-site firefighting capability and furthering the LCP's objective of reducing risks associated with wildfire and other hazards. The pool and associated fire-suppression components, including piping, hydrant, valves, and related appurtenances, will be located entirely within the established development area associated with the primary building pad and previously disturbed or landscaped portions of the property. No grading, vegetation removal, or new development is proposed within ESHA, wetlands, beach areas, or on or seaward of coastal bluffs, and the project biologist has confirmed that the proposed work is outside any mapped ESHA overlay. The improvements will not affect any recorded public access easements, vertical or lateral accessways, or public trails and will not alter the public's ability to access or use the shoreline.

The project is consistent with the certified Malibu LCP, including applicable resource protection policies, because it does not change the existing residential land use, density, development intensity, or expand development toward the shoreline, and the improvements remain within the existing development envelope. The project will not result in significant new impacts to ESHA, marine resources, scenic resources, or public access and will provide an additional fire-protection benefit for the property. The existing OWTS will remain in its current location and capacity, with no modifications proposed, and no changes are proposed to the existing driveway location or alignment. Accordingly, and inclusive of the foregoing conditions of approval, the proposed improvements have no potential for significant adverse effects, either individually or cumulatively, on coastal resources or public access and are consistent with the applicable requirements of the Malibu LCP for approval of a De Minimis Coastal Development Permit Waiver.

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 48.5 foot x 13.8 foot swimming pool and spa with draft hydrant for fire suppression purposes described under the Project Description section of this DMW and detailed in the project plans (Attachment 1).

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

4. The applicant shall email the final set of plans to the Planning Division for consistency review and approval prior to the issuance of a building permit.

5. This decision signed Affidavit of Acceptance of Conditions, and all attached Department Review Sheets shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the Building Safety Division for plan check.

6. A DMW shall expire and be of no further force and effect if the authorized scope of work has not commenced pursuant to a valid grading and/or building permit, as applicable, within five years of the effective date of the waiver. If expired, a coastal development permit or another waiver shall be required.

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. 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.

17. All new development, including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the jurisdictional drainage.

Environmental Health

18. Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated building plan check submittal package.

19. The final project plans must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future dispersal area(s), and all lines of connection to the residence.

20. 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 pavers.”

21. 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.

22. Sheet P-2.1 of the Studio Arthur Casas plans dated 6-9-2025 depict a proposed outdoor shower. A note shall be incorporated into the project plans stating: “The proposed outdoor shower shall not drain to the existing onsite wastewater treatment system (OWTS).”

23. OWTS Plot Plan: A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the existing OWTS. At least one copy of the plot plan showing essential features of the OWTS must fit on an 11” x 17” sheet leaving a 5” left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

24. 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.

Geology

25. 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.

26. 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

27. 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.

28. 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.

29. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:

a. Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
b. Prohibits the discharge of trash.
c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
d. Elimination of non-storm water discharges.

30. 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.

31. 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.

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

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

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

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

35. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or

pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Construction

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

37. 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.

Swimming Pool/Spa

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

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

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

Prior to Final Inspection

41. 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.

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 permit 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 **September 8, 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: August 27, 2026

Prepared by:

Rick Casswell
Contract Planner

Issued by:

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

Attachments:

1. Plans
2. Department Review Sheets

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-005**, dated **August 27, 2026**, for the project located at **32826 Pacific Coast Highway, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning 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)

BOTTLEBRUSH

32826 PACIFIC COAST HWY, MALIBU, CA, 90265

PROJECT INFORMATION

ADDRESS:

32826 PACIFIC COAST HWY
MALIBU, CA 90265

LEGAL DESCRIPTION:
ASSESSOR'S PARCEL #: 4473016015

ZONE: RR2

FIRE HAZARD SEVERITY ZONE

OCCUPANCY: GROUP R-3 OCCUPANCY WITH U-1 GARAGE
TYPE OF CONSTRUCTION: TYPE VB - SPRINKLERED

PROJECT DESCRIPTION:

DE MINIMUS WAIVER SET FOR POOL ADDITION TO WOOLSEY FIRE REBUILD CURRENTLY UNDER CONSTRUCTION. POOL TO BE USED FOR FIRE SUPPRESSION

PROJECT TEAM

ARCHITECT OF RECORD
BFK ARCHITECTURE
BRIAN KNIGHT | PRINCIPAL
1337 LIDA ST
PASADENA, CA 91103
PHONE: 626.823.0150

SURVEYOR & CIVIL
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

STRUCTURAL ENGINEER
POLON & LEWIS STRUCTURAL ENG.
5301 BEETHOVEN ST. STE. 208
LOS ANGELES, CA 90066
PH: 310-998-5611

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

OWNER
BOTTLEBRUSH LLC

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

MECHANICAL & PLUMBING ENGINEER & TITLE 24
ENERGYLOGICS ENGINEERS
225 E BROADWAY STE 101A,
GLENDALE, CA 91206
PHONE: 213.820.3683

ELECTRICAL ENGINEER
ERIC FRENTZEL
13280 CALIENTE DR.,
DSRT HOT SPRGS, CA. 92240
PHONE: 310.551.0010

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

PROVIDE AND COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2026 LA COUNTY BUILDING CODE

2026 LA ELECTRICAL CODE

2026 LA COUNTY PLUMBING CODE

2026 LA COUNTY MECHANICAL CODE

2026 LA COUNTY RESIDENTIAL CODE

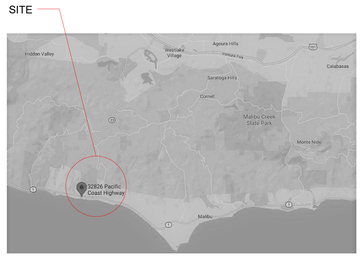
2025 CALIFORNIA BUILDING STANDARDS CODE

Gold Coast GeoServices Geotechnical Reports:
8-11-2026, 8-3-2026, 7-6-2026, 5-4-2026, 3-13-2026;
Ref: 7-29-2024, 5-1-2023, 12-13-2022 (for PVWF 20-120)

SETBACK TABLE:

	SETBACKS	REQUIRED	PROPOSED
LOT WIDTH: 112'	FRONT	65' - 0"	50'-3"
LOT DEPTH: 378'	REAR	56'-8"	283' - 6"
	SIDE 1	11' - 6"	85' - 6"
	SIDE 2	16' - 6"	35' - 8"

VICINITY MAP



ATTACHMENT 1

SHEET INDEX

SHEET INDEX - POOL SET

P-0.0	POOL SET COVER SHEET
P-2.0	POOL SITE PLAN
P-2.1	POOL PLAN AND DETAILS
P-2.2	POOL DETAILS
P-2.3	DECK DETAILS
S-1	GENERAL NOTES AND ABBREVIATIONS
S-1.2	TYP. FRMG. AND FDN. DETAILS
S-2	POOL FDN. PLAN
S-2.1	DECK FRMG. AND FDN. PLAN
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS
C- 1	TITLE SHEET / NOTES AND SECTIONS
C- 2	POOL GRADING AND DRAINAGE PLAN
C- 3	EROSION AND SEDIMENT CONTROL PLAN - ESCP LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED x.
10. ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT, ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.
11. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.
12. ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC COAST HWY, MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-0.0

PHASE
CONSTRUCTION DOCUMENTS SET

DATE
2025.06.09

JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

POOL SET COVER SHEET

P-0.0



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

CONSTRUCTION PLAN NOTES

A DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN

B VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES

C CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION

D ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

E INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS

F ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, AND MECHANICAL PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID

G REFER TO REFLECTED CEILING PLANS, BUILDING SECTIONS, AND INTERIOR ELEVATIONS FOR VOLUME CEILINGS

H ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL

I PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2022 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH

J CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

K CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

L PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2022 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL

M FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

N PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM FOR ALL HABITABLE SPACES

O DOORS AND WINDOWS USED TO PROTECT OPENINGS IN FIRE-RESISTANCE RATED WALLS, BARRIERS AND PARTITIONS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE 716.

P ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902)

Q ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

R ROOFS OF ACCESSORY BUILDINGS REQUIRED TO BE CONSTRUCTED ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 337 AND CHAPTER 9.

S ALL EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE DOUBLE PANED TEMPERED GLASS

T ALL RATED 1HOUR ASSEMBLIES TO BE 5/8" TYPE 'X' GYPSUM BOARD WALLS AND CEILING

U ALL EXTERIOR WALL FINISHES SHALL BE FIRE-RESISTANCE RATED AS REQUIRED

KEY NOTES

1 POOL ACCESS DOORS WITH EXIT ALARMS; POOL TO COMPLY WITH CRC APPENDIX AX DEMANDS; ASTM STANDARD F1346-91 SAFETY POOL COVER AND STANDARD F2208 COMPLIANT ALARM.

2 GUARDRAILS AROUND POOL DECK TO COMPLY WITH LOCAL LEGISLATION; 42" GLASS RAILS ABOVE DECK LEVEL AND OVER 5" ABOVE NATURAL GRADE TO COMPLY WITH POOL ENCLOSURE SAFETY DEMANDS

3 POOL ELECTRICAL CONTROL PANEL

4 POOL OUTDOOR SHOWER; DRAINAGE AND PIPING PER CONSULTANT'S PROJECT TBD

5 EXISTING SEPTIC TANKS AND SEEPAGE PITS TO REMAIN

6 VENTILATION OPENING FOR POOL MECHANICAL EQUIPMENT. DIMENSIONS AND GRILLE SPECIFICATIONS TBD PER POOL CONSULTANT'S PROJECT. ANY CHANGES TO THE POSITION MUST BE APPROVED BY THE DESIGN ARCHITECT.

7 TRAPDOOR ACCESS TO CRAWLSPACE

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever, without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.
10. ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT, ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.
11. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.
12. ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC COAST HWY,
MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.0

PLEASE
CONSTRUCTION
DOCUMENTS SET

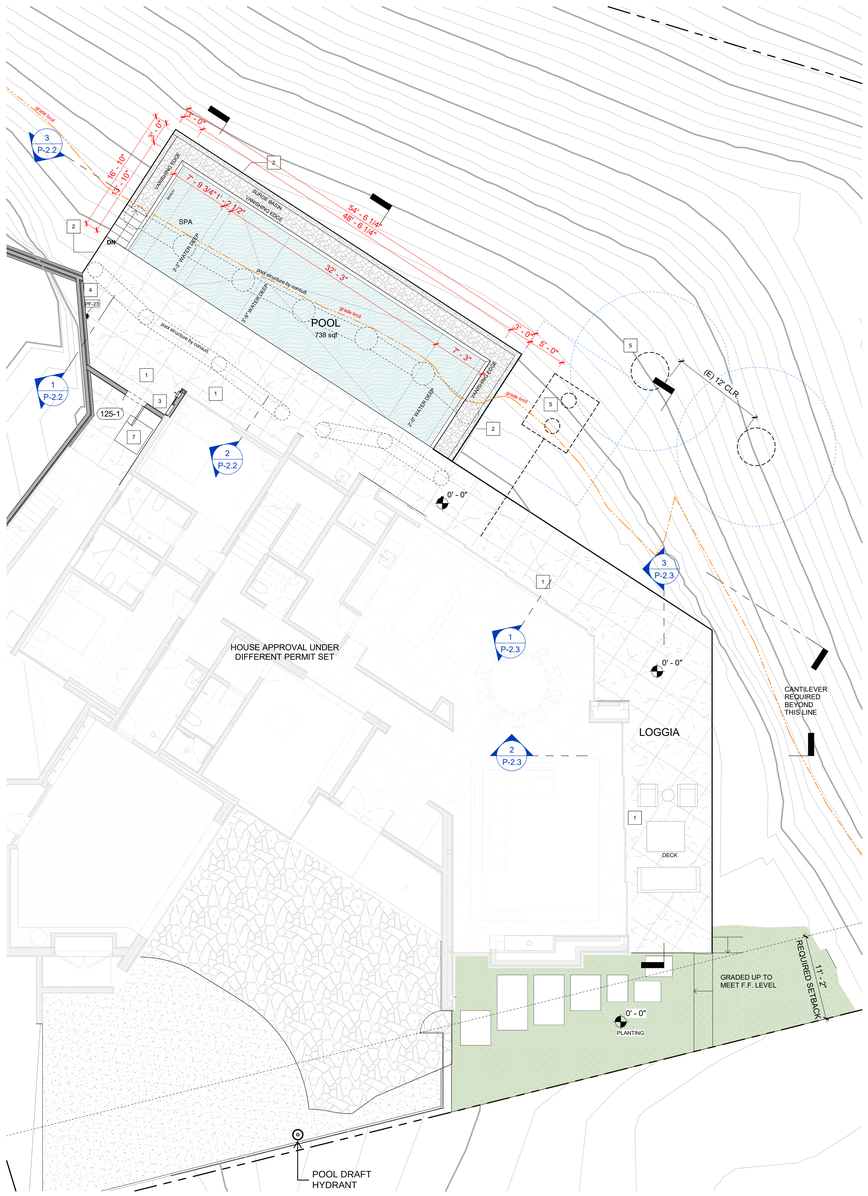
DATE
2025.06.09

JOB NO.
2307

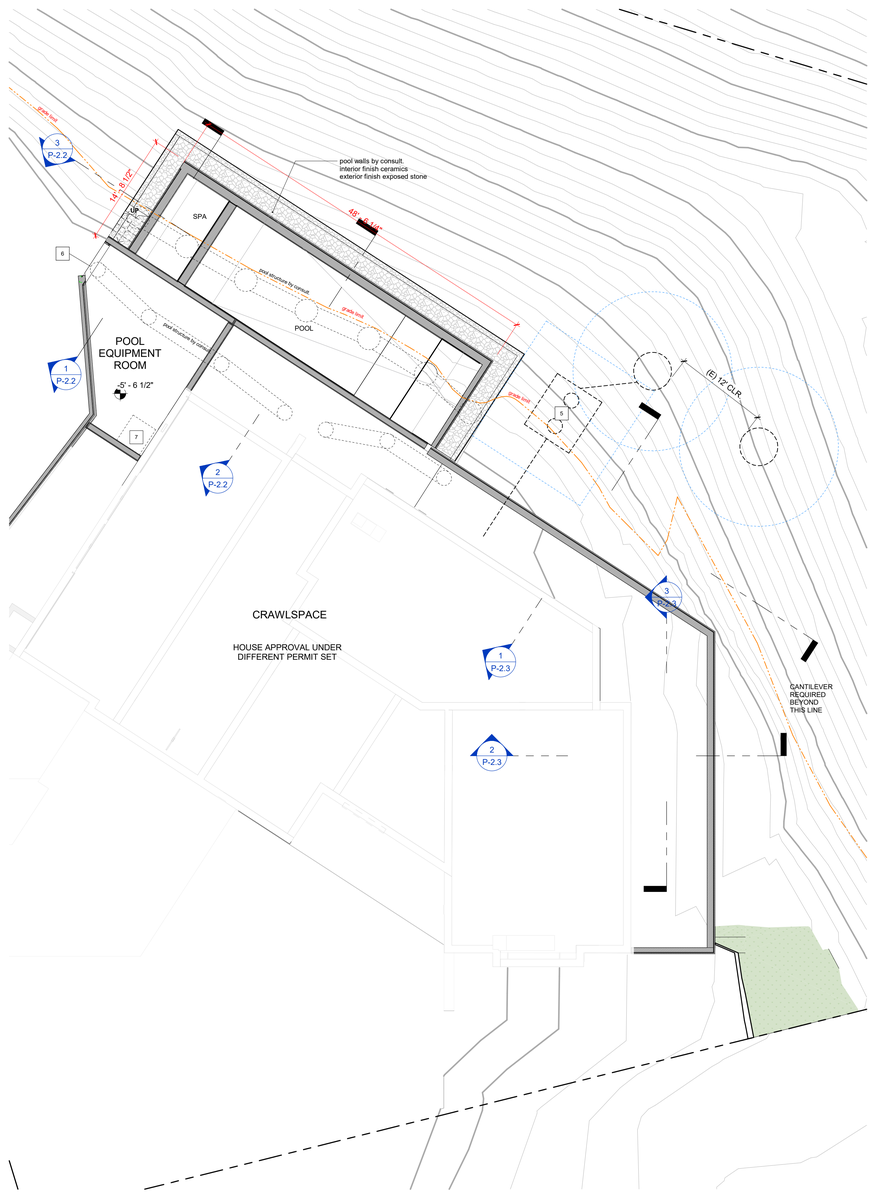
NOT RELEASED FOR CONSTRUCTION

POOL SITE PLAN

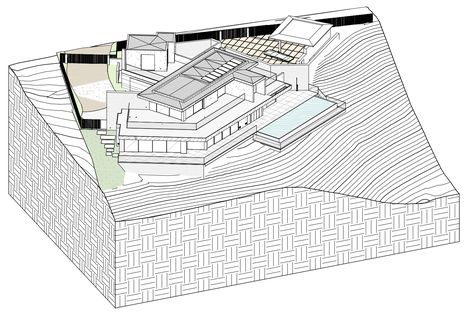
P-2.0



1 POOL - FIRST FLOOR PLAN
1/8" = 1'-0"



2 POOL - CRAWLSPACE FLOOR PLAN
1/8" = 1'-0"



3 POOL ISOMETRIC

CONSTRUCTION PLAN NOTES

A DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN

B VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES

C CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION

D ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

E INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS

F ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, AND MECHANICAL PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID

G REFER TO REFLECTED CEILING PLANS, BUILDING SECTIONS, AND INTERIOR ELEVATIONS FOR VOLUME CEILINGS

H ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL

I PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2022 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH

J CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

K CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

L PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2022 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL

M FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

N PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM FOR ALL HABITABLE SPACES

O DOORS AND WINDOWS USED TO PROTECT OPENINGS IN FIRE-RESISTANCE RATED WALLS, BARRIERS AND PARTITIONS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE 716.

P ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902).

Q ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

R ROOFS OF ACCESSORY BUILDINGS REQUIRED TO BE CONSTRUCTED ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 337 AND CHAPTER 9.

S ALL EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE DOUBLE PANED TEMPERED GLASS

T ALL RATED 1HOUR ASSEMBLIES TO BE 5/8" TYPE 'X' GYPSUM BOARD WALLS AND CEILING

U ALL EXTERIOR WALL FINISHES SHALL BE FIRE-RESISTANCE RATED AS REQUIRED

KEY NOTES

1 POOL ACCESS DOORS WITH EXIT ALARMS; POOL TO COMPLY WITH CRC APPENDIX AX DEMANDS; ASTM STANDARD F1346-91 SAFETY POOL COVER AND STANDARD F2208 COMPLIANT ALARM.

2 GUARDRAILS AROUND POOL DECK TO COMPLY WITH LOCAL LEGISLATION; 42" GLASS RAILS ABOVE DECK LEVEL AND OVER 5" ABOVE NATURAL GRADE TO COMPLY WITH POOL ENCLOSURE SAFETY DEMANDS

3 POOL ELECTRICAL CONTROL PANEL

4 POOL OUTDOOR SHOWER; DRAINAGE AND PIPING PER CONSULTANT'S PROJECT TBD

5 EXISTING SEPTIC TANKS AND SEEPAGE PITS TO REMAIN

6 VENTILATION OPENING FOR POOL MECHANICAL EQUIPMENT. DIMENSIONS AND GRILLE SPECIFICATIONS TBD PER POOL CONSULTANT'S PROJECT. ANY CHANGES TO THE POSITION MUST BE APPROVED BY THE DESIGN ARCHITECT.

7 TRAPDOOR ACCESS TO CRAWLSPACE

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever, without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED n.s.
10. ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT. ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.
11. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.
12. ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC
COAST HWY,
MALIBU, CA. 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.1

PHASE
CONSTRUCTION DOCUMENTS SET

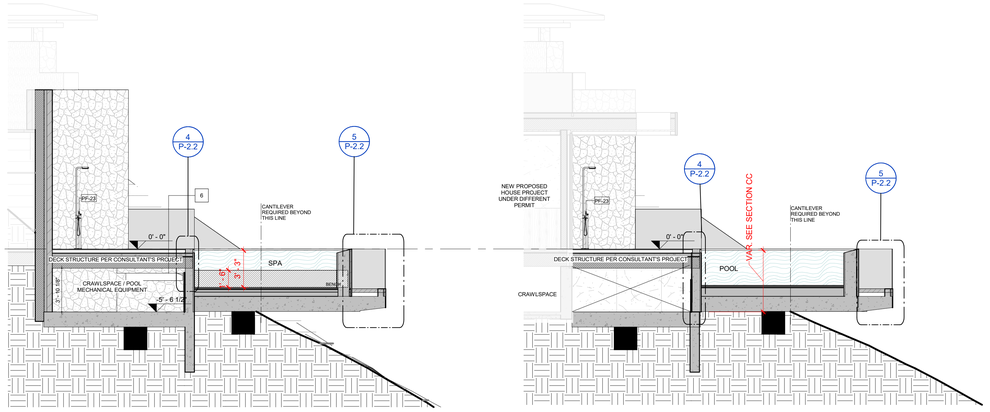
DATE
2025.06.09

JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

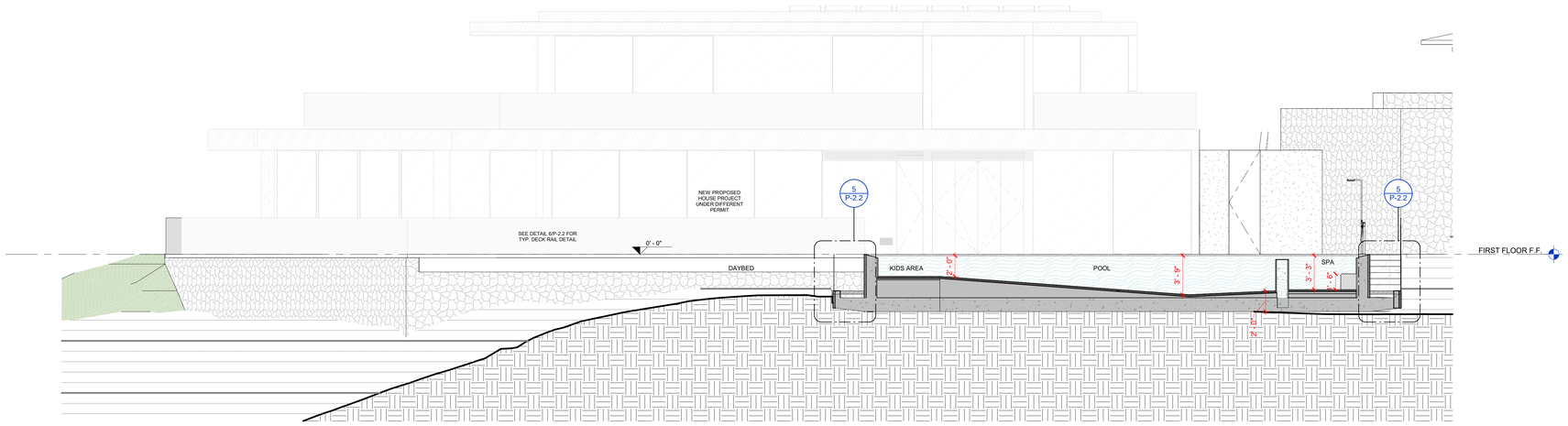
POOL PLAN AND DETAILS

P-2.1

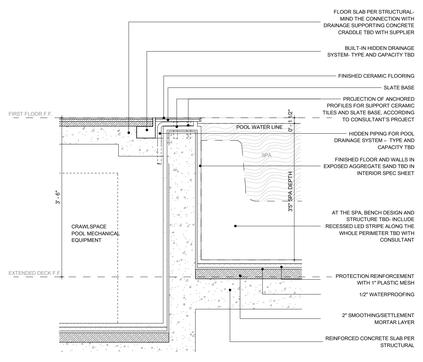


1 SPA SECTION AA
3/16" = 1'-0"

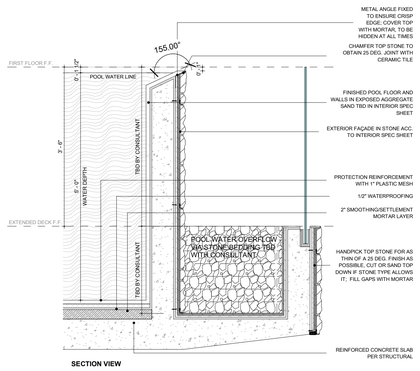
2 POOL SECTION BB
3/16" = 1'-0"



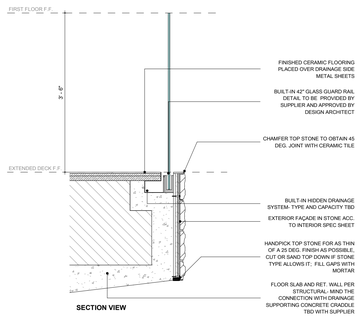
3 POOL SECTION CC
3/16" = 1'-0"



4 POOL X DECK EDGE DETAIL
3/4" = 1'-0"



5 POOL FAUX- INIFNITY EDGE DETAIL - A
3/4" = 1'-0"



6 TYP. DECK EDGE DETAIL
3/4" = 1'-0"

CONSTRUCTION PLAN NOTES

A DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN

B VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES

C CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION

D ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

E INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS

F ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, AND MECHANICAL PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID

G REFER TO REFLECTED CEILING PLANS, BUILDING SECTIONS, AND INTERIOR ELEVATIONS FOR VOLUME CEILINGS

H ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL

I PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2022 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH

J CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

K CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

L PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2022 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL

M FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

N PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM FOR ALL HABITABLE SPACES

O DOORS AND WINDOWS USED TO PROTECT OPENINGS IN FIRE-RESISTANCE RATED WALLS, BARRIERS AND PARTITIONS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE 716.

P ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902)

Q ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

R ROOFS OF ACCESSORY BUILDINGS REQUIRED TO BE CONSTRUCTED ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 337 AND CHAPTER 9.

S ALL EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE DOUBLE PANED TEMPERED GLASS

T ALL RATED 1HOUR ASSEMBLIES TO BE 5/8" TYPE 'X' GYPSUM BOARD WALLS AND CEILING

U ALL EXTERIOR WALL FINISHES SHALL BE FIRE-RESISTANCE RATED AS REQUIRED

KEY NOTES

1 POOL ACCESS DOORS WITH EXIT ALARMS; POOL TO COMPLY WITH CRC APPENDIX AX DEMANDS; ASTM STANDARD F1346-91 SAFETY POOL COVER AND STANDARD F2208 COMPLIANT ALARM.

2 GUARDRAILS AROUND POOL DECK TO COMPLY WITH LOCAL LEGISLATION; 42" GLASS RAILS ABOVE DECK LEVEL AND OVER 5" ABOVE NATURAL GRADE TO COMPLY WITH POOL ENCLOSURE SAFETY DEMANDS

3 POOL ELECTRICAL CONTROL PANEL

4 POOL OUTDOOR SHOWER; DRAINAGE AND PIPING PER CONSULTANT'S PROJECT TBD

5 EXISTING SEPTIC TANKS AND SEEPAGE PITS TO REMAIN

6 VENTILATION OPENING FOR POOL MECHANICAL EQUIPMENT. DIMENSIONS AND GRILLE SPECIFICATIONS TBD PER POOL CONSULTANT'S PROJECT. ANY CHANGES TO THE POSITION MUST BE APPROVED BY THE DESIGN ARCHITECT.

7 TRAPDOOR ACCESS TO CRAWLSPACE

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever, without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.
10. ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT, ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.
11. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.
12. ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC COAST HWY,
MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.2

PLEASE

CONSTRUCTION DOCUMENTS SET

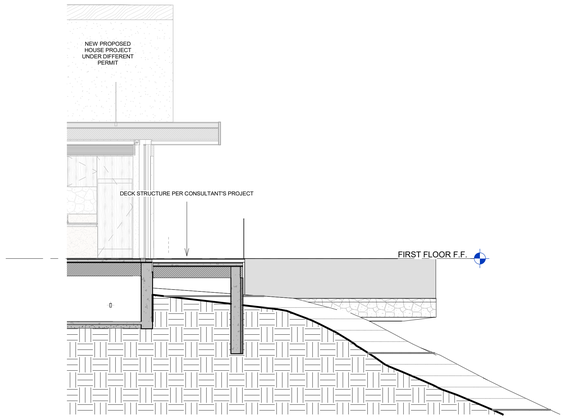
DATE
2025.06.09

JOB NO.
2307

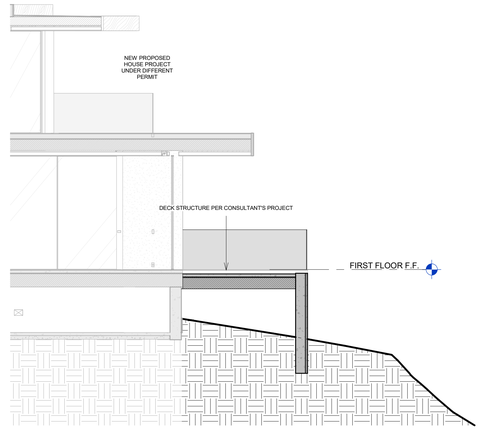
NOT RELEASED FOR CONSTRUCTION

POOL DETAILS

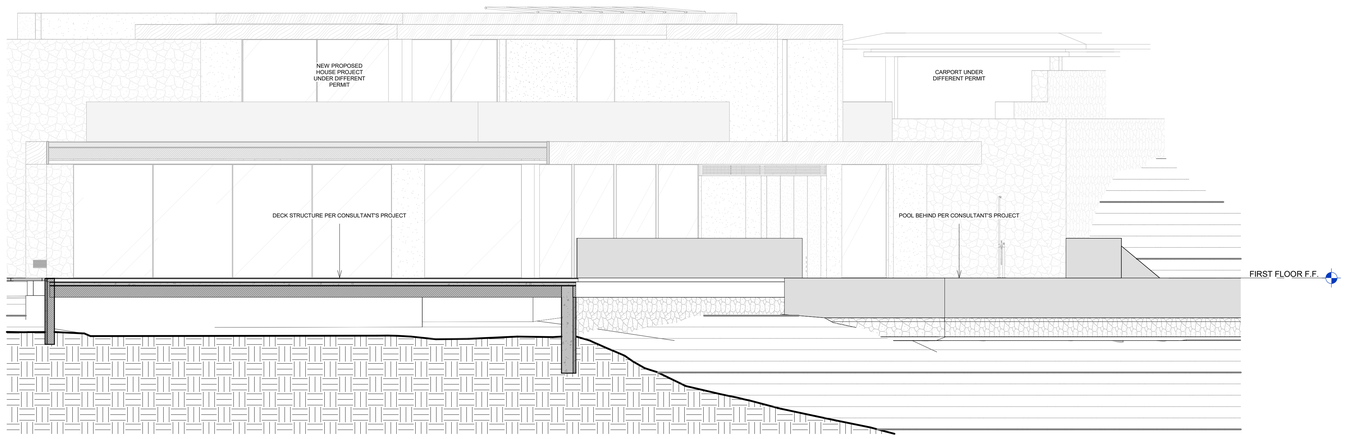
P-2.2



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



2 DECK SECTION BB
3/16" = 1'-0"



3 DECK SECTION CC
3/16" = 1'-0"

CONSTRUCTION PLAN NOTES

A DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN

B VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES

C CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION

D ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

E INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS

F ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, AND MECHANICAL PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID

G REFER TO REFLECTED CEILING PLANS, BUILDING SECTIONS, AND INTERIOR ELEVATIONS FOR VOLUME CEILINGS

H ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL

I PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2022 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH

J CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

K CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

L PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2022 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL

M FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

N PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM FOR ALL HABITABLE SPACES

O DOORS AND WINDOWS USED TO PROTECT OPENINGS IN FIRE-RESISTANCE RATED WALLS, BARRIERS AND PARTITIONS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE 716.

P ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902).

Q ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

R ROOFS OF ACCESSORY BUILDINGS REQUIRED TO BE CONSTRUCTED ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 337 AND CHAPTER 9.

S ALL EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE DOUBLE PANED TEMPERED GLASS

T ALL RATED 1HOUR ASSEMBLIES TO BE 5/8" TYPE 'X' GYPSUM BOARD WALLS AND CEILING

U ALL EXTERIOR WALL FINISHES SHALL BE FIRE-RESISTANCE RATED AS REQUIRED

KEY NOTES

1 POOL ACCESS DOORS WITH EXIT ALARMS; POOL TO COMPLY WITH CRC APPENDIX AX DEMANDS; ASTM STANDARD F1346-91 SAFETY POOL COVER AND STANDARD F2208 COMPLIANT ALARM.

2 GUARDRAILS AROUND POOL DECK TO COMPLY WITH LOCAL LEGISLATION; 42" GLASS RAILS ABOVE DECK LEVEL AND OVER 5" ABOVE NATURAL GRADE TO COMPLY WITH POOL ENCLOSURE SAFETY DEMANDS

3 POOL ELECTRICAL CONTROL PANEL

4 POOL OUTDOOR SHOWER; DRAINAGE AND PIPING PER CONSULTANT'S PROJECT TBD

5 EXISTING SEPTIC TANKS AND SEEPAGE PITS TO REMAIN

6 VENTILATION OPENING FOR POOL MECHANICAL EQUIPMENT. DIMENSIONS AND GRILLE SPECIFICATIONS TBD PER POOL CONSULTANT'S PROJECT. ANY CHANGES TO THE POSITION MUST BE APPROVED BY THE DESIGN ARCHITECT.

7 TRAPDOOR ACCESS TO CRAWLSPACE

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever, without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.
10. ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT. ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.
11. IN CASE OF CONFLICTS BETWEEN INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, AND SPECIFICATIONS, CONTACT THE DESIGN ARCHITECT FOR INSTRUCTIONS. DISCREPANCIES BETWEEN GENERAL NOTES, FLOOR PLAN NOTES, OR DOCUMENTATION SHOULD ALSO BE COMMUNICATED TO THE DESIGN ARCHITECT FOR CLARIFICATION OR RESOLUTION.
12. ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC
COAST HWY,
MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.3

PHASE
CONSTRUCTION DOCUMENTS SET

DATE
2025.06.09

JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

DECK DETAILS

P-2.3

GENERAL STRUCTURAL NOTES

THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN OR SPECIFIED.

VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED, DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS. IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAILED ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.

DESIGN BASIS

CALIFORNIA BUILDING CODE, 2022 EDITION

LOADS: ROOF LIVE LOAD = 20 PSF
FLOOR LIVE LOAD = 40 PSF
LATERAL LOADS = (AS DEFINED IN THE CODE)
WIND: P = Qh[(GCpf) - (GCpi)]
SEISMIC: SITE CLASS = _, SEISMIC DESIGN CATEGORY = _,
Ss = _.___, S1 = _.__, SDS = _.___, SD1 = _.__, I = 1, R = _.__,
rho = 1, Cs = _.____, W = ___ KIP, V = CsW = ___.__ KIP

CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE, ALL APPLICABLE ORDINANCES AND REQUIREMENTS, THE CONSTRUCTION DOCUMENTS AND THESE NOTES.

EARTH WORK AND FOUNDATION

SEE GEOTECHNICAL ENGINEERING STUDY BY
AT THE TIME OF EXCAVATION THE FOUNDATION DEPTHS AND SOIL CAPACITY TO BE VERIFIED BY SOILS ENGINEER.

PRIOR TO COMMENCING EXCAVATION, TAKE SUCH STEPS AS ARE NECESSARY TO SHORE AND BRACE ADEQUATELY AND SAFELY ALL ADJACENT SOILS OR STREETS SO AS NOT TO UNDERMINE THEM OR REMOVE THEIR LATERAL SUPPORT. PROVIDE FULL LATERAL SUPPORT TO ADJACENT SOILS DURING EXCAVATION AND UNTIL SUCH TIME AS NEW FOOTINGS ARE CAST. LEAVE SHORING AND BRACING IN PLACE UNTIL THE NEW CONSTRUCTION CAN PROVIDE ADEQUATE AND SAFE SUPPORT BOTH VERTICALLY AND LATERALLY. ADEQUATE AND PROPER SHORING BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE STRUCTURE IS TO BE SUPPORTED BY CONTINUOUS SPREAD FOOTINGS AT DEPTHS SHOWN. CAST FOOTINGS DIRECTLY AGAINST NEATLY TRENCHED EXCAVATIONS AND UPON UNDISTURBED NATURAL SOIL. IF TRENCHES CANNOT STAND, FULLY FORM SIDES OF FOOTINGS TO DIMENSIONS SHOWN. DO NOT ALLOW WATER TO STAND IN TRENCHES. PUMP OUT ANY STANDING WATER. PLACE NO CONCRETE UNTIL EXCAVATIONS ARE DEWATERED, INSPECTED AND APPROVED BY SOILS ENGINEER, AND UNTIL ALL REINFORCING STEEL AND OTHER INSERTS ARE SECURELY INSTALLED.

ALLOWABLE SOIL BRG. PRESSURE = 1,500 PSF (PER CODE)

CONCRETE

ACCURATELY INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE IN PLACE PRIOR TO PLACING CONCRETE. LOCATE CONSTRUCTION JOINTS SO AS TO MINIMIZE AND TO IMPAIR LEAST THE STRENGTH OF THE STRUCTURE. ROUGHEN HORIZONTAL AND VERTICAL CONSTRUCTION JOINT SURFACES WHILE STILL GREEN, CLEANING THEM OF LAITANCE, LOOSE AGGREGATE AND DEBRIS BEFORE PROCEEDING WITH NEXT POUR. ALL CONCRETE AND GROUT TO DEVELOP 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, EXCEPT C.I.P. PILES AND GRADE BMS, WHERE NOTED ON PLANS WHICH ARE TO DEVELOP 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, U.O.N. CONTINUOUS INSPECTION REQUIRED.

REINFORCED CONCRETE BLOCK

REINFORCE ALL WALLS WITH HORIZONTAL AND VERTICAL REINFORCING AT CENTER OF WALL, UNLESS OTHERWISE SHOWN. GROUT ALL WALLS CONTINUOUSLY FULL HEIGHT AND LENGTH. SANDBLAST SURFACES ON WHICH BLOCKS ARE TO BE LAID. CONCRETE MASONRY UNITS TO CONFORM TO ASTM C90, LIGHTWEIGHT BLOCK, WITH TYPE S MORTAR, f'm = 1,500 PSI.

REINFORCING STEEL

REINFORCE ALL CONCRETE AND CONCRETE BLOCK. ALL REINFORCING STEEL TO BE NEW DEFORMED BARS ASTM A-615, GRADE 60, IN AS LONG LENGTHS AS PRACTICABLE OR AS DETAILED. LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS (1'-6" MINIMUM) AT SPLICES AND CORNERS. UNLESS OTHERWISE SHOWN, MAINTAIN COVERAGE TO FACE OF BAR AS FOLLOWS:

3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH,
2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH OR WEATHER, BUT FORMED AT MID-DEPTH OF SLABS ON GRADE.

CONFORM WITH "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI-315 LATEST EDITION UNLESS OTHERWISE SHOWN. DOWEL VERTICAL REINFORCING IN WALLS TO FOOTINGS WITH BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING.

WELDING OF REINFORCING STEEL

FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE "CARBON EQUIVALENT" (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75% SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM A-706, REINFORCING STEEL SHALL BE PREHEATED AS SHOWN IN TABLE 1, RGA 3-77. IN ADDITION, STEEL WHICH "CE" IS BETWEEN 0.66% AND 0.75% SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATION TESTS VERIFY ACCEPTABLE WELDABILITY. SPECIAL INSPECTION REQUIRED.

MISCELLANEOUS STRUCTURAL STEEL

SHAPES, PLATES, & BARS:	ASTM A-36
W-SHAPES:	ASTM A-992
PIPE:	ASTM A-53 GRADE B
TUBES:	ASTM A-500 GRADE B OR C
MACHINE BOLTS:	ASTM A-307

DETAILS OF WORKMANSHIP TO CONFORM TO AISC SPECIFICATIONS.
ALL WELDING TO CONFORM TO AWS SPECIFICATIONS. ALL BUTT WELDS TO BE FULL PENETRATION WITH BACK-UP PLATES OR BACK-UP WELDS. SUBMIT STEEL DETAILS TO ARCHITECT PRIOR TO FABRICATION. SHOP PAINT AND FIELD TOUCH-UP PAINT PER FEDERAL SPECIFICATION TT-P-86 TYPE II OR TNEMEC #99.

MINIMUM SIZE OF FILLET WELDS

Material Thickness of Thicker Part Joined (in.)	Minumum Size of Fillet Weld[a] (in.)
To 1/4 inclusive	1/8
Over 1/4 to 1/2	3/16
Over 1/2 to 3/4	1/4
Over 3/4	5/16

[a] Leg dimension of fillet welds. Single-pass welds must be used.

ROUGH CARPENTRY

PRESSURE TREAT DOUGLAS FIR SILLS, PLATES AND LEDGERS WHICH ARE AGAINST BLOCK OR CONCRETE WITH AWPA APPROVED PRESERVATIVE. FOR ABOVE GROUND USE A MINIMUM OF 0.25 PRESERVATIVE RETENTION. SET ON A GROUT BED WITH A MINIMUM OF TWO BOLTS PER PIECE. ALL BOLTS TO BE HOT-DIPPED GALVANIZED WITH G-185 RATING. THOROUGHLY GALVANIZE ALL NAILS, BOLTS AND HARDWARE EXPOSED TO WEATHER OR PRESURE TREATED LUMBER. USE UNFINISHED HEXAGONAL HEAD AND NUT MACHINE BOLTS WITH ROUND STEEL WASHERS UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD, U.O.N.

TIMBER CONNECTORS INDICATED BY CATALOG NUMBERS ON DRAWING TO BE SIMPSON CO. 'STRONG TIE' GALVANIZED STEEL. NAIL OR BOLT ALL FASTENERS PER MANUFACTURER'S INSTRUCTIONS, WITH ALL NAIL HOLES FILLED.

NAIL ALL FRAMING WITH NEW COMMON WIRE NAILS, WITH MINIMUM NAILING CONFORMING TO BUILDING CODE REQUIREMENTS, UNLESS OTHERWISE SHOWN. IF WOOD TENDS TO SPLIT WITH NAIL SIZE USED, PRE-DRILL HOLES. RETIGHTEN ALL BOLTS PRIOR TO CLOSING JOB. FOR LAG BOLTS, PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.

MINIMUM GRADES FOR SAWN LUMBER AS FOLLOWS:
2x STUDS, D.F. LARCH "STANDARD"
4x AND SMALLER, D.F. LARCH 'NO. 2', U.O.N. ON DWGS.
6x AND LARGER, D.F. LARCH 'NO. 1', U.O.N. ON DWGS.

MINIMUM PW. SHTG. GRADES AS FOLLOWS:
ROOF: 1/2" 24/0, APA RATED SHTG., EXP.1
FLOOR: 3/4" 40/20, APA RATED SHTG., T. & G., EXP.1
1-1/8" 60/40, APA RATED SHTG., T. & G., EXP.1
WALL: 1/2" STRUCT. 1, 32/16, EXP.1
SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURING IN BRACED WALL PANELS.

GLUED LAMINATED MEMBERS

USE GRADE COMBINATION 24F-V4 WITH MINIMUM AITC FINISH GRADE OF INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED. MANUFACTURE AND FABRICATION OF ALL GLUED, LAMINATED MEMBERS SHALL STRICTLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF AITC-117, LATEST EDITION, AND WITH ANSI STANDARD A190.1. FIELD DRILL ALL CONNECTION HOLES FOR PROPER FIT.

PARALLAM, MICROLAM, TIMBERSTRAND & TRUS JOIST

BEAMS INDICATED PSL ARE TO BE PARALLAM, LVL ARE TO BE MICROLAM, LSL ARE TO BE TIMBERSTRAND & TJI TO BE TRUS JOIST, ALL MANUFACTURED BY WEYERHAEUSER.

VERSA-MEMBERS

VERSA-LAM, VERSA-RIM, VERSA-STRAND AND VERSA-STUD INDICATED ON THE DRAWINGS ARE TO BE MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS.

ABBREVIATION

A B = ANCHOR BOLT
ABT = ABOUT
ABV = ABOVE
ADD = ADDITIONAL(LY)
ADJ = ADJACENT
ARCH = ARCHITECTURAL DWGS
ALT = ALTERNATE
A T R = ALL THREAD ROD

B = BOT = BOTTOM
BAL = BALANCE
BD = BOARD
BLDG = BUILDING
BLW = BELOW
BM = BEAM
B N = BOUNDARY NAILING
B O = BOTTOM OF
BRG = BEARING
BTW = BETWEEN
B U = BUILT-UP
BTR = BETTER
BYD = BEYOND

C = CAMBER
C B = CONCRETE BLOCK
C C = CENTER TO CENTER
C I P = CAST IN PLACE
C J = CEILING JOIST
CLR = CLEAR
CNR = CORNER
COL = COLUMN
CONC = CONCRETE
CONN = CONNECTION
CONST = CONSTRUCTION
CONT = CONTINUOUS(LY)
CT JT = CONTROL JOINT
CTR(D) = CENTER(ED)
CTSK = COUNTERSINK

D = DIAM = DIAMETER
DBL = DOUBLE
DET = DETAIL
D F = DOUGLAS FIR
DIAG = DIAGONAL
DIM = DIMENSION
DKG = DECKING
DO = DITTO
DWG = DRAWING
DWL = DOWEL

E = EAST
(E) = EXIST = EXISTING
EA = EACH
E D = EDGE DISTANCE
E E = EACH END
E F = EACH FACE
EL = ELEV = ELEVATION
ELECT = ELECTRICAL (DWGS)
ENGR = ENGINEER
EMBD = EMBED(MENT)
E N = EDGE NAILING
EQ = EQUAL
E S = EACH SIDE
E W = EACH WAY
E-W = EAST WEST
EXP = EXPANSION
EXT = EXTERIOR

FB = FLAT BLOCKING
FDN = FOUNDATION
F F = FAR FACE
FIN = FINISH
F J = FLOOR JOIST
FLG = FLANG
FLR = FLOOR
F N = FACE NAIL
F O = FACE OF
F O C = FACE OF CONCRETE
F O S = FACE STUD
F O W = FACE OF WALL
FRMG = FRAMING
F S = FAR SIDE
FTG = FOOTING
F W = FILLET WELD

GA = GAUGE
GEN = GENERAL
GIR = GIRDER
G L = GLUED LAMINATION (BM OR MEMBER)
GR = GRADE
GRND = GROUND

H = HORIZ = HORIZONTAL(LY)
HD = HAND
H D G = HOT DIP GALVANIZED
HDR = HEADER
HGR = HANGER
HK = HOOK
HT = HEIGHT

I F = INNER FACE
INFO = INFORMATION
INT = INTERIOR
INTSECT = INTERSECT(ION)
INV = INVERTED

JST = JOIST
JT = JOINT

LAM = LAMINATED(TION)
LOC = LOCATION
LONGIT = LONGITUDINAL(LY)

MAX = MAXIMUM
M B = MACHINE BOLT
MECH = MECHANICAL
MIN = MINMUM
MULL = MULLION

(N) = NEW
N = NORTH
NAT MATL = NATURAL MATERIAL
N B = NON BEARING
N F = NEAR FACE
NLG = NAILING
NLR = NAILER
NTS = NOT TO SCALE

O C = ON CENTER
O F = OUTER FACE
OPG = OPENING
OPP = OPPOSITE

PC = PIECE
PEN = PENETRATION
PERIM = PERIMETER
P L F = POUNDS PER LINEAR FOOT
PNT = POINT
P S F = POUNDS PER SQUARE FOOT
P S I = POUNDS PER SQUARE INCH
P T = PRESSURE TREATED
PW = PLYWOOD

REF = REFRENCE
REINF = REINFORCING(MENT)
REQ'D = REQUIRED
RET = RETAINING
R J = ROOF JOIST
RM = ROOM
R O = ROUGH OPENING
R R = ROOF RAFTER

S = SOUTH
S B = SOLID BLOCK
SECT = SECTION(S)
SHPD = SHAPED
SHT = SHEET(S)
SHTG = SHEATING
S I = SPECIAL INSPECTION
SIM = SIMILAR
S O G = SLAB ON GRADE
SPC(G) = SPACE(ING)
SPEC = SPECIFICATIONS
SQ = SQUARE
S S = SELECT STRUCT.
ST STL = STAINLESS STEEL
STAGG = STAGGER(ED)
STD = STANDARD
STIFF = STIFFENER
STL = STEEL
STRUCT = STRUCTURE(LY)
SW = SHEAR WALL
SYMM = SYMMETRICAL(Y)

T = TOP
T & G = TONGUE & GROOVE
TH = THICKNESS
THRD = THREADED
TJ = TRUSJOIST
TN = TOENAIL
TO = TOP OF
T O C = TOP OF CONCRETE
T O S = TOP OF STEEL
TOT = TOTAL
T O W = TOP OF WALL
TR = TIE ROD
TRANS = TRANSVERSE
TS = TUBULAR STEEL
TYP = TYPICAL(LY)

U O N = UNLESS OTHERWISE NOTED
UNP = UNDERPIN

V = VERT = VERTICAL(LY)
VIF = VERIFY IN FIELD
VSL= VERSA-LAM

W = WEST
WD = WOOD
W O = WHERE OCCURS
WPF(G) = WATERPROOF
W S B = WELDED STUD BOLT

X - B = CROSS BRACING
X - S = EXTRA STRONG

℄ = CENTERLINE
P = PLATE
Ø = ROUND OR DIAMETER
L = ANGLE
∥ = PARALLEL
I = PERPENDICULAR
# = NUMBER

DEPT. OF BUILDING AND SAFETY NOTES

1. SHOP WELDING SHALL BE PERFORMED IN THE SHOP OF A LICENSED FABRICATOR APPROVED BY THE BUILDING DEPARTMENT. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDING DEPARTMENT. CONTINUOUS INSPECTION OF WELDING SHALL BE REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS.
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A DEPARTMENT APPROVED FABRICATOR.
3. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN THE SHOP OF DEPARTMENT APPROVED FABRICATOR.
4. SIMPSON STRONG TIE CONNECTORS TO COMPLY WITH ICBO #1211, 4448 & 5117
5. SIMPSON STRONG-BOLT2 ANCHORS TO COMPLY WITH E.R. #3037.
6. TRUS-JOIST OPEN WEB SERIES TO COMPLY WITH NER 148.
7. TRUS-JOIST PLYWOOD WEB SERIES TO COMPLY WITH NER 200.
8. EPOXY GROUT TO BE SIMPSON, ICC-ER #4945 OR EQUAL. SET EPOXY BY SIMPSON TO COMPLY WITH ICC-ER #1772. SPECIAL INSPECTION REQUIRED.
9. STEEL STUDS AND TRACK TO BE AS MANUFACTURED BY CEMCO, ICBO #3403-P OR APPROVED EQUAL.
10. WHERE 3x BOUNDARY AND EDGE MEMBERS ARE CALLED FOR IN SHEAR WALLS, MAINTAIN A MINIMUM 1/2" DISTANCE BETWEEN SHEAR NAILING AND PLYWOOD EDGES.
11. BOLT HOLES FOR HOLD DOWNS IN WOOD COLUMNS SHALL BE 1/16" MAX. OVERSIZE - INSPECTOR TO VERIFY.
12. HOLD DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. ONLY COMMON NAILS SHALL BE PERMITTED FOR REQUIRED NAILING OF VERTICAL AND HORIZONTAL PLYWOOD SHEAR PANELS.
14. APPROVED PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL SILL PLATE ANCHOR BOLTS.
15. APPROVED PLATE WASHERS, IN LIEU OF CUT WASHER, SHALL BE PROVIDED FOR HOLD-DOWN CONNECTOR BOLTS AT SHEARWALL WOOD FLANGES.
16. STRUCTURAL OBSERVATION REQUIRED ON PLYWOOD SHEAR WALLS RATED OVER 300 PLF.
17. RAWLPLUG ANCHORS TO COMPLY WITH ICBO REPORT #45144 & #4803.
18. HILTI 'KWIK-BOLTS' TO COMPLY WITH ER #4627
19. PARALLAM, MICROLAM & LSL TO COMPLY WITH ER #4979.
20. LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. & FULL DIA. FOR SMOOTH SHANK PORTION.
21. BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25% OF WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40% OF STUD WIDTH.

County of Los Angeles
DEPARTMENT OF PUBLIC WORKS BUILDING & SAFETY DIVISION
Los Angeles Regional Uniform Code Program

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE STRUCTURAL OBSERVER

PERMIT APPL. NO.: _____

Project Address:	
Description of Work:	
Owner:	Architect:
Engineer of Record: RICHARD J. LEWIS	

STRUCTURAL OBSERVATION (ONLY CHECKED ITEMS ARE REQUIRED)

Firm or Individual to be responsible for the Structural Observation:
Name: RICHARD J. LEWIS Phone: (310) 828-5611 Calif. Registration: C30522

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

DECLARATION BY OWNER

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

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

Version 1.0 (2008 LACBC) Jan. 10 2008

STUDIO ARTHUR CASAS

Polon & Lewis
Structural Engineering, Inc.
5301 Beethoven St #208
Los Angeles, CA 90066
Ph. (310) - 998 - 5611
office@polon-lewis.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BOTTLEBRUSH
32926 PACIFIC COAST HWY.
MALIBU, CA. 90265

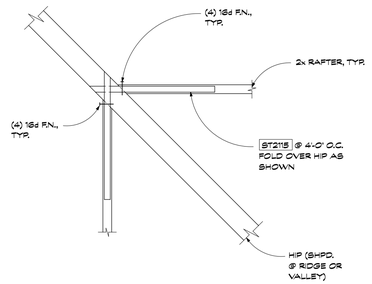
REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

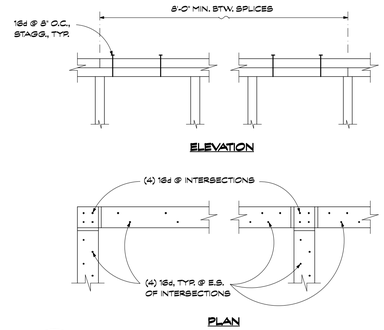
SCALE: N.T.S.
DATE: 2026.05.26
JOB NO.: 23056

GENERAL NOTES & ABBREVIATIONS

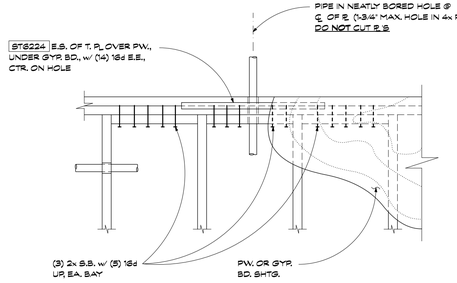
S1.1



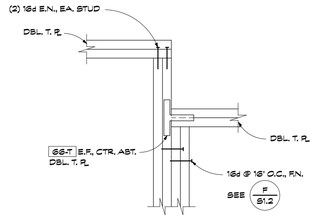
A S1.2 *Conn. @ Jst. To Hip*



B S1.2 *Conn. Dbl. T. PL @ Intersections*

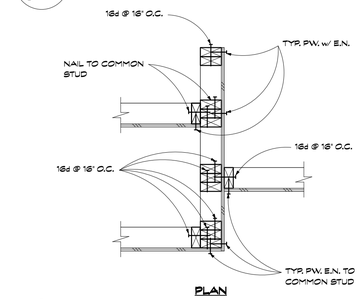


C S1.2 *Typ. Pipe Thru Stud Wall*

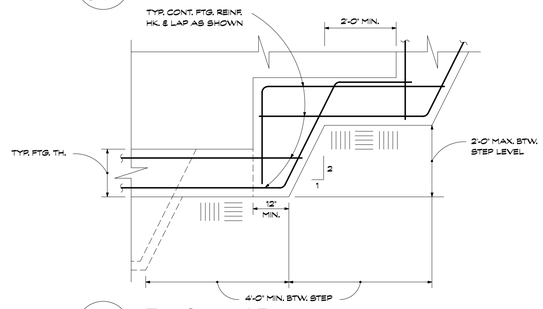


D S1.2 *Conn. Discontinuous Dbl. T. PL*

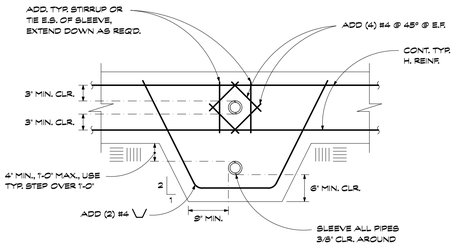
E S1.2



F S1.2 *Typ. Stud Wall Intersections*



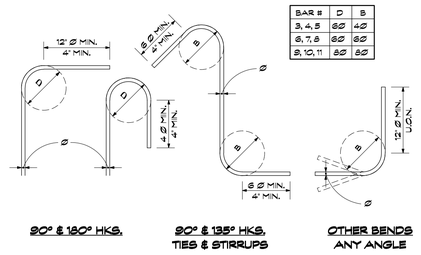
G S1.2 *Typ. Stepped Ftg.*



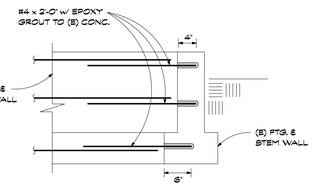
H S1.2 *Typ. Pipe Sleeve Thru Ftg.*

J S1.2

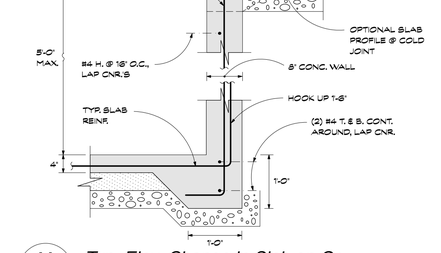
BAR #	D	B
3, 4, 5	6Ø	4Ø
6, 7, 8	8Ø	6Ø
9, 10, 11	8Ø	8Ø



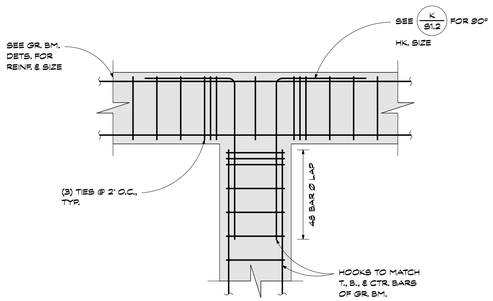
K S1.2 *Typ. Reinf. Bar Bends*



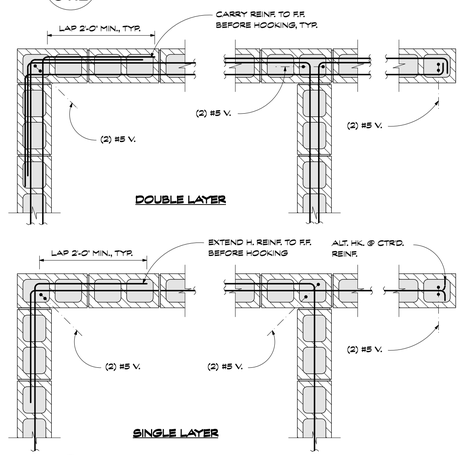
L S1.2 *Typ. (N) to (E) Ftg. Conn.*



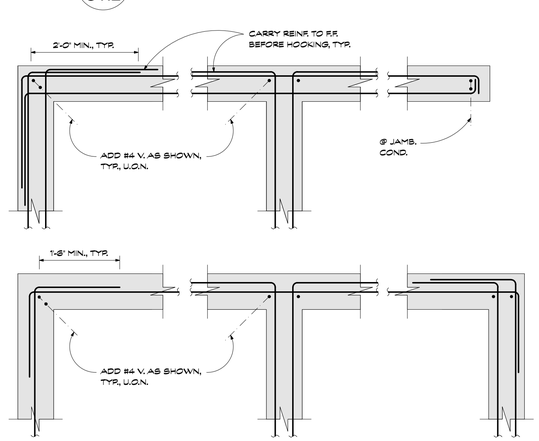
M S1.2 *Typ. Elev. Change in Slab on Gr.*



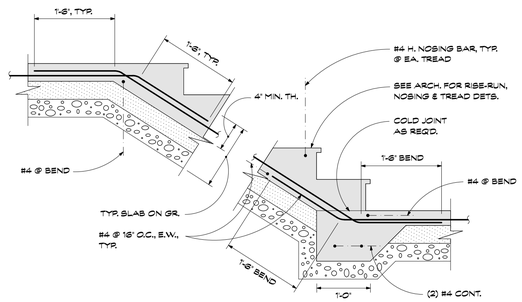
N S1.2 *Typ. Gr. Bm. to Bm. Conn. (Plan)*



P S1.2 *Typ. C.B. Reinf. @ Corners (plan)*



Q S1.2 *Typ. C.I.P. Reinf. @ Corners (plan)*



R S1.2 *Typ. Conc. Stair On Gr.*

STUDIO ARTHUR CASAS

Polon & Lewis
Structural Engineering, Inc.
5301 Beethoven St #208
Los Angeles, CA 90066
Ph. (310) - 998 - 8611
office@polon-lewis.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BOTTLEBRUSH
32828 PACIFIC COAST HWY.
MALIBU, CA. 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

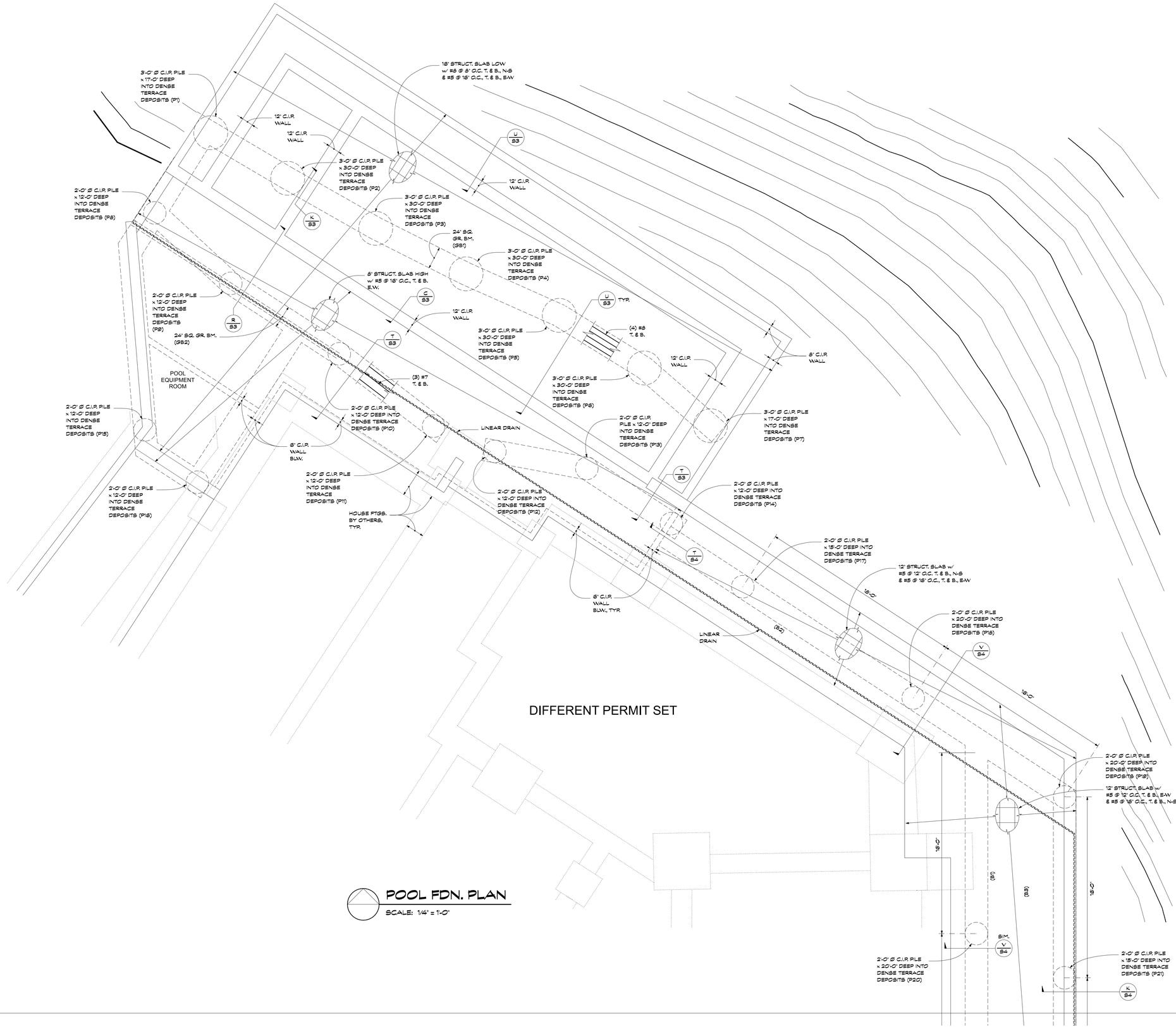
SCALE: N.T.S., U.O.N.

DATE: 2026.05.26

JOB NO.: 23056

TYP. FRMG. & FDN. DETAILS

S1.2



DIFFERENT PERMIT SET

POOL FDN. PLAN

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

STUDIO ARTHUR CASAS

Polon & Lewis
Structural Engineering, Inc.
5301 Beethoven St #208
Los Angeles, CA 90066
Ph. (310) - 998 - 5611
office@polon-lewis.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BOTTLEBRUSH
32826 PACIFIC COAST HWY.
MALIBU, CA. 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

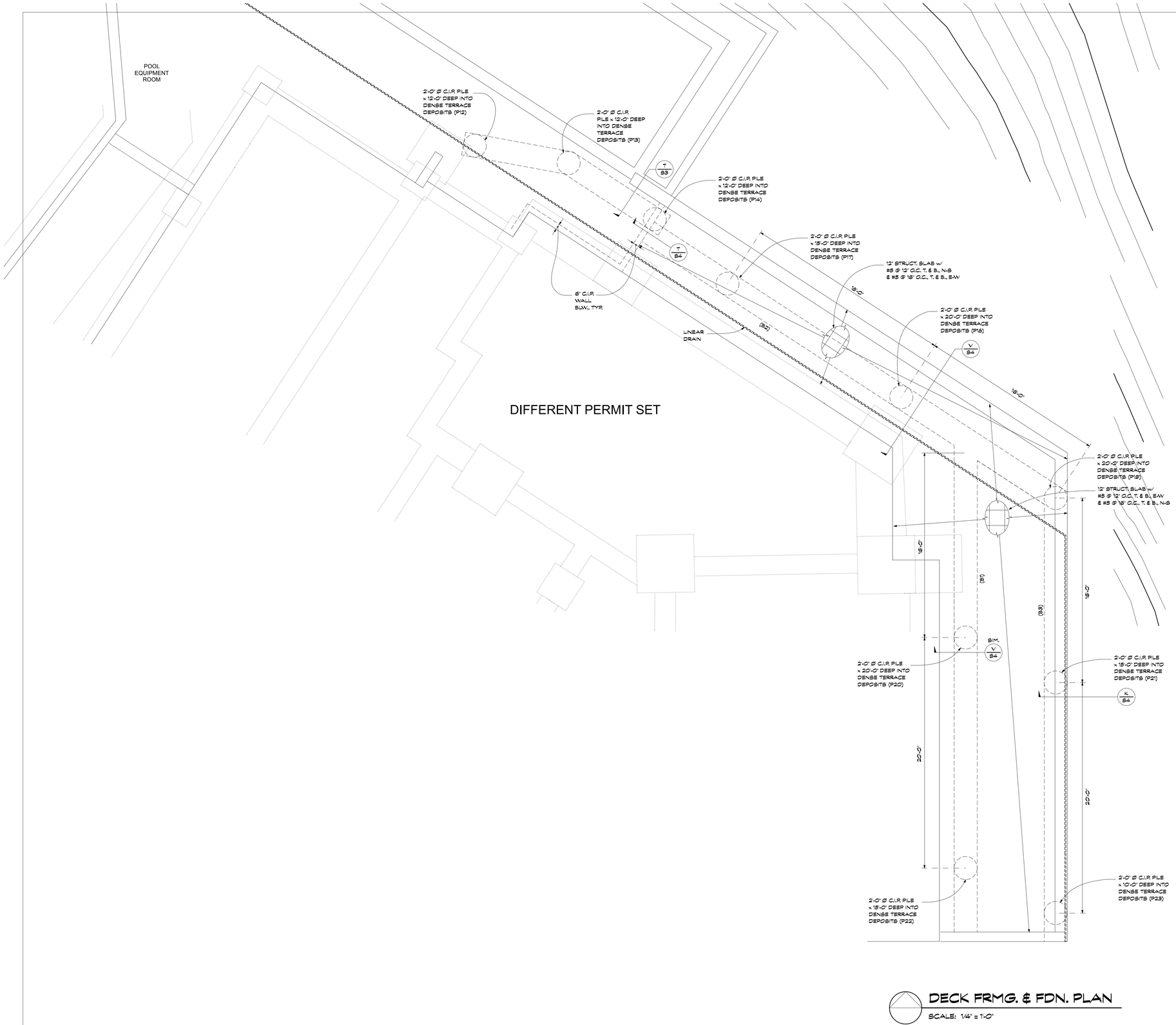
SCALE: 1/4" = 1'-0"

DATE: 2026.05.26

JOB NO.: 23056

POOL FDN. PLAN

S2



DECK FRMG. & FDN. PLAN

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

STUDIO ARTHUR CASAS

Polon & Lewis
Structural Engineering, Inc.
5301 Beethoven St #208
Los Angeles, CA 90066
Ph. (310) - 998 - 5611
office@polon-lewis.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BOTTLEBRUSH
32826 PACIFIC COAST HWY,
MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

SCALE
1/4" = 1'-0"

DATE
2026.05.26

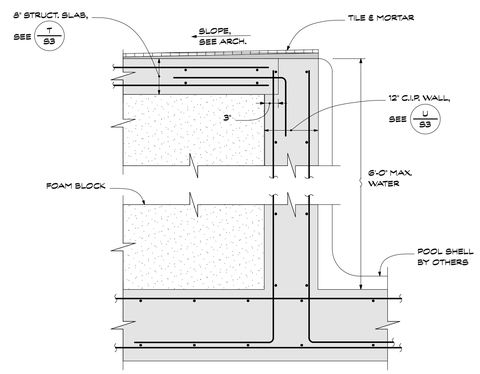
JOB NO.
23056

DECK FRMG. & FDN. PLAN

S2.1

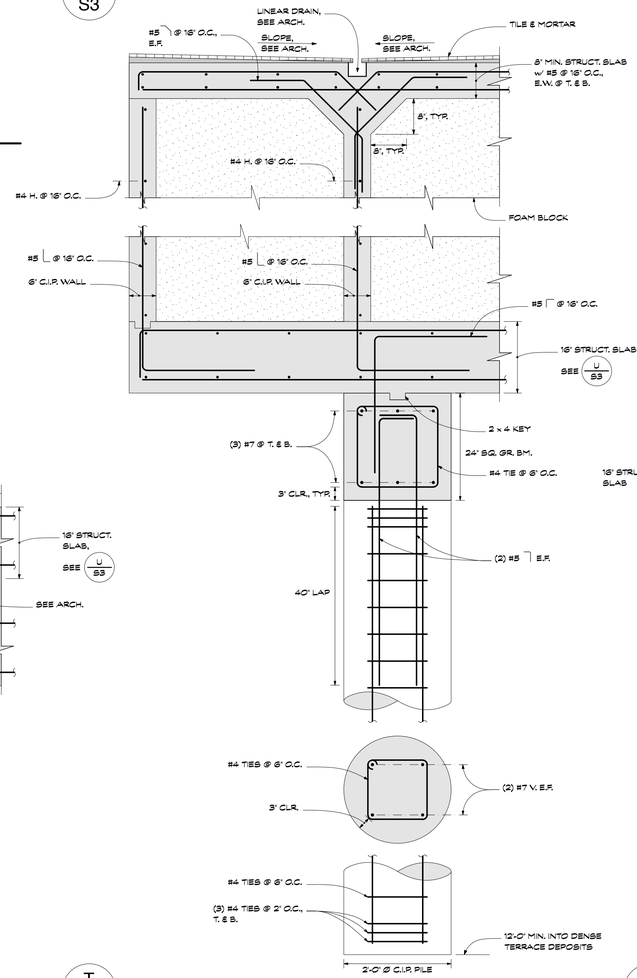
A S3 #23056

B S3 #23056



C S3 #23056

SCALE: 3/4" = 1'-0"

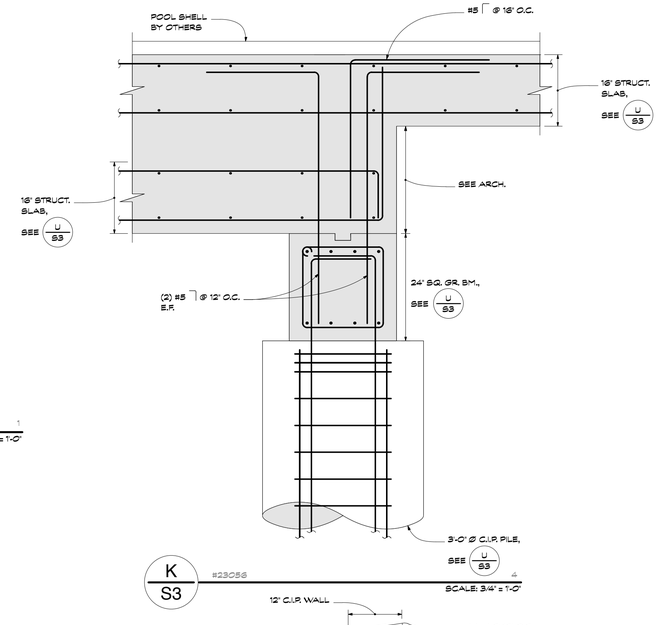


T S3 #23056

SCALE: 3/4" = 1'-0"

K S3 #23056

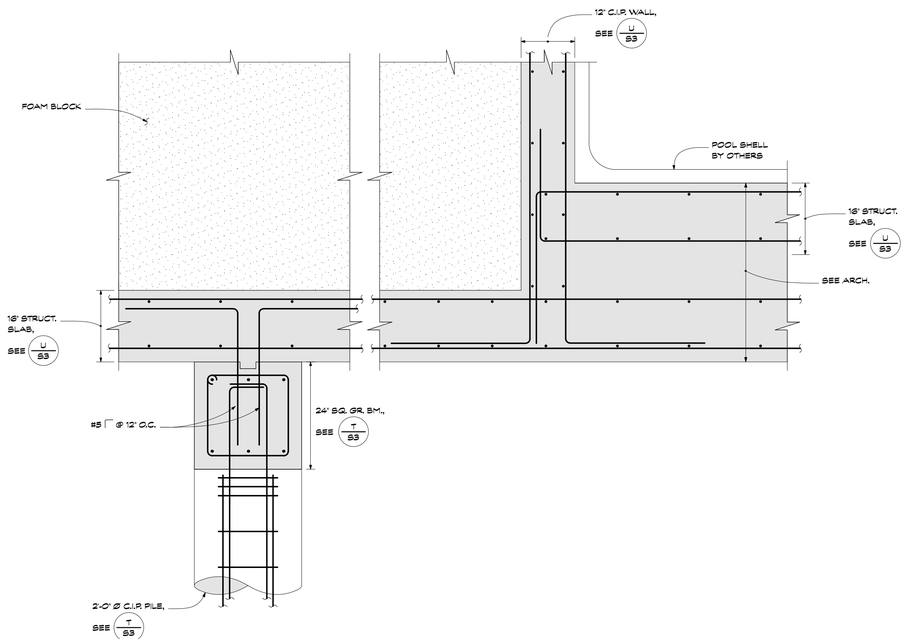
SCALE: 3/4" = 1'-0"



F S3 #23056

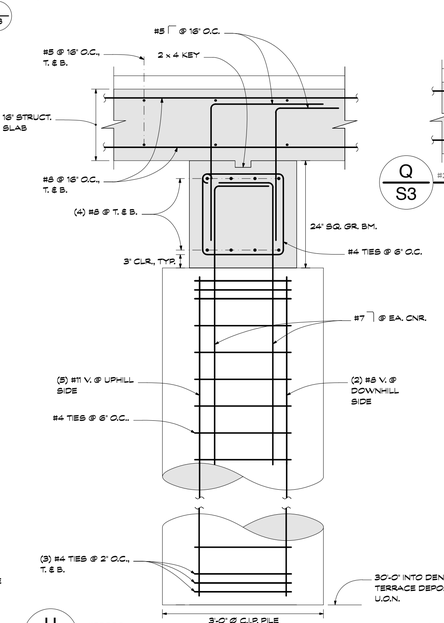
G S3 #23056

NOTE: SEE T S3 FOR STRUCT. SLAB HIGH



R S3 #23056

SCALE: 3/4" = 1'-0"

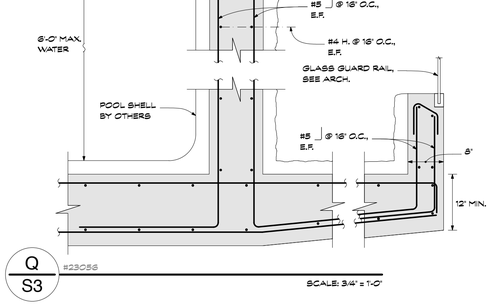


U S3 #23056

SCALE: 3/4" = 1'-0"

Q S3 #23056

SCALE: 3/4" = 1'-0"



STUDIO ARTHUR CASAS

Polon & Lewis
Structural Engineering, Inc.
5301 Beethoven St #208
Los Angeles, CA 90066
Ph. (310) - 998 - 5611
office@polon-lewis.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BOTTLEBRUSH
32826 PACIFIC COAST HWY
MALIBU, CA. 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

SCALE	1" = 1'-0", U.O.N.
DATE	2026.05.26
JOB NO.	23056

STRUCTURAL DETAILS

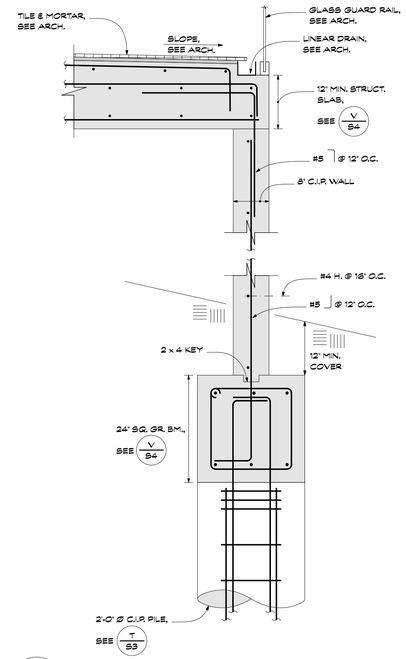
S3

A S4 #23056

B S4 #23056

C S4 #23056

D S4 #23056



K S4 #23056 10

SCALE: 3/4" = 1'-0"

F S4 #23056

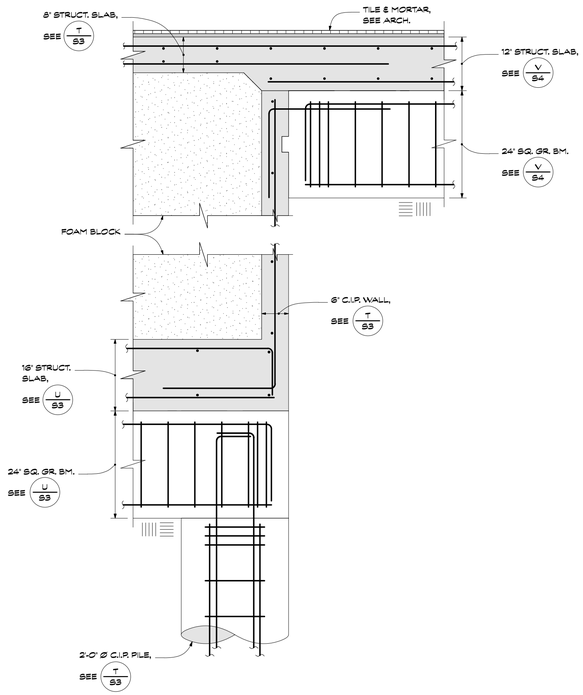
G S4 #23056

H S4 #23056

J S4 #23056

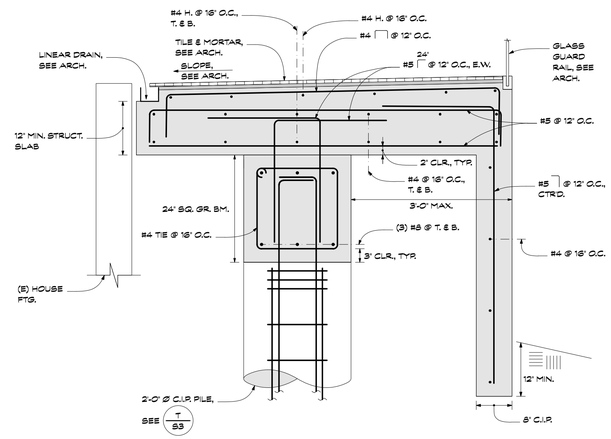
L S4 #23056

M S4 #23056



T S4 #23056 11

SCALE: 3/4" = 1'-0"



V S4 #23056 10

SCALE: 3/4" = 1'-0"

R S4 #23056

S S4 #23056

Polon & Lewis
Structural Engineering, Inc.
5301 Beethoven St #208
Los Angeles, CA 90066
Ph. (310) - 998 - 5611
office@polon-lewis.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

STUDIO ARTHUR CASAS

BOTTLEBRUSH
32826 PACIFIC COAST HWY
MALIBU, CA. 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

SCALE
1" = 1'-0", U.O.N.

DATE
2026.05.26

JOB NO.
23056

STRUCTURAL DETAILS

S4

CITY OF MALIBU
GRADING PLAN
32826 PACIFIC COAST HWY., MALIBU CA

CITY OF MALIBU
23815 STUART RANCH ROAD ♦ MALIBU, CALIFORNIA 90265-4861
(310) 456-2489 ♦ FAX (310) 317 0950 ♦ www.ci.malibu.ca.us

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK." .
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER HE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: (SEE TABLE BELOW)
CUT: 36 CU.YD. FILL: 0 CU.YD.
EXPORT: 36 CU.YD. IMPORT: 0 CU.YD.
REMOVAL AND RECOMPACTION 0 CU.YD.
20. TOTAL DISTURBED AREA ACRES 0.04 AC/1,830 SQ.FT.
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA 9381 SQ.FT.
(TOTAL PROPOSED IMPERVIOUS SURFACE AREA 1010 POOL ONLY SQ.FT.
FLOOD ZONE ON FIRM:_________ BASE FLOOD ELEVATION:__________ FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS AND FILLS) [3312, 3313 & MALIBU LCP 8.3]:

1. CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROPRIATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL.

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
4. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING REPORTS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
5. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
6. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
7. FILL INSPECTION:

7.1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2]
7.2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.
7.3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2HORIZONTAL TO 1 VERTICAL. [3313.7

8. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
9. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

COMPACTION TESTING REQUIREMENTS:

1. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
2. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISHED GRAD, AND
3. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE
4. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 - LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937- LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-DONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]
5. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:

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

GENERAL NOTES:

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. THIS PLAN HAS BEEN CHECKED ON THE ASSUMPTION THAT THE FILLS SHOWN WILL NOT BE COMPACTED. PLACE THE FOLLOWING NOTE NO THE PLAN STATING: "FILLS ARE UNCOMPACTED AND NOT SUITABLE FOR THE SUPPORT OF STRUCTURES. ALL FOUNDATIONS FOR FUTURE BUILDINGS ARE TO BE EXTENDED THROUGH THE FILL INTO NATURAL GROUND." IF THE FILLS ARE TO BE COMPACTED, COMPLY WITH CORRECTION NUMBERS 94, 95 & 96.
4. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
5. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
6. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
7. SECURE PERMISSION FROM (CITY ENGINEER), (STATE HIGHWAY DEPARTMENT) FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
8. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
10. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
11. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
12. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
13. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
14. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
15. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
16. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

ADDITIONAL GRADING GENERAL NOTES:

1. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
2. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
3. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
4. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
5. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
6. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
7. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
8. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
9. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
10. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
11. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
12. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
13. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
14. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.

NO GRADING WILL BE ALLOWED ON SLOPES GREATER THAN 4:1 BETWEEN NOVEMBER 1 AND MARCH 31. DO NOT BEGIN ANY GRADING WORK WHICH CANNOT BE COMPLETED PRIOR TO NOVEMBER 1 OR IS LOCATED WITHIN OR ADJACENT TO ESHA. LIP SEC. 17.3.1

ADDITIONAL GEOTECHNICAL NOTES:

1. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
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 BACKDRAINS, AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
3. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE GEOTECHNICAL CONSULTANT, AS APPROPRIATE.

15. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLICATION PLAN (LIP), SECTION 8.3.

ENGINEERING GEOLOGIC GRADING NOTES::

1. FOR REFERENCE, SECTION 1804.3 OF THE 2010 CBC STATES THAT THE GROUND IMMEDIATE ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET AS MEASURED PERPENDICULAR TO THE FACE OF THE STRUCTURE. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. EXEMPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL (ICC, 2010).
2. ALL UNDERGROUND WATER LINES AND DRAINAGE LINES SHALL BE ABSOLUTELY LEAK FREE. IT IS RECOMMENDED THAT WATER REMAINS, IRRIGATION LINES, AND DRAINAGE LINES BE PERIODICALLY CHECKED FOR LEAKS FOR EARLY DETECTION OF WATER INFILTRATING THE UNDERLYING SOILS THAT COULD CAUSE DETRIMENTAL SOIL MOVEMENTS. IF A LEAK IS DETECTED AT ANY TIME, IT MUST BE REPAIRED IMMEDIATELY.
3. LANDSCAPE WATERING SHALL BE HELD TO A MINIMUM WHILE MAINTAINING A UNIFORMLY MOIST CONDITION WITHOUT ALLOWING THE SOIL TO DRY OUT. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST. DURING EXTREME HOT AND DRY PERIODS, ADEQUATE WATERING MAY BE NECESSARY TO KEEP SOIL FROM SEPARATING OR PULLING BACK FROM THE FOUNDATIONS OR SLABS.
4. SITE AREA DRAINS, CATCH BASINS, ROOF GUTTERS, DOWNSPOUTS, AND ANY SUBDRAIN OUTLETS SHOULD BE INSPECTED PERIODICALLY TO INSURE THAT THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY. IN ADDITION, CRACKS IN PAVED SURFACES SHALL BE SEALED TO LIMIT INFILTRATION OF SURFACE WATERS.

SLOPE MAINTENANCE:

1. A RIGOROUS SLOPE MAINTENANCE PROGRAM SHOULD BE ADOPTED TO MAINTAIN THE EXISTING AND ANY PROPOSED SLOPES. THE FOLLOWING RECOMMENDATIONS SHOULD PROVIDE GUIDELINES FOR MAINTENANCE OF THE SLOPES:

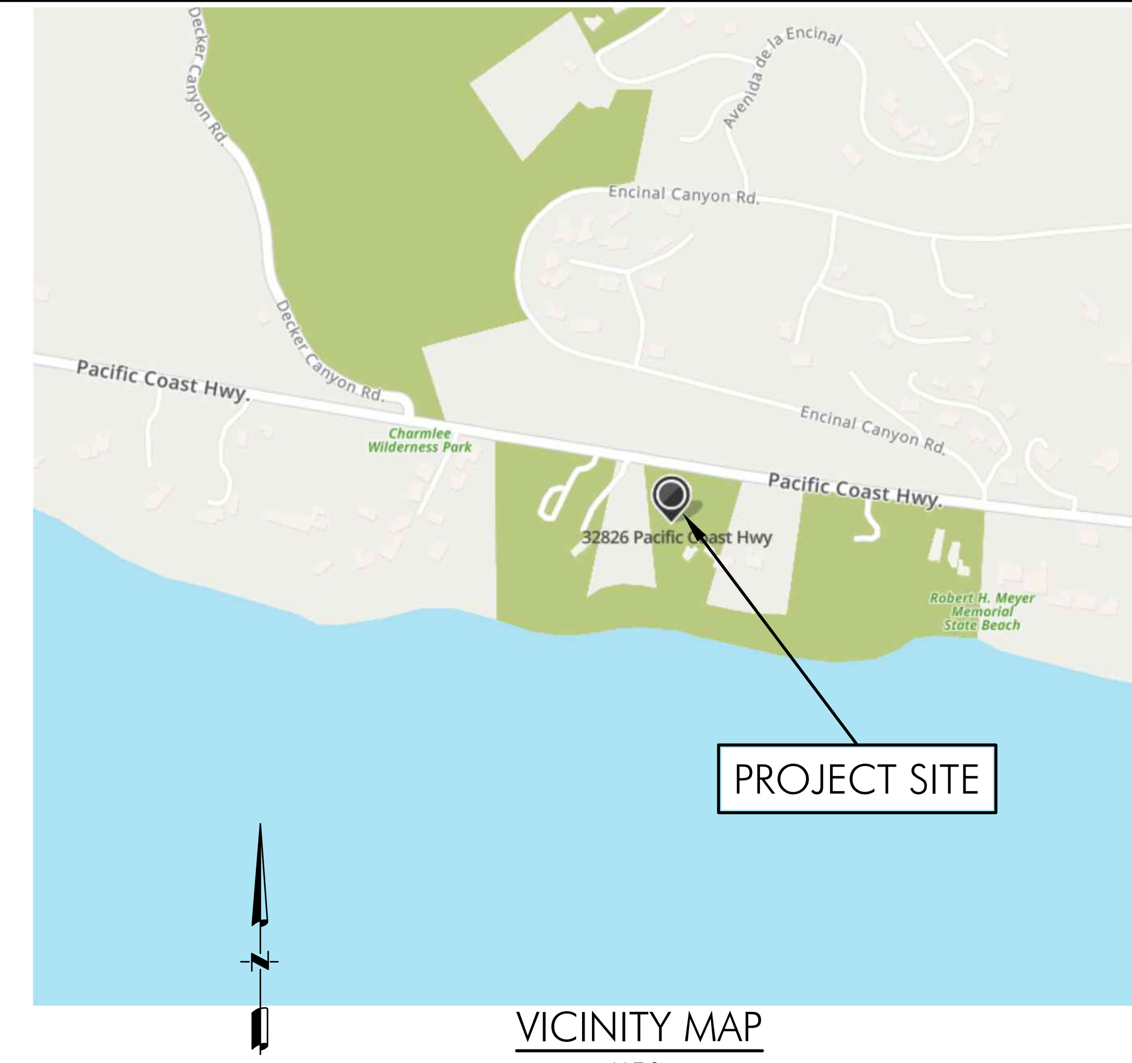
1.1. THE SLOPES BE LANDSCAPED. AN EXPERIENCED LANDSCAPE ARCHITECT COULD BE CONSULTED FOR RECOMMENDATIONS REGARDING THE TYPE OF LANDSCAPE TO USE ON THE SLOPE THAT WOULD HELP TO REDUCE SURFACE EROSION AND WOULD NEED MINIMUM AMOUNT OF IRRIGATION SUCH AS DROUGHT RESISTANT PLANT. TREES WITH ROOTING SYSTEMS THAT COULD SEVERELY DISTURB THE OUTER SLOPE MATERIALS SHOULD BE AVOIDED AND/OR REMOVED.
1.2. THE MOISTURE CONTENT OF THE SLOPE OUTER FACE MATERIALS SHOULD BE MAINTAINED CLOSE TO THE OPTIMUM THROUGHOUT THE YEAR. EXCESSIVE WATERING OR DRYING OF THE SLOPE FACE MUST BE AVOIDED. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST.
1.3. PROPER SURFACE DRAINAGE SHOULD BE MAINTAINED. DRAINAGE SWALES SHOULD BE INSPECTED AND CLEANED BEFORE THE RAINY SEASON. ANY EROSION AROUND AND UNDERNEATH THE SWALES SHOULD BE REPAIRED TO PREVENT FURTHER UNDERMINING OF THE SUBGRADE AROUND THE SWALES.
1.4. IF SLOPE SUBDRAIN OUTLETS ARE PRESENT ON A SLOPE, THEIR LOCATIONS SHOULD BE CAREFULLY NOTED AND EXTREME CARE SHOULD BE TAKEN TO INSURE THAT THE SUBDRAIN OUTLETS DO NOT BECOME BURIED OR BLOCKED. MEASURES SHOULD BE UNDERTAKEN TO INSURE THAT RODENTS OR SMALL ANIMALS CANNOT ENTER OR RESIDE IN A SUBDRAIN OUTLET. IF A SUBDRAIN OUTLET BECOMES BURIED OR BLOCKED, IT MUST BE LOCATED AND/OR THE OBSTRUCTION MUST BE REMOVED IMMEDIATELY SO THAT WATER MAY FREELY DRAIN FROM THE THE SUBDRAINAGE SYSTEM. IT SHOULD BE NOTED THAT A BURIED OR BLOCKED SUBDRAIN OUTLET COULD PREVENT GROUNDWATER FROM DRAINING FROM WITHIN THE SLOPE THUS CAUSING THE SATURATION OF THE EARTH MATERIALS AS WELL AS AS A RISE IN THE HYDROSTATIC PRESSURES WITHIN THE SLOPE. THIS CONDITION COULD POSSIBLY LEAD TO FAILURE OF THE SLOPE.
1.5. BURROWING BY RODENTS DISTURBS THE SUPERFICIAL MATERIALS AND SURFACE DRAINAGE CONDITIONS. IF BURROWING RODENTS ARE OBSERVED ON OR WITHIN THE SLOPE, THEY SHOULD BE EXTERMINATED IMMEDIATELY AND ANY DISTURBANCE TO THE SLOPE SHOULD BE CORRECTED.

SOILS FOR USE AS COMPACTED FILL NOTE:

ON-SITE SOILS USED AS ENGINEERED FILL SOILS SHOULD MOISTURE CONDITIONED TO A SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

CITY AND POOL CONTRACTOR NOTE:

1. OZONIZATION SYSTEM TO BE USED FOR THE POOL WATER NO DISCHARGE TO THE STREET OR ANY RECEIVING WATERS IS ALLOWED. BMP'S MUST BE IN PLACE TO PREVENT EROSION MAY BE USED FOR IRRIGATION IF THE ABOVE ITEMS ARE MET OR WATER MUST BE TRANSPORTED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS
2. " IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET OR DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 D 5". POOL CONTRACTOR TO POST A SIGN STATING THIS. THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY



VICINITY MAP
N.T.S.

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 32826 PACIFIC COAST HWY.
POOL ONLY

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

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut		36	0	0	0	36
Fill		0	0	0	0	0
Total		36	0	0	0	36
Import		0	0	0	0	0
Export	0	36	0	0	0	36

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

PREPARED BY: RICHARD E. DOSS
PRINT NAME
SIGNATURE
DATE: 6/1/26

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

INDEX

SHEET	DESIGNATION
1	TITLE SHEET / NOTES
2	POOL GRADING AND DRAINAGE PLAN
3	EROSION AND SEDIMENT CONTROL PLAN - ESCP LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
BOTTLEBRUSH, LLC
2945 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA. 91362

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987
6/1/26
DATE

NO.	REVISION	BY	CHKD.	DATE
2	ADDED POOL AND SPA ON PILES			

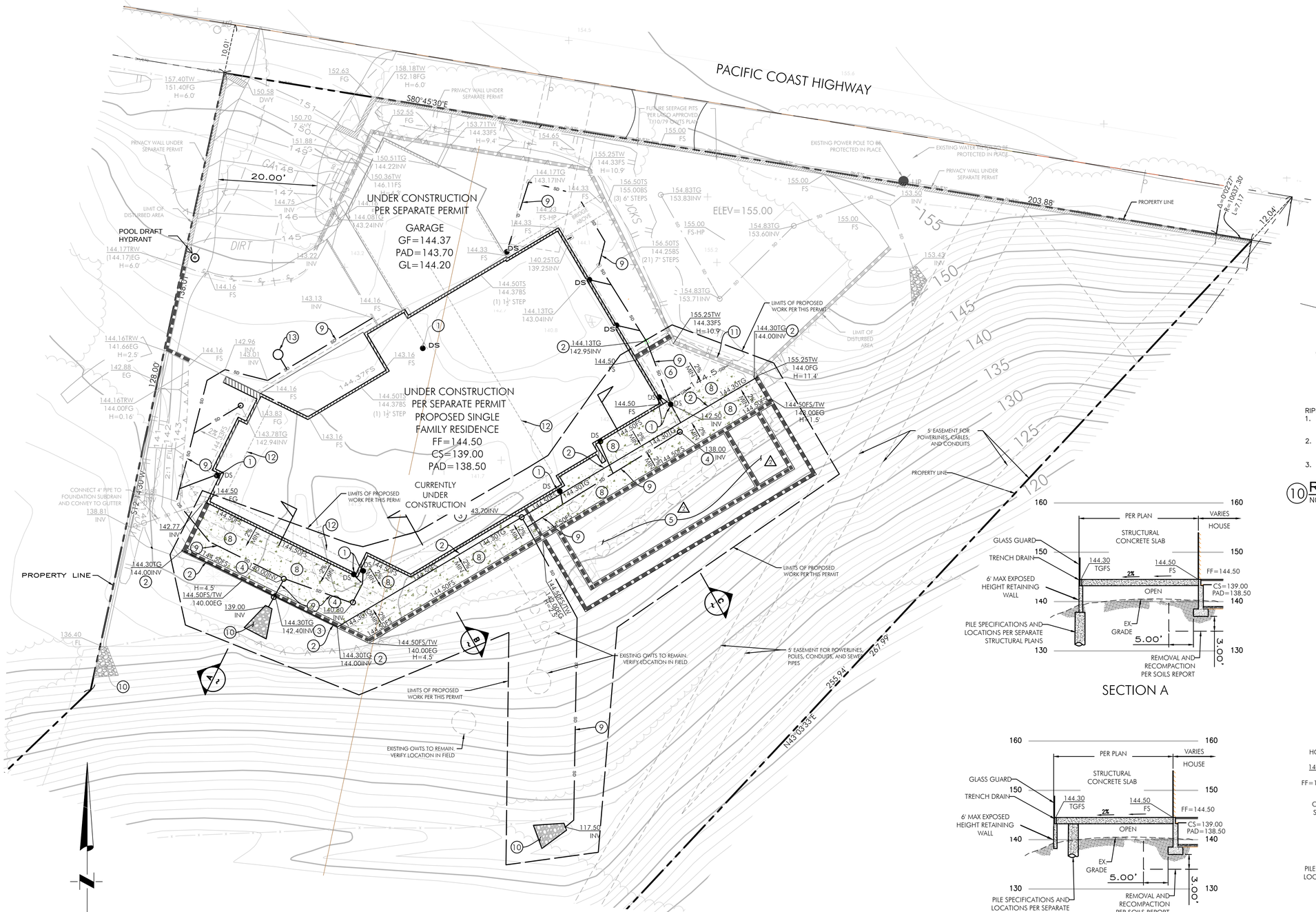
CITY OF MALIBU
FIRE REBUILD

32826 PACIFIC COAST HIGHWAY., MALIBU CA

TITLE SHEET / NOTES AND SECTIONS

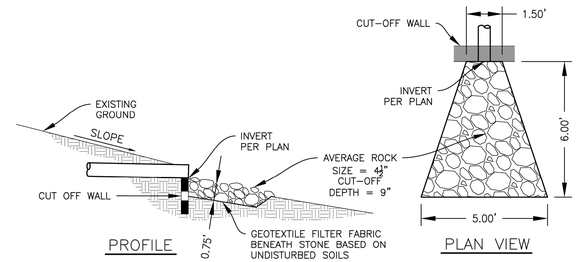
DESIGNED BY: DATE	SCALE	
DRAWN BY: DATE	N.T.S.	C-1
CHECKED BY: DATE	PROJECT NUMBER	

Sheet 1 of 3 Sheets



CONSTRUCTION NOTES: ON-SITE

1. CONSTRUCT DOWNSPOUT CONNECTION AND LOCATION PER ARCHITECTS PLANS OUTLET TO STORMDRAIN SYSTEM BELOW CONCRETE DECK
2. CONSTRUCT TRENCH DRAIN INLET ULMA SLOT GRATING SYSTEM, A15-C250 SLOPE 0.5% PER ARCHITECTS PLAN
3. CONNECT TRENCH DRAIN TO DOWN DRAIN TO RIP RAP PAD
4. UNDER RAISED DECK CLEANOUT FOR ROOF DRAINS TO RIP RAP PAD
5. POOL AND SPA ON PILES
6. POOL EQUIPMENT AREA
7. NOT USED
8. CONSTRUCT RAISED CONCRETC DECKING ON PILES PER STRUCTURAL PLAN, ARCHITECTS PLANS AND SEPARATE PERMIT
9. 4" DIA PVC'S STORM DRAIN AT 0.5% MIN SLOPE. UNDER DECK AREA
10. CONSTRUCT RIP RAP OUTLET PER DETAIL HEREON
11. EXISTING RETAINING WALL TO BE REPAIRED OR REPLACED IN KIND PER SEPARATE PLANS AND PERMIT
12. LINE OF ROOF OR STRUCTURE BELOW OR ABOVE
13. EXISTING LITTLE GIANT PUMP MODEL NO. 10EC-CIA-SFS, ITEM NO 510802 AND 24" DIA. SUMP PUMP WELL OR EQUIVALENT UNDER CAR TURNTABLE

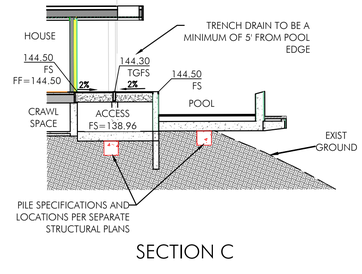


RIPRAP NOTES:
1. ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 6 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 24 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
2. THERE SHALL BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCK. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2 INCHES.
3. SURFACE ROCKS SHALL BE IMBEDDED FROM ½ TO ¾ OF THEIR MAXIMUM DIMENSION.

(10) RIPRAP APRON DETAIL
NOT TO SCALE

SECTION A

SECTION B



SECTION C

LEGEND:

AL	AREA LIGHT	SD	STORM DRAIN
AC	ASPHALT	SL	STREET LIGHT
BFD	BACKFLOW DEVICE	SS	SANITARY SEWER
BW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TS	TRAFFIC SIGNAL
CONC	CONCRETE	TW	TOP OF WALL=
CF	CURB FACE	WM	WATER METER
CTV	CABLE TELEVISON	WV	WATER VALVE
DCD	DOUBLE CHECK DETECTOR		FIRE HYDRANT
DS	DOWNSPOUT	(X)	EXISTING
D C F	DAY LIGHT LINE CUT/FILL	(X)	EXISTING CONTOUR
FDC	FIRE DEPT. CONNECTION		RETAINING WALL PER SEPARATE PLANS
FF	FINISHED FLOOR		BUILDING/SITEWALL PER SEPARATE PERMIT
FL	FLOWLINE	X	PROPOSED CONTOUR
FS	FINISHED SURFACE		DIRECTION & RATE OF FLOW
GB	GRADE BREAK		2% MIN ON CONCRETE, 5% MIN ON DIRT
GTE	GENERAL TELEPHONE		LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
NAT	NATURAL GRADE		BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.
PL	PROPERTY LINE		
R/W	RIGHT OF WAY		
SCE	SO. CAL. EDISON		
SCO	SEWER CLEAN OUT		

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
BOTTLEBRUSH, LLC
2945 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA. 91362

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 — 6/1/26 DATE

NO.	REVISION	DATE
1	ADDED POOL AND SPA ON PILES	

CITY OF MALIBU
FIRE REBUILD

32826 PACIFIC COAST HIGHWAY., MALIBU CA

POOL GRADING AND DRAINAGE PLAN

DESIGNED BY:	DATE	SCALE	C-2
DRAWN BY:	DATE	NOTED	
CHECKED BY:	DATE	PROJECT NUMBER	

Sheet 2 of 3 Sheets

GENERAL NOTES

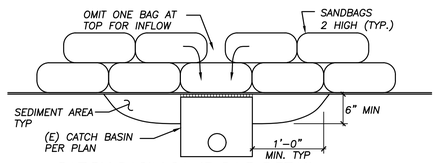
1. IN CASE OF EMERGENCY, CALL _____ AT _____
2. TOTAL DISTURBED AREA 0.04 ACRES WDID N/A
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

6/1/26
CIVIL ENGINEERS/QSD SIGNATURE DATE

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

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

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



CATCH BASIN SAND BAG DETAIL
NTS

23. THE FOLLOWING BMP FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATE, DETAILS FROM THE "CALTRANS STORM WATERQUALITY HANDBOOKS, CONDTRUCTION SITE BMP MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

ATTACHMENT "B" NOTES

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANKBSTABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

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

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

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

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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

Preventative Measures
- Schedule construction activities to minimize exposed area (EC-1, Scheduling).
- Quickly stabilize exposed soil using vegetation, mulching, spray-on adhesives, calcium chloride, sprinklingm, and stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Direct most construction traffic to stabilized roadways within the project site.
- Water should be applied by means of pressure-type distributors or pipeline equipped with a spray system or hose and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at lease one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed water is used, the source and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be use to convey potable water and there should be no connection between potablede and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, "NON-POTABLE WATER - DO NOT DRINK."
- Materials applied as temporary soil stabilizers and soil binders also generally provide wind erosion control benefits.
- Pave or chemically stabilize access points where unpaved traffic surfaces adjoin paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for wet suppression or chemical stabilization of exposed soils.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and vehicle wash down areas.
- Stabilize inactive construction sites using vegetation or chemical stabilization methods.
- Limit the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

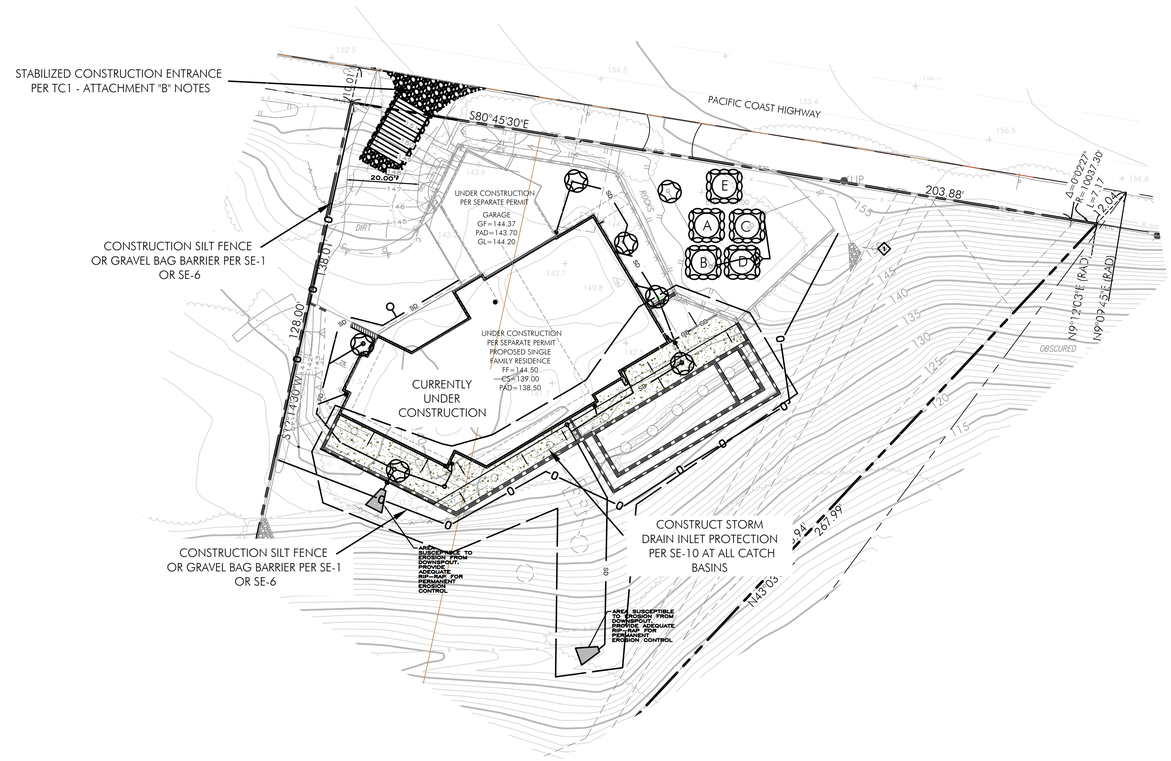
Inspection & Maintenance
- Inspect and verify that activity-based BMPs are in place to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and at two-week intervals in the non-rainy season to verify continued BMP implementation.
- Check areas protected to ensure coverage.
- Most dust control measures require frequent, often daily, or multiple times per day attention.

WIND CONTROL DETAIL

Implementation
- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.
- Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.
- Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.
- Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
- Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and large excavators, most vehicles should be able to travel to a designated area with little lost time.
- Train employees and subcontractors in proper fueling and cleanup procedures.
- When fueling must take place onsite, designate an area away from drainage courses to be used. Fueling areas should be identified in the SWPPP.
- Dedicted fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 feet away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.
- Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.
- Use vapor recovery nozzles to help control drips as well as air polution where required by Air Quality Management Districts (AQMD).
- Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Inspection and Maintenance
- Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.
- Keep ample supplies of spill cleanup materials onsite.
- Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

VEHICLE/EQUIPMENT FUELING DETAIL



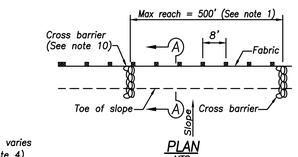
A CONCRETE WASHOUT AREA PER WM8 - ATTACHMENT "B" NOTES

B VEHICLE AREA PER NS8,9,10 - ATTACHMENT "B" NOTES

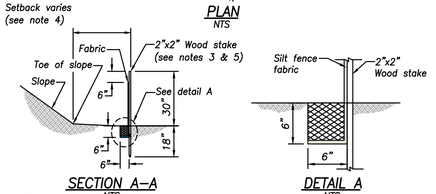
C STOCKPILE/CONSTRUCTION WASTE AREA PER WM-3 - ATTACHMENT "B" NOTES

D CONSTRUCTION / EROSION CONTROL SANDBAG STOCKPILE STORAGE AREA PER WM-1 - ATTACHMENT "B" NOTES

E SANITARY WASTE MANAGEMENT AREA PER WM9 - ATTACHMENT "B" NOTES



PLAN
NTS

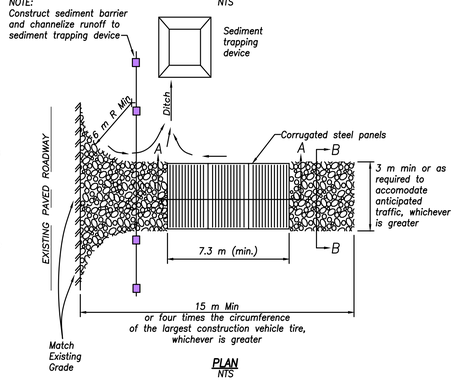


SECTION A–A
NTS

DETAIL A
NTS

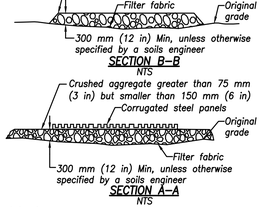
NOTES:
1. *Construct the length of each reach so that the change in base elevation along the reach does not exceed ⅓ the height of the linear barrier, in no case shall the reach length exceed 500'.*
2. *The last 8'–0" of fence shall be turned up slope.*
3. *Stake dimensions are nominal.*
4. *Dimension may vary to fit field condition.*
5. *Stakes shall be spaced at 8'–0" maximum and shall be positioned on downstream side of fence.*
6. *Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.*
7. *Stakes shall be driven tightly together to prevent potential flow–through of sediment at joint. The tops of the stakes shall be secured with wire.*
8. *For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.*
9. *Minimum 4 staples per stake. Dimensions shown are typical.*
10. *Cross barriers shall be a minimum of ⅓ and a maximum of ½ the height of the linear barrier.*
11. *Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.*
12. *Joining sections shall not be placed at sump locations.*
13. *Sandbag rows and layers should be offset to eliminate gaps.*

SILT FENCE DETAIL
NTS



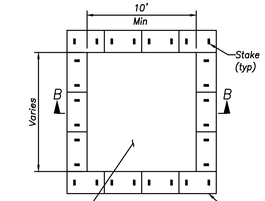
PLAN
NTS

CONSTRUCTION ENTRANCE DETAIL
NTS

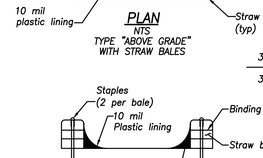


SECTION B–B
NTS

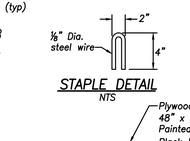
SECTION A–A
NTS



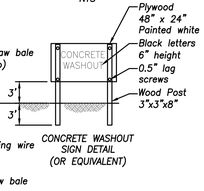
PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B–B
NTS



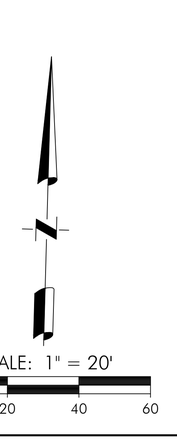
STAPLE DETAIL
NTS



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

NOTES:
1. *Actual layout determined in field.*
2. *The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.*

CONCRETE WASHOUT DETAIL
NTS



SCALE: 1" = 20'
0 20 40 60

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
BOTTLEBRUSH, LLC
2945 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA. 91362

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 6/1/26 DATE

NO.	REVISION	BY	CHKD.	DATE
1	ADDED POOL AND SPA ON PILES			

CITY OF MALIBU FIRE REBUILD

32826 PACIFIC COAST HIGHWAY., MALIBU CA

EROSION AND SEDIMENT CONTROL PLAN - ESCP
LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE 1"=20'
PROJECT NUMBER

C-3

Sheet 1 of 1 Sheets

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:** 03/18/2026

PROJECT NUMBER:	DMW 26-005
JOB ADDRESS:	32826 PACIFIC COAST HWY
APPLICANT / CONTACT:	Charles Santos, Santos Planning Inc
APPLICANT EMAIL:	charles@santosplanning.com
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	New pool and spa to be used for fire suppression

---

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 3/30/26

Signature Date

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

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

ATTACHMENT 2

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Charles Santos, Santos Planning Inc charles@santosplanning.com		
Project Address:	**32826 PACIFIC COAST HWY** Malibu, CA 90265		
Planning Case No.:	DMW 26-005		
Project Description:	New pool and spa to be used for fire suppression		
Date of Review:	March 30, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/18/26
Site Survey:	3/18/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	3/18/26
OWTS Plan:	
Bio Assessment:	Forde Biological (5/25/23)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	Forde Biological memo (8/25/25)
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 applicant submitted biological assessment (5/25/23) shows the stream and confirms that it meets the definition of ESHA. The Artemisia californica alliance surrounding the stream was also confirmed by the applicant's biologist (memo – 8/25/25) to not be riparian habitat associated with the stream and is within the existing required fuel modification for adjacent homes thereby not meeting the definition of ESHA. The applicant provided an exhibit showing the proposed pool is over 100 feet away from the stream, which is in compliance with Chapter 4 of the Malibu LIP.

RECOMMENDATIONS:

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

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

   B. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

   C. 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.

   D. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*jurisdictional drainage*).

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 03/18/2026

PROJECT NUMBER: DMW 26-005

JOB ADDRESS: 32826 PACIFIC COAST HWY

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: New pool and spa to be used for fire suppression

---

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Guerrero 3/23/2026

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos, Santos Planning Inc charles@santosplanning.com		
Project Address:	**32826 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	DMW 26-005		
Project Description:	New pool and spa to be used for fire suppression		
Date of Review:	March 23, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Studio Arthur Casas: Plans dated 6-9-2025 Pacific Coast Civil, Inc.: Plans dated 2-26-2026
Fixture Worksheet:	n/a
Operating Permit:	Required 60 days after Certificate of Occupancy
OWTS Plan:	Required
OWTS Assessment:	The Friday Group: OWTS report dated 11-24-22. Martin Salgado: Inspection report dated 11-30-22 (passed).
Miscellaneous:	City of Malibu: EH OWTS plot plan approval for PVWF 20-103 dated 8-30-2023
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 onsite wastewater treatment system (OWTS) Plot Plan and project construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

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

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

    - The following 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 pavers*."

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

4) **Proposed Pool Shower Note:** Sheet P-2.1 of the Studio Arthur Casas plans dated 6-9-2025 depict a proposed outdoor shower. A note shall be incorporated into the project plans stating: "*The proposed outdoor shower shall not drain to the existing onsite wastewater treatment system (OWTS).*"

5) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the existing OWTS. At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

6) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-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

32826 PACIFIC COAST HWY
MALIBU, CA 90265

FIRE REBUILD
(DMW 26-005)

S.F.D.:	5 Bedroom/63 Fixture Units (N) (UNDER SEPARATE PERMIT)
SEPTIC TANK:	1,500 Gallon (E)
ACTIVE:	2 – 5′ x 40′ (E)
FUTURE:	100%
PERC RATE:	Unknown

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 3/23/2026

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

NOTES:

1. This conformance review is for a new swimming pool only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

2. This review relates only to the minimum requirements of the Malibu Municipal Code (MMC), and the Local Coastal Program (LCP), and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.

3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

4. *An Operating Permit for the OWTS must be obtained 60 days after Certificate of Occupancy.*



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

CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC COAST HWY, MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.0

PLOT DATE
CONSTRUCTION DOCUMENTS SET
DATE
2025.06.09
JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

POOL SITE PLAN

P-2.0

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** 08/04/2026

PROJECT NUMBER:	DMW 26-005
JOB ADDRESS:	32826 PACIFIC COAST HWY
APPLICANT / CONTACT:	Charles Santos, Santos Planning Inc
APPLICANT EMAIL:	charles@santosplanning.com
PROJECT DESCRIPTION:	New pool and spa to be used for fire suppression
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 August 11, 2026

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

Public Counter hours for Geotechnical staff are Tuesdays and Thursdays, 9:00 AM – 12:00 PM.

REF: Gold Coast Geotechnical response dated August 3, 2026 (received on August 4, 2026), and geotechnical review letter dated August 11, 2026.

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:	August 11, 2026	**Review Log #:**	**728**
Site Address:	32826 Pacific Coast Highway		
Lot/Tract/PM #:		**Planning #:**	**DMW 26-005 P4** Ref: PVWF 20-103
Applicant/Contact:	Charles Santos, charles@santosplanning.com	**BPC/GPC #:**	
Contact Phone #:	818-643-5950	**Planner:**	**Rick Casswell**
Project Type:	New swimming pool		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	Gold Coast Geoservices (Hogrefe, CEG 1516; Vardeh, RCE 56992): **8-3-2026**, 7-6-2026, 5-4-2026, 3-13-2026**;** Ref: 7-29-2024, 5-1-2023, 12-13-2022 (for PVWF 20-120)
	4th Planning Submittal Architectural plans prepared by Studio Arthur Casas dated June 9, 2025. Structural plans prepared by Polon & Lewis Structural Engineering , Inc. dated May 26, 2026. Civil plans prepared by Pacific Coast Civil, Inc. e-stamped on June 1, 2026.
Previous Reviews:	7-6-2026, 4-17-2026; Ref: Environmental Health Review Sheet dated March 23, 2026; Ref: 10-9-2024, 7-22-2023, 5-31-2023, 1-31-2023 (for PVWF 20-120);

Review Findings

Planning Review

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

☐ The swimming pool 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 swimming pool project is **COMPLETE** from a geotechnical perspective. Please review the attached "Geotechnical Notes for Building Plan Check" and incorporate into Building Plan-Check submittals.

☐ The swimming pool project is **NOT COMPLETE** from a geotechnical perspective. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

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

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

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

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

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

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

Note to Applicant: The Planning Department has directed the City's consulting geotechnical reviewers to review this project in accordance with the City's Local Implementation Plan (LIP). The Project must comply with the CDP standards in the LIP.

Remarks

The referenced response geotechnical report and architectural plans, structural plans, and civil plans were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the scope of the proposed project includes the construction of a swimming pool on the south side of the rebuilt residence for fire suppression. Grading consists of 36 yards of cut under structure and 36 yards of export.

The previously reviewed Woolsey fire rebuild project included rebuilding the 5,210 square foot two-story single-family residence, a 660 square foot attached garage, a 418 square foot loggia, new terrace/deck, and new retaining walls. The existing carport remains onsite. The existing OWTS, consisting of a 1,500-gallon septic tank and two 5' diameter x 40' seepage pits, will service the rebuild of the residence.

The owners executed and recorded at the City of Malibu an "Assumption of Risk and Release (ARR)" for the fault rupture hazard prior to permit issuance for the Woolsey Fire rebuild.

Building Plan Check Comments for the Project Design Team:

1. The Project Geotechnical Consultant should provide a complete output for the slope stability analyses. A complete analyses output should include a plot showing all the failure surfaces generated as well as the surface with the lowest factor of safety for each cross-section.

2. Please provide pile loading and deflection analysis using L-Pile or equivalent. The Project Geotechnical Consultant should provide pile capacity design and analysis for the loading conditions anticipated. Note: The results of the RS Pile analyses show displacements plotted of up to 20 inches. Please provide a complete explanation of input parameters and lateral forces that were assumed or utilized to generate these displacements. What is causing this lateral displacement? The response to comment #6 claims there are no static loads on the piles from the slope, the vertical loading of the pool loading is relatively light and piles will be fixed where they connect with the grade beams/piles caps. Note 2: This comment remains unaddressed. The revised analyses was submitted with no discussion or explanation on how the pile analyses was modified. Please discuss the loading chosen for this analyses. Provide plots that are legible and include displacement, lateral force, and the moment forces against depth. **Note 3:** Parts of this comment still remain unaddressed. Please discuss the loading assumptions for this analyses. The Project Geotechnical Consultant states that "*Per the structural engineer, an assumed pile deflection of 0.66 inch was used in pile design."* Does this refer to a limit on pile deflection? Provide a plot of the moment forces against depth.

3. Please reference the current Building Codes on the cover sheet of the plans.

4. Please identify by date the referenced geotechnical reports by the Project Geotechnical Consultant on the civil, structural, and architectural plans.

5. Please include the following note on all the foundation plan sheets: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer and/or Project Engineering Geologist prior to placement of reinforcing steel.*"

6. All foundations for the structures must meet the minimum 2025 CBC required foundation setbacks from descending slopes. Show the setback(s) on the plans, as appropriate.

7. Include the following note on the foundation plans: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles.*"

8. The final set of electronic civil and swimming pool plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be **reviewed and electronically stamped and 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 _____ 8-11-2026

Renee S. Morales, G.E. #3170, Exp. 09-30-26
Geotechnical Engineering Reviewer (818-433-9912)
Email: rmorales@cottonshires.com

Date

Geotechnical Engineering Review by: _____ 8-11-2026

Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer (805-370-8710)
Email: ldoyel@malibucity.org

Date

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

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

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 **DATE:** 03/18/2026

PROJECT NUMBER: DMW 26-005

JOB ADDRESS: 32826 PACIFIC COAST HWY

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: New pool and spa to be used for fire suppression

---

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

04/03/2026
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: April 3, 2026

Re: Proposed Conditions of Approval for 32826 Pacific Coast Hwy, DMW 26-005

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.

STORMWATER

3. 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.

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

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

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

5. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works

Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

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

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

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

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Tyler Eaton, Assistant Community Development Director

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Extension of Coastal Development Permit No. 13-040, Conditional Use Permit No. 13-015, Negative Declaration No. 20-001, Variance Nos. 13-042, 13-043, 15-035 and 15-036, Minor Modification No. 13-011, Demolition Permit No. 20-011 and Coastal Development Permit Amendment No. 20-017 – An application to extend the Planning Commission's approval for replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank, generator, landscape, hardscape, gates and fencing and associated development

Location: 5723 Busch Drive
APN: 4469-028-006
Owner: Serra Canyon Company, LTD

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-41 (Attachment 1) granting a seventeen-month extension of Coastal Development Permit No. 13-040 and Coastal Development Permit Amendment No. 20-017 for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, generator, landscape, hardscape, gates and fencing, Conditional Use Permit No. 13-015 for a water tank on a Rural Residential parcel, Variance No. 13-042 for the height of the water tank to exceed the maximum height up to 26 feet, Variance No. 13-043 for non-view permeable, eight feet in height fencing within the front yard setback, Variance No. 15-035 for the installation of a 7-foot, 8-inch in height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, Variance No. 15-036 for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet, Minor Modification No. 13-011 for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet and Demolition Permit No. 20-011 for the full demolition of the existing water tank and other associated development located in the

Rural Residential, Two-Acre zoning district at 5723 Busch Drive (Serra Canyon Co, LTD); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

DISCUSSION: On July 20, 2020, the Planning Commission adopted Resolution No. 20-23, approving the subject application. Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 20-23 states that the coastal development permit and associated requests shall expire if the project has not commenced within three years after final City action. Extension of the permit may be granted by the approving authority for due cause. The item before the Commission is a seventeen-month extension request by the applicant. A complete chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No. 26-41.

Per LCP Policy No. 5 (Coastal Development Permit Extensions), the aggregate life of a CDP shall not exceed five years absent extraordinary circumstances. On July 17, 2023 the Planning Commission adopted Resolution No. 23-26, granting a one-year time extension. The subject coastal development permit was set to expire on July 20, 2024. On October 16, 2023, the Planning Commission adopted Resolution No. 23-42, approving Coastal Development Permit Amendment No. 20-017 for landscaping to address neighborhood concerns regarding visual impacts. On October 21, 2024, the Planning Commission adopted Resolution No. 24-69 granting a two-year time extension, which set the current project expiration date at July 20, 2026.

On July 17, 2026, the applicant, Los Angeles County Waterworks District No. 29 (WD29), submitted a third extension request for a seventeen-month time extension to ensure a valid CDP permit remains in place while the project is under construction. The extension request exceeds the five-year aggregate life identified in LCP Policy No. 5 (Attachment 3). The Commission has the authority to grant a time extension in excess of five years if a review of the applicant's basis for due cause (Attachment 2) demonstrates extraordinary circumstances beyond the applicant's control and that the applicant has exercised due diligence to pursue and complete the plan check process.

The applicant states the project serves an essential need, the funding and contractor selection process for WD29 projects is lengthy and rebuild efforts impacted daily operations. WD29 has now executed a construction contract for the project and the contractor has initiated building plan check with construction expected to be completed by the end of 2027 or sooner. The current tank is structurally deficient, and the replacement tank is critical in providing additional water to the surrounding community for domestic use and fire protection. Staff confirmed the contractor has met with Building Safety staff to prepare to submit for Building Plan Check should the time extension be granted. Staff anticipate an additional seventeen-month time extension would provide adequate time to pull permits and substantially commence construction.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed. Upon the Planning Commission's approval of the time extension request, the approval set forth in Planning Commission Resolution Nos. 20-23 and 23-42 shall remain valid for an additional seventeen-month term. The expiration date of this approval would then be December 20, 2027. All conditions of approval in Planning Commission Resolution Nos. 20-23 and 23-42 will remain in effect. Should the Planning Commission determine the applicant has not provided evidence of extraordinary circumstances and due diligence, they may direct staff to return with a resolution consistent with the Commission's direction.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-41
2. Time Extension Request
3. LCP Policy No. 5 (CDP Extensions)
4. Public Hearing Notice

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

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A SEVENTEEN-MONTH EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 13-040 AND COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 20-017 FOR THE REPLACEMENT OF AN EXISTING 300,000-GALLON WATER TANK WITH A NEW 385,000-GALLON WATER TANK TO MEET CURRENT DOMESTIC AND FIRE PROTECTION STANDARDS, GENERATOR, LANDSCAPE, HARDSCAPE, GATES AND FENCING, CONDITIONAL USE PERMIT NO. 13-015 FOR A WATER TANK ON A RURAL RESIDENTIAL PARCEL, VARIANCE NO. 13-042 FOR THE HEIGHT OF THE WATER TANK TO EXCEED THE MAXIMUM HEIGHT UP TO 26 FEET, VARIANCE NO. 13-043 FOR NON-VIEW PERMEABLE, EIGHT FEET IN HEIGHT FENCING WITHIN THE REQUIRED FRONT YARD SETBACK, VARIANCE NO. 15-035 FOR THE INSTALLATION OF A 7-FOOT, 8-INCH IN HEIGHT BACK-UP GENERATOR WITHIN THE REQUIRED REAR YARD SETBACK FROM THE REQUIRED 15 FEET TO THE PROPOSED 5 FEET, 3 INCHES, VARIANCE NO. 15-036 FOR IMPERMEABLE COVERAGE TO EXCEED THE MAXIMUM PERMITTED FOR UP TO 9,219 SQUARE FEET, MINOR MODIFICATION NO. 13-011 FOR THE WATER TANK TO PROVIDE A 50 PERCENT REDUCTION OF THE REQUIRED FRONT YARD SETBACK FROM THE REQUIRED 20 FEET TO THE PROPOSED 10 FEET AND DEMOLITION PERMIT NO. 20-011 FOR THE FULL DEMOLITION OF THE EXISTING WATER TANK AND OTHER ASSOCIATED DEVELOPMENT LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 5723 BUSCH DRIVE (SERRA CANYON CO, LTD).

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

SECTION 1. Recitals.

A. On July 20, 2020, the Planning Commission adopted Planning Commission Resolution No. 20-23, approving Coastal Development Permit (CDP) No. 13-040, Conditional Use Permit (CUP) No. 13-015, Variance (VAR) Nos. 13-042, 13-043, 15-035, and 15-036, Minor Modification (MM) No. 13-011 and Demolition Permit (DP) No. 20-011, an application for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, generator, hardscape, gates and fencing including a conditional use permit for a water tank on a rural residential parcel, variances for the height of the water tank to exceed the maximum height up to 26 feet, for a non-permeable eight feet in height fencing within the front yard setback, for the installation of a 7-foot, 8-inch height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, and for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet, a minor modification for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet, and a demolition permit for the full demolition of the existing water tank, onsite wastewater treatment system and other associated development.

B. On July 17, 2023, the Planning Commission adopted Resolution No. 23-36 granting a one-year time extension.

C. On October 16, 2023, the Planning Commission adopted Resolution No. 23-42 approving Coastal Development Permit Amendment No. 20-017 for the addition of landscaping to address neighborhood concerns regarding visual impacts.

D. On October 21, 2024, the Planning Commission adopted Resolution No. 24-69 granting a two-year time extension, which extended the project expiration date to July 20, 2026.

E. On July 17, 2026, the applicant Los Angeles County Waterworks District No. 29 (WD29), submitted a third time extension request. WD29 has executed a construction contract and submitted for building plan check. The agency anticipates construction will be complete by the end of 2027. A seventeen-month extension to December 20, 2026 has been requested. The current tank is deficient and the replacement tank is critical in providing additional water to the surrounding community for domestic use and fire protection.

F. On August 13, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

G. On September 8, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has previously analyzed the proposal as described above. Negative Declaration No. 20-001 was previously prepared and adopted for CDP No. 13-040, pursuant to CEQA Guidelines Section 15070, and adopted with the approval of the project.

SECTION 3. Findings of Fact.

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

SECTION 4. Planning Commission Action.

A. The approvals set forth in Planning Commission Resolution Nos. 20-23 and 23-42 are hereby extended for an additional seventeen-month term. The approval is now set to expire on December 20, 2027.

B. No other changes to the conditions contained in Planning Commission Resolution Nos. 20-23 and 23-42 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution Nos. 20-23 and 23-42 shall remain in full force and effect.

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

PASSED, APPROVED AND ADOPTED this 8th day of September, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-41 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 8th day of September 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

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

CITY OF MALIBU
RECEIVED
JUL 17 2026
PLANNING DIVISION

TIME EXTENSION REQUEST

The City of Malibu will not accept incomplete applications.

Staff use only

Extension No. 26-007

To submit a time extension request:

This time extension request must be timely received by the Planning Department either in person or by mail addressed to City of Malibu, Attn: Planning Department, 23825 Stuart Ranch Road, Malibu, CA 90265.

The request letter must be received **PRIOR** to the expiration date listed in the Notice of Decision or Planning Commission Resolution.

Project No.: 13-040

Site Address: 5723 Busch Drive, Malibu, CA 90265

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** ✓

   This form with property owner's signature

2. **Time Extension Request Letter** ✓

   A letter setting forth due cause for the Planning Director / Commission to grant the time extension.

3. **Time Extension Fee ($596)** ✓

4. **Property Owner's /Occupant's Information** ✓

   Has the property owner or commercial occupant changed since the Planning Commission/ Planning Director granted the time extension? ☐ YES ☑ NO

   If **YES**, Change of Property Owner/Occupant Fee applicable.

   Property Owner's mailing Address: _____

   _____

   Property Owner's telephone: _____

   Property Owner's email address: _____

ATTACHMENT 2

Occupant's mailing Address: _____

_____

Occupant's telephone: _____

Occupant's email address: _____

5. **Applicant's Information** ✓

Has the application representing the owner changed since the Planning Commission's/ Planning Director's approval or since the issuance of the last extension? ☐ YES ☑ NO

If **YES**, complete the Authorization to Submit Project on page 3. If **NO,** complete pages 1-2 only.

Applicant's mailing address: _____

_____

Applicant's telephone: _____

Applicant's email address: _____

6. **Certified Public Notice Property Owner & Occupant Mailing Address and Radius Map** X

Not required for Administrative Plan Review approvals in which a discretionary request (e.g. site plan review) was not included.

- The addresses of the property owners and occupants within the mailing radius shall be provided on a compact disc in a Microsoft Excel spreadsheet. The spreadsheet shall have the following column headers in row one: 1) name, 2) address, 3) city, state & zip code, and 4) parcel (for APN). The owners should be listed first followed by the occupants. The project applicant's mailing address should be added at the end of the list.
- An additional column for "arbitrary number" may be included if the supplied radius map utilizes such numbers for the purpose of correlating the addressee to their map location.
- Printouts of the excel spreadsheet and radius map, certified by the preparer as being accurate, must be provided.
- The radius map (8½" x 11") shall show a 500 foot radius* from the subject property and must show a minimum of 10 developed properties. A digital copy of the map shall be submitted on the same cd as the mailing addresses.

*Properties zoned RR-10, RR-20, or RR-40 require a 1,000-foot radius notification.
**Note that updated mailing labels may be requested by the project planner prior to deeming the application complete.

Indemnification Clause

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

PROPERTY/EASEMENT OWNER SIGNATURE ON BEHALF OF LA COUNTY WATERWORKS DISTRICT 29	Eduardo Maguino PROPERTY EASEMENT OWNER NAME (PRINT)	7-15-2026 DATE

AUTHORIZATION TO SUBMIT A PROJECT

_____(print name) is authorized by me/us as the owner(s) of the property located at _____, to submit an application to and obtain permits from the City of Malibu Planning Department and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the project approval will expire. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

_____
Property Easement Owner's Signature On Behalf
Of LA County Waterworks District 29

Eduardo Maguino

Print Property Easement Owner's Name

7-15-2026

Date

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: WW-3

July 15, 2026

Ms. Yolanda Bundy, Community Development Director
City of Malibu
Community Development Department
23825 Stuart Ranch Road
Malibu, CA 90265
Dear Ms. Bundy:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
LOWER BUSCH TANK IMPROVEMENT PROJECT
REQUEST FOR COASTAL DEVELOPMENT PERMIT TIME EXTENSION

The Los Angeles County Waterworks District No. 29, Malibu (District) hereby requests the City of Malibu Planning Department (City) to grant a Coastal Development Permit (CDP) time extension for the Lower Busch Tank Improvement Project (project).

The purpose of this project is to replace a structurally deficient tank located at 5723 Busch Dr, Malibu, CA 90265. In October 2024, the City approved the CDP extension for the project (CDP 13-040). The District executed a construction contract for the project and the contractor has initiated the plan check review with the City's Building Safety Division. The project construction is expected to be completed by the end of 2027 or sooner.

Currently, CDP 13-040 is set to expire in July 2026. Please approve the enclosed Time Extension Request, which is necessary to complete this critical infrastructure project. There have been no notable changes to the scope of the project, site conditions, or properties involved since the time of the approved CDP 13-040.

If you have any questions, please contact Mr. Jack Husted at jhusted@pw.lacounty.gov or (626) 300-4774.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

CAROLINA T HERNANDEZ, PE
Assistant Deputy Director
Waterworks Division

RG:jc
P:\WWPUB\ADMIN\LETTERS\2026\LOWER BUSCH TANK CDP TIME EXTENSION REQUEST LETTER 2026.DOCX

Enc.

City of Malibu

Planning Department

LCP Policy 5: Coastal Development Permit Extensions

LIP Section 13.21 provides:

> Unless the permit states otherwise, a coastal development permit shall expire two years from its date of approval if the development has not commenced during that time. The approving authority may grant a reasonable extension of time for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the two-year period.

Due cause shall generally not exist unless the applicant has demonstrated the following:

- There are extraordinary circumstances beyond the applicant's control that have prevented the applicant from commencing the development, such as financial hardship due to extreme economic conditions or job loss, inability to obtain a construction loan, personal reason, such as illness, divorce or death, restricted access to the property because of an existing lease or a necessary agency approval has not been obtained despite diligent efforts. Change of project ownership or architect and elective project redesigns do not by themselves constitute due cause; and
- The applicant has exercised due diligence in its efforts to commence the project, such as contracting for and completing necessary studies, reports, drawings and plans to pursue and complete the plan check process.

Absent extraordinary circumstances, the aggregate life of the permit shall not exceed five years.

ATTACHMENT 3

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 **Tuesday, September 8, 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. In the event of construction delays, the meeting will be held in the Multi-Purpose Room. 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.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 13-040, CONDITIONAL USE PERMIT NO. 13-015, NEGATIVE DECLARATION NO. 20-001, VARIANCE NOS. 13-042, 13-043, 15-035 AND 15-036, MINOR MODIFICATION NO. 13-011, AND DEMOLITION PERMIT NO. 20-011 - A request to extend the Planning Commission's approval of an application for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, associated development and screening landscaping; including a conditional use permit for a water tank on a rural residential parcel; variances for height to exceed the maximum height up to 26 feet, for non-view permeable, eight feet in height fencing within the front yard setback, for the installation of a 7-foot, 8-inch in height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, and for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet; a minor modification for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet; and a demolition permit for the full demolition of the existing water tank and other associated development

LOCATION / APN / ZONING:	**5723 Busch Dr** / 4469-028-006 / Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Los Angeles County Waterworks District No. 29 / Serra Canyon Company, LTD
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Initial Study & Negative Declaration No. 20-011 (State Clearinghouse No. 2003081124) CEQA Guidelines Section 15071
EXTENSION FILED:	July 17, 2026
CASE PLANNER:	Tyler Eaton, Assistant Community Development Director, teaton@malibucity.org / (310) 456-2489, ext. 273

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.

Extension requests will be presented on consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar.

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: August 13, 2026

ATTACHMENT 4

Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Gina Paolini, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Coastal Development Permit No. 25-015, Variance No. 25-021, and Site Plan Review No. 25-029 – An application for remedial repair of a slope failure on a bluff as part of a follow-up to Emergency Coastal Development Permit No. 24-015

Location: 7049 Birdview Avenue, within the appealable coastal zone
APN: 4468-016-004
Owner: Michael and Caroline Cusumano Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-29 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 25-015 for remedial repair of a slope failure on a bluff and supportive landscaping; including Variance (VAR) No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood and Site Plan Review (SPR) No. 25-029 for 186 cubic yards (c.y.) of remedial grading in follow-up to Emergency Coastal Development Permit (ECDP) No. 24-015 located in the Rural Residential, One-Acre (RR-1) zoning district at 7049 Birdview Avenue (Michael and Caroline Cusumano Family Trust).

DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, an analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a developed, bluff-top lot in the Point Dume neighborhood with a single-family residence developed in 1991. On July 12, 1988, the California Coastal Commission (CCC) approved a CDP (No. 5-88-191) for the construction of the two-story residence, swimming pool, tennis court, and onsite wastewater treatment system (OWTS). The existing stairs on the bluff face predate the residence and appear on aerial images prior to the residence being developed. The subject parcel slopes gently east to west from Birdview Avenue to the top of the bluff and then descends steeply to Westward Beach Road at the toe of the slope, 90 feet below. Due to the height and precipitous nature of the bluff, the project area is considered a *coastal bluff* as defined in Local Implementation Plan (LIP) Chapter 2.1. With the exception of the emergency remedial repair of the slope failure, all existing development is located on the flat portion of the parcel.

Figure 1 – Aerial Map



Source: Malibu GIS

In late February 2023, a slope failure occurred on the bluff during a period of heavy and prolonged rainfall. The applicant's geotechnical engineer described the slope failure as a relatively shallow landslide, which also involved the failure of a low railroad-tie retaining wall that was present near the top of the slope. The slope failure and associated erosion caused damage to the bluff and adjacent top of bluff area. When the slope failure initially

occurred, erosion debris from the slope failure area was also deposited at the toe of the bluff and onto Westward Beach Road. A permit from the Los Angeles County Department of Beaches and Harbors (Permit No. RE-332-25) was obtained for staging and removal of slope debris from adjacent property owned by Los Angeles County.

The slope failure was in proximity to an existing swimming pool, concrete steps, and hardscape areas; therefore, it was recommended by the applicant's geotechnical engineer that the remedial slope repair be processed on an emergency basis to protect the existing structures. In May 2024, the applicant submitted an ECDP application for the following scope of work:

- Removal of the landslide debris, the remnants of the failed railroad-tie wall, and removal of the accumulated slope erosion debris from the slope face and toe of slope; and
- Installation of approximately 2,570 square feet (sf.) of geo-textile/erosion control mat over the face of the trimmed slope anchored to the slope face via 91 ground anchors and 6 anchor cables.

In July 2024, the City issued ECDP No. 24-015 for the slope repair with a condition that an application for a follow-up CDP be submitted pursuant to LIP Section 13.14(F)(7) (Attachment 2 – ECDP).

Project Setting and Surrounding Land Uses

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

Table 1 – Total Property Data	
Lot Depth	435 feet (ft.)
Lot Width	105 ft.
Gross Lot Area	45,629 sf. (1.05 acres)
Area Comprised of 1:1 Slopes or Easements	2,738 sf.
Net Lot Area*	42,891 sf.

*Net Lot Area = Gross Lot Area minus the area of access easements and 1 to 1 slopes.

The project site is located on the seaward side of Birdview Avenue in the Point Dume neighborhood. The project site is within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed pursuant to the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea. Note that Birdview Avenue at the top of the slope is considered the first public road, not Westward Beach Road at the toe of the slope. As confirmed by the City coastal engineering consultant reviewer, the area of slope repair is located outside of the wave uprush zone, both laterally and vertically and no new foundations or substantial alteration of the existing slope or structures is proposed.

The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map; however, the subject parcel slopes down to the inland area of Point Dume County Beach and is visible from the public beach. The location of development and requested VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (Environmentally Sensitive Habitat Area (ESHA)). While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. The location of development subject to the VAR was determined not to be associated within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences.

The subject parcel is zoned RR-1 as are the surrounding parcels to the north, south, and east of the subject parcel which are developed with one and two-story single-family residences. Point Dume County Beach and the Pacific Ocean borders the south. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject site.

Table 2 – Adjacent Land Uses

	Address	Size	Zone	Land Use
North	7043 Birdview Ave.	0.54 acres	RR-1	Single-Family Residential
South	7055 Birdview Ave.	1.04 acres	RR-1	Single-Family Residential
East	2948 Bluewater Rd.	0.68 acres	RR-1	Single-Family Residential
West	Point Dume County Beach and Pacific Ocean			

Project Description

The proposed scope of work is as follows (Attachment 3 – Project Plans) and as detailed in Figure 2. Note that all work was completed as part of ECDP No. 24-015 and no additional development is proposed as part of this CDP.

Development (already completed as part of ECDP No. 24-015)

a. Removal of the landslide debris, the remnants of the failed railroad-tie wall, and removal of the accumulated slope erosion debris from the slope face and toe of slope;

b. 186 c.y. of remedial grading;

c. Covering of the affected slope area with 2,570 cubic feet (c.f.) of composite erosion control revegetation mat, with a biodegradable layer and a metal reinforcement mesh;

d. Erosion control revegetation mat fixed-in-place with 91 drilled/torqued steel nails, placed in a staggered configuration; and

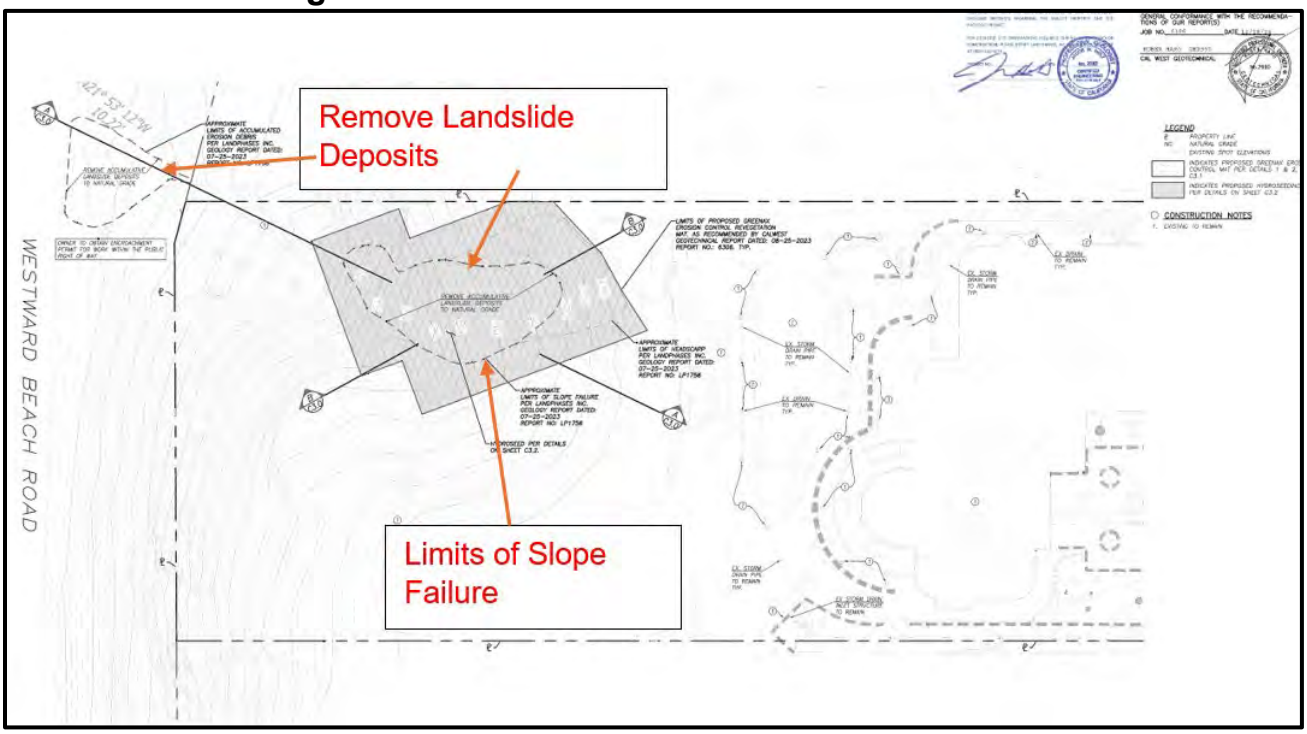
e. Erosion control landscaping.

Discretionary Requests

f. VAR No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood to allow for remedial repair of the slope failure; and

g. SPR No. 25-029 for remedial grading to allow for repair of a slope failure on a bluff.

Figure 2 – Limits of Work and Erosion Control



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 potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of

Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the resolution for the Commission's consideration. Findings have been included for the requested VAR and SPR as required by the LIP and MMC.

The project has been reviewed by the Planning Division, City Biologist, City geotechnical and coastal engineering consultant reviewers, and the City Public Works Department (Attachment 4 – 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, inclusive of the requested VAR and SPR.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth in LIP Sections 3.5 and 3.6. The project complies with all applicable LIP Chapter 3 standards, including LIP Section 3.6(J) which limits the location of structures on slopes to 3:1 and flatter. No structures are proposed or required. Related to LIP Section 3.6(J), "development" on slopes in the Point Dume area (which includes grading) is limited to slopes flatter than 4:1 pursuant to LIP Section 4.6.1(A). Because the project includes grading on slopes steeper than 2:5 to 1 in the Point Dume area, the standard from LIP Chapter 4 is reflected in Table 3 below which summarizes the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Non-Beachfront Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
STRUCTURES ON SLOPES	3 to 1 or flatter	None proposed	Complies
SITE OF DEVELOPMENT / PT. DUME (LIP Ch. 4)	*Flatter than 4 to 1*	*Steeper than 4 to 1*	*VAR No. 25-021*

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residentially zoned parcel. As represented on the Total Grading Yardage Certificate on the civil plan cover sheet, no non-exempt grading is proposed or required with the project. The project is proposing 186 c.y. of remedial

grading, which is requested for authorization via SPR No. 25-021. Pursuant to LIP Sections 8.3(G) and 13.27.1(A)(2), all remedial grading requires authorization of an SPR.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. A Cultural Resource Investigation was completed in October 1989 by John M. Foster of Greenwood and Associates, and no constraints were placed on the property related to archeological resources. The project site has extensive ground disturbance due to prior grading for the existing single-family residence. Adverse impacts on cultural resources are not expected. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices. With the implementation of these conditions, the project would conform to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS standards. LIP Section 18.7 includes specific siting, design, and performance requirements. The area of remedial grading is not within the limits of any existing OWTS. No new or repair of an existing OWTS is proposed for this project.

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

CORRESPONDENCE: As of the publication of this report, no public correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On August 13, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the 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 provided in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-29. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-29
2. ECDP No. 24-015
3. Project Plans
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 25-015 FOR REMEDIAL REPAIR OF A SLOPE FAILURE ON A BLUFF AND SUPPORTIVE LANDSCAPING; INCLUDING VARIANCE NO. 25-021 FOR DEVELOPMENT ON SLOPES STEEPER THAN 4 TO 1 IN THE POINT DUME NEIGHBORHOOD AND SITE PLAN REVIEW NO. 25-029 FOR 186 CUBIC YARDS OF REMEDIAL GRADING IN FOLLOW-UP TO EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 24-015 LOCATED IN THE RURAL RESIDENTIAL, ONE-ACRE ZONING DISTRICT AT 7049 BIRDVIEW AVENUE (MICHAEL AND CAROLINE CUSUMANO FAMILY TRUST)

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

SECTION 1. Recitals.

A. On July 22, 2024, the Community Development Director approved Emergency Coastal Development Permit (ECDP) No. 24-015 allowing the remedial repair of a failed slope. A separate permit (No. RE-332-25) was issued by the Los Angeles County Department of Beaches and Harbors for staging and removal of slope debris from adjacent property owned by Los Angeles County.

B. On March 25, 2025, an application for Coastal Development Permit (CDP) No. 25-015 was submitted to the Planning Division by the applicant, Studio N34, on behalf of the property owner, Michael and Caroline Cusumano Family Trust, as a requirement to fulfill the ECDP permit. The application was routed to the City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department for review.

C. On October 15, 2025, Variance (VAR) No. 25-021 was added to the project for development on slopes steeper than 4 to 1 in the Point Dume neighborhood, and Site Plan Review (SPR) No. 25-029 was added to allow for remedial grading.

D. On August 13, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

E. On September 8, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, 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 15304(a) – 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 September 8, 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. 25-015 for the remedial repair of a failed slope; including VAR No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood and SPR No. 25-029 for 186 cubic yards (c.y.) of remedial grading located on a parcel within the Rural Residential, One-Acre (RR-1) zoning district at 7049 Birdview Avenue.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standard 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 RR-1 zoning district in the Point Dume neighborhood, an area designated for residential uses. The Planning Division, City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department reviewed the proposed project for conformance with the LCP. As discussed herein, based on submitted reports, project plans, and visual analysis, 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 subject parcel is located between the first public road (Birdview Avenue) and the sea. Birdview Avenue at the top of the slope is considered the first public road, not Westward Beach Road at the toe of the slope. Due to the location of the bluff repair on the inland side of Westward Beach Road, the proposed project does not impact public access along the ocean and is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976. All development was previously completed as part of ECDP No. 24-015 and no further development is required.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed and due to the location of development, the project would not result in adverse impacts to coastal resources, including public access, public views, shoreline sand supply, or habitat. The project includes removal and trimming

of accumulative landslide deposits and loose debris from the slope, surface stabilization of the landslide area with a composite erosion control revegetation mat supported with soil nails, and revegetation via hydroseeding of the slope repair area. Emergency repairs to this area were previously completed in May 2025 as part of the scope approved for ECDP No. 24-015.

The applicant's geotechnical engineer evaluated all possible alternatives for the project site; however, all other alternatives were deemed infeasible due to the type of slope repair needed. Alternatives considered but found infeasible included installation of Temporary Erosion Control (TEC) and Best Management Practice (BMP) devices, without remedially restoring the slope or permanent stability measures. TEC/BMP measures were temporarily implemented per the project Erosion Control Plan, including silt fence and fiber rolls. However, such measures were limited to mitigating erosion only and were not designed to provide permanent stabilization or environmental protection. Another alternative considered implementing a remedial grading-only method, without surficial stabilization. However, this would have required significantly more grading on the slope than proposed due to the steep slope gradient. Given the location of the bluff oriented near the ocean and extent of grading involved, this alternative was found infeasible. A fourth alternative considered was to install piles at the top of the slope to protect the existing building pad structures (residence, pool, deck) and leave the slope alone. However, the piles would create more significant environmental impacts due to the required large drilling and concrete equipment. Additionally, the slope failure and erosion could still enlarge below the piles potentially creating hazardous conditions and impacting adjacent properties. Considerations included not repairing the slope wherein if no slope mitigation/repair measures were implemented, the slope failure and erosion had the potential to increase, potentially creating hazardous conditions and impacting the existing site structures or adjacent properties.

The proposed project, and preferred alternative to address the slope failure requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts, while mitigating potential hazards and impacts related to the existing slope failure. Given the above discussion, the proposed method was considered the optimum option to mitigate hazards and promote surficial slope stability, while minimizing significant adverse impacts. 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 location of development and requested VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (Environmentally Sensitive Habitat Area (ESHA)). While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. The location of development is not located within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Variance No. 25-021 from LIP Section 4.6.1(A) for Development on Steep Slopes (LIP Section 13.26.5)

LIP Section 4.6.1(A) limits development in the Point Dume neighborhood to slopes flatter than 4 to 1, including grading. A VAR is requested to allow for repair of the slope failure on slopes steeper than 4 to 1. Approximately 25 percent of the subject site contains slopes steeper than 2.5 to 1, all concentrated in the area of the slope failure. Based on the foregoing evidence, findings for VAR No. 25-021 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 proposes remedial grading and installation of approximately 2,570 square feet (sf.) of geo-textile/erosion control mat over the face of the trimmed slope anchored to the slope face via 91 ground anchors and 6 anchor cables, all associated with a slope repair permitted under ECDP No. 24-015. No structures are proposed or required. Given the steep topography of the project site, and the necessity of the slope repair permitted under ECDP No. 24-015, there is no feasible way to protect the existing residence and accessory structures and repair the failed slope without the approval of the requested VAR.

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 geotechnical and coastal engineering consultant reviewers, and City Public Works Department have reviewed the proposed project and determined it is consistent with all applicable safety, health or welfare regulations and policies. Because of the area of the slope failure, development on slopes steeper than 4 to 1 ($\geq$ 2.5 to 1) is necessary for the repair. All grading and slope repair will be required to be constructed to applicable building safety and engineering standards and codes. The scope of the VAR request has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical and coastal engineering consultant reviewers, 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 is limited to the area of a slope failure area on the subject parcel. The area of repair includes development on slopes steeper than 4 to 1 ($\geq$ 2.5 to 1). The VAR will not constitute a special privilege, as the repair is necessary to protect the existing residence and accessory development, which is consistent with neighboring bluff top development.

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 development on steep slopes in the Point Dume neighborhood will not be contrary to or in conflict with the zoning provisions or LCP goals, objectives, and policies. The VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (ESHA). The VAR is requested under the provisions of LIP Section 12.36 to allow the repair of the slope failure on slopes steeper than 4 to 1 ($\geq$ 2.5 to 1). 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 location of development and requested VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (ESHA). While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. The location of development subject to the VAR was determined not to be associated within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences. 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 VAR is for relief from a specific development standard in LIP Section 4.6.1(A) for the Point Dume neighborhood and within an area that does not contain ESHA or ESHA buffer, and does not authorize a use not otherwise permitted within the RR-1 zoning designation. The project proposes a geo-textile/erosion control mat over the face of a slope repair which is anchored to the slope face by 91 ground anchors and 6 anchor cables. The remediation provides slope stability to protect the existing single-family residence and associated development, which are permitted uses in the subject 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. The VAR would allow the permanent slope repair which includes installation of approximately 2,570 sf. of geo-textile/erosion control mat over the face of a slope repair with 91 ground anchors and 6 anchor cables to stabilize the failed slope, and protect the existing structures.

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

The City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department reviewed the proposed project. As conditioned, all reviewing specialists

have determined that the project would comply with state and local requirements, inclusive of the VAR and SPR. The slope repair 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 VAR is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parklands. 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. 25-029 from LIP Section 8.3(G) to Allow Remedial Grading (LIP Section 13.27.5(B))

LIP Section 13.27.5(B) requires that the City makes four findings for an SPR. LIP Section 8.3(G) permits remedial grading with a SPR. Remedial grading is defined in LIP Section 2.1 as grading necessary to mitigate an environmental hazard as recommended by a geotechnical or soils report prepared by a licensed professional geologist or geotechnical engineer and approved by the City geotechnical reviewers. MMC Section 17.62.040(D) requires seven additional findings for an SPR; however, as the proposed remedial grading constitutes 186 c.y., well below the 5,000 c.y. allowance in MMC Sections 17.62.040(A)(9) and 17.62.040(D)(3), the project complies with the remedial grading allowances in the MMC and the additional SPR findings are not necessary or applicable. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the required findings for SPR No. 25-029 are made as follows:

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

The project is consistent with all policies and provisions of the LCP based on submitted reports and detailed site investigations. LIP Section 2.1 defines remedial grading as grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by City geotechnical reviewers. Remedial grading is not allowed when it could be avoided by changing the location of the development. The geotechnical reports that recommend remedial grading were reviewed by the City geotechnical and coastal engineering consultant reviewers who determined that the proposed remedial grading was necessary and complies with the City's geotechnical guidelines and LIP Chapter 8. In addition, the area proposed for remedial grading is required for safety purposes.

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

The project is compatible with other development in the adjacent area in that the proposed grading does not result in substantial landform alteration that will be visually apparent. The remedial grading proposed will repair a slope failure on a bluff and remediate safety hazards for the subject parcel and neighboring parcels. The requested amount of remedial grading is 186 c.y. and this amount is not expected to adversely affect neighborhood character as it will not change the visual character of the subject parcel because the slope will be restored to its natural grade.

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

The remedial grading consists primarily of removal and recompaction to restore the slope to natural grade, rather than landform alteration involving cut or fill grading. Due to the limited amount of remedial grading and restoration of natural grade proposed, the remedial grading will not impact public views of the bluff from public viewing areas below.

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

The proposed project has received LCP conformance review from the City Biologist, City geotechnical and coastal engineering consultant reviewers, and the City Public Works Department. The project must also be approved by the City Building Safety Division prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

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. 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 April 3, 2025, 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. While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. LIP Section 4.6.1(A) limits development to slopes flatter than 4 to 1 in the Point Dume neighborhood and VAR No. 25-021 is requested to allow for the repair of a slope failure on slopes steeper than 4 to 1. The location of development on slopes steeper than 4 to 1 was determined not to be associated within an identified ESHA or ESHA buffer. 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. The proposed project site is visible from the public beach at Point Dume County Beach. 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 remedial grading consists primarily of removal and recompaction to restore the slope to natural grade, rather than landform alteration involving cut or fill grading. Due to the limited amount of remedial grading and restoration of natural grade proposed, the remedial grading will not impact public views of the bluff from public viewing areas below. No structures are proposed

or required as part of the slope repair. Therefore, it is not anticipated that the project will result in adverse scenic or visual impacts.

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

As conditioned, the project will not have significant adverse scenic or visual impacts as the extent of development is consistent with Finding F.1. As conditioned, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. The slope failure repair requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental 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 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 discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences.

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 geotechnical and 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.*

The applicant submitted geotechnical and soils engineering reports, which evaluated site-specific conditions and provided recommendations to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, nearby water well impacts, and flood and fire hazards. Based on review of the project plans and associated reports, City reviewers determined that the proposed development will not increase site instability from such 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.

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.*

The proposed project, as designed, conditioned, and approved by the applicable departments, 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 discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. The slope failure repair requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts.

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

City geotechnical consultant reviewers analyzed the proposed development for the hazards listed in LIP Chapter 9. They found that the proposed project does not impact site stability or structural integrity. There are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

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

As discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

The proposed project is located in a developed neighborhood, which contains similar bluff setbacks to existing development, and also contains similar residential development. As confirmed by the City coastal engineering consultant reviewer, the area of slope repair is located outside of the wave uprush zone, both laterally and vertically and no new foundations or substantial alteration of the existing slope or structures is proposed. Additionally, the project, as designed, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to the location of development inland from Westward Beach Road, upslope from the sandy area at the toe of the slope, and limited extent of remedial grading necessary to repair the slope failure.

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

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. The slope failure repair requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts.

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

As described in Finding I.1, the project, as designed and conditioned, is not expected to have any significant adverse impacts on public access, shoreline sand supply or other resources.

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

The project does not include a shoreline protective device nor any structure on the bluff.

J. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline, is inland from Westward Beach Road, and adequate vertical public access from Westward Beach Road to Point Dume County Beach is provided at the base of the project site. Adequate lateral public access exists along the extent of Point Dume County Beach. No provision for vertical or lateral access is warranted.
B. Blufftop Access - Adequate vertical public access from Westward Beach Road to the beach is provided and accessible from Pacific Coast Highway and Birdview Avenue. No provision for blufftop access the beach is warranted.

C. Trail Access - The project site does not include any existing or planned trails as indicated on the LCP Park Lands Map. The subject parcel slopes down to the inland area of the Point Dume County Beach. No provision for trail access is warranted.
D. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at Point Dume County Beach. No provision 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 of 1976. 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. 25-015, Variance No 25-021, and Site Plan Review No. 25-029, 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:

   Construction

   a. Removal of the landslide debris, the remnants of the failed railroad-tie wall, and removal of the accumulated slope erosion debris from the slope face and toe of slope;
   b. 186 c.y. of remedial grading;
   b. Covering of the affected slope area with 2,570 cubic feet (c.f.) of composite erosion control revegetation mat, with a biodegradable layer and a metal reinforcement mesh;

c. Erosion control revegetation mat fixed-in-place with 91 drilled/torqued steel nails, placed in a staggered configuration; and
d. Erosion control landscaping.

Discretionary Requests

e. VAR No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood to allow for remedial repair of a slope failure; and
f. SPR No. 25-029 for remedial grading to allow for repair of a slope failure on a bluff.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **April 8, 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 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 the requirements of the City Community Development Department, City Biologist, City geotechnical and coastal engineering consultant reviewers, and the City Public Works Department, as applicable. Notwithstanding this review, all required permits shall be secured.

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

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

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

Cultural Resources

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

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

Construction / Framing

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

15. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

16. 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.

17. 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.

18. 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.

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

Biology/Landscaping

20. Except as permitted pursuant to the provisions in LCP Land Use Plan (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.

21. 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.

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

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

24. 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).

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

26. Native species of the Santa Monica Mountains, characteristic 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 ft. between large woody (≥10 ft. canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes greater than 5 percent.

27. 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.

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

29. Prior to a final plan check approval, if the property is serviced by the Los Angeles County Water District No. 29 (WD29), the property owner /applicant must provide a landscape water use approval from WD29.

30. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

31. 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.

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

Public Works

33. There shall be no lane closures, obstruction of public streets, parking restrictions, or other encroachments into the public right of way without required prior approval and permits from the City Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent.

34. 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.

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

36. 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.

37. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

38. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

39. 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.

Geology

40. 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.

41. 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.

Prior to Final Inspection

42. 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.

43. Prior to, or at the time of a Planning final inspection, 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.

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

45. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A final inspection by the Building Division shall not be completed until the Planning Division has determined that the project complies with this CDP.

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

Site-Specific Conditions

47. No exterior lighting is proposed as part of this project; therefore, no new exterior lighting is permitted as part of this project.

Fixed Conditions

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

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

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 8th day of September 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL – Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-29 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 8th day of September 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

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

Emergency Coastal Development Permit for Slope Remediation

Location: 7049 Birdview Avenue APN: 4468-016-004	The proposed work is located in the Appealable Jurisdiction: ☒ Yes ☐ No
ECDP No. 24-015	CEQA Exemption Section: 15269(c)
Property Owner: Michael and Caroline Cusumano Family Trust Applicant: Sara Laws	Property Posting: July 11, 2024
Emergency First Documented: Late February of 2023	Cause of Emergency: Atmospheric River events

Based on the project plans and information provided in the permit application for remediation of a slope failure on a bluff top, the Planning Director approves an emergency application for the removal of 186 cubic yards of landslide deposits and the placement of an erosion control mat fastened with steel nails.

Emergency Coastal Development Permit LIP Findings

The Planning Director has reviewed this permit application and verified the facts, including the existence and nature of the emergency, insofar as time allows. After reviewing the subject application and the facts, the Planning Director hereby makes the following findings:

Finding 1. An emergency exists and requires action more quickly than permitted by the procedures for administrative permits or for regular permits administered pursuant to the provisions of the Malibu Local Implementation Plan (LIP) and Public Resources Code Section 30600.5, and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit.

Due to the slope failure, a low railroad-tie retaining wall near the top of the failed, an existing beach access stairway was damaged, and a storm drainpipe was undermined. Immediate action is needed to remediate the slope failure to prevent further slope degradation as verified by Letter of Justification (Attachment 3), City Geotechnical staff, and the Building Official.

Finding 2. Public comment on the proposed emergency action has been reviewed as time permitted.

The subject property was posted with a Notice of Application sign that includes a staff contact number and email for the public to submit questions and comments directly to staff. To date, no comments from the public have been received.

Finding 3. The work proposed is temporary and consistent with the requirements of the certified Local Coastal Program.

The proposed scope of the work is the most feasible solution in order to relieve the emergency situation. Other temporary alternatives were studied, but none could immediately address the emergency in a more temporary or least impactful way than proposed. In addition, the proposed scope

ATTACHMENT 2

of work is consistent with the LIP's hazard policies, in that the project will protect the existing development on the site from damage.

Finding 4. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

The proposed project is the least environmentally damaging option to the maximum extent feasible because the nature of the emergency is urgent, and no reasonable alternative solutions would be more temporary. The proposed emergency repair activities constitute the minimum amount of work necessary to correct the damage.

Finding 5. The permit is not within an area that falls within the provisions of Public Resources Code Section 30519(b).

This permit does not fall within the provisions of the California Public Resources Code Section 30519(b). The proposed work will not take place in or on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, and lying within the coastal zone. The work will not take place on any State or college lands or ports.

Conditions of Approval

Standard Conditions

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

2. The permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions set forth below. The applicant shall file this form with the Planning Department within 30 days of this decision or prior to issuance of building permits.

3. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit and the issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.

4. The applicant has 90 days from the date of issuance of this emergency permit to file a coastal development permit application. If the applicant fails to satisfy this requirement all temporary work must be removed pursuant to the LIP Section 13.14(F)(7). If a regular CDP authorizing permanent retention of the development is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.

5. The applicant acknowledges and agrees that, in addition to any and all other consequences of failing to comply with the requirement that a CDP be obtained for the work approved by this emergency permit, no further applications for permits for any development will be accepted by

the City of Malibu until such time as the CDP required in Condition No. 4, above, has been obtained.

6. If applicable, the applicant shall sign and record at the City of Malibu an "Assumption of Risk and Release" for geotechnical hazards prior to permit issuance.

7. If polypropylene sandbags are proposed, applicant must receive exemption from Building Safety Division pursuant to Malibu Municipal Code Section 9.30.030 for their use.

Biology

8. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Department for review by the City Biologist and approval by the Planning Department 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.

Public works

9. 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.

10. 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

11. 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.

Geology

12. No permanent structures or foundations may be installed as part of this approval.

Approval of Emergency Coastal Development Permit

Having made the above findings per LIP Chapter 13, the Planning Director hereby determines that an emergency condition exists, and immediate action is required to prevent or mitigate loss or damage to life, health, property or essential public services. Therefore, the Planning Director hereby approves this emergency coastal development permit.

Please contact Samantha Elias in the Planning Department at (310) 456-2489, extension 256, for further information.

Date: July 22, 2024

Prepared by:

Samantha Elias
Associate Planner

Approved by:

Richard Mollica
Planning Director

Attachments:

1. Project Plans
2. Department Review Sheet(s)
3. Letter of Justification for Emergency Repair
4. Notice of Application Posting Affidavit

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Planning Director's decision of approval and agrees to abide by all terms and conditions of **Emergency Coastal Development Permit No. 24-015** dated **July 22, 2024**, and submitted plans, dated **May 29, 2024,** for the project located at **7049 Birdview Avenue** (4468-016-004). The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within 30 days of the decision or prior to issuance of development permits.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of _____

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

personally appeared _____

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

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

WITNESS my hand and official seal.

_____

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

CITY OF MALIBU GRADING NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES,
5. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
6. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND, WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
9. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
12. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
13. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
14. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
15. SUBDRAIN OUTLETS SHALL BE COMPETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS-GRADED PLANS. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
18. 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.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
22. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
23. 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]
24. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
25. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
28. 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.
29. 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.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
32. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
33. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR THE OWNER.

PLANTING AND IRRIGATION NOTES

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

FILL NOTES

38. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).
39. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
   A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISH GRAD, AND
   B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISH GRADE
40. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1557-LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY SHALL BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED 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. [33132.4]
41. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [331.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
   a. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
   b. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
   c. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY SOILS ENGINEER.
43. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
45. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL COMPACTED FILLS.
46. ALL CONCRETE PLACED ON GRADE SHALL BE COLORED TO MATCH NATURAL CONDITIONS ADJACENT TO THE STRUCTURES. SURFACE PAINT IS NOT ACCEPTABLE. ALL COLORS ARE TO BE INCORPORATED INTO THE MIX AND BLENDED UNIFORMLY.
47. FILL PLACED OVER EXISTING TERRAIN 5:1 AND STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
48. FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, TEST D1557-91T OR APPROVED EQUIVALENT. ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

GRADING INSPECTION REQUIREMENTS

49. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH WORK).
   a. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO INSPECTION.
   b. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
   c. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
   d. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING RECORDS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
   e. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEM INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
   f. 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]
   g. FILL INSTALLATION:
      i. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10ft. [3313.2]
      ii. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION FILL.
      iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THE WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30ft> OR RESULTS IN A SLOPE SURFACE STEEPER THE 2 HORIZONTAL 1 VERTICAL [3313.7]
   h. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPES ARE IN PLACE AND h. BEFORE ANY CONCRETE IS POURED
   i. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION i. PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GRADING PLAN NOTES:

50. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO GRADING. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE CHANGES CAN BE MADE.
51. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITIES AND EASEMENTS ARE ADEQUATELY STAKED PRIOR TO ANY GRADING.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
53. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT.
54. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
55. ALL RETAINING WALLS ARE UNDER SEPARATE PERMIT. PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
56. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
57. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

ADDITIONAL NOTES:

58. EXPANSION INDEX TESTING SHOULD BE PERFORMED DURING SITE PREPARATION TO VERIFY AS-GRADED SITE CONDITIONS. THE RESULTS OF THE TESTS AS WELL AS SPECIFIC RECOMMENDATIONS FOR SLAB REINFORCEMENT AND THICKNESS MUST BE SUBMITTED TO THE CITY FOR REVIEW AT THAT TIME.
59. AN EVALUATION OF SOIL CORROSIVITY SHALL BE MADE IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY OF MALIBU'S GEOTECHNICAL GUIDELINES AT THE COMPLETION OF GRADING BY THE PROJECT GEOTECHNICAL CONSULTANT, WHO SHALL PROVIDE APPROPRIATE RECOMMENDATIONS.
60. PRIOR TO FINAL APPROVAL OF THE PROJECT AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT 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 OF ELEVATIONS OF KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS (INCLUDING THE RESULTS OF ALL TESTING PERFORMED TO VERIFY COMPETENT BOTTOMS) 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.
61. THE SURFACE OF THE CUT SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (33% SLOPE) UNLESS A SOILS ENGINEER OR AN ENGINEERING GEOLOGY REPORT STATING THAT A CUT AT A STEEPER SLOPE WILL BE STABLE AND NOT CREATE A HAZARD. PROVIDE A RECOMMENDATION FROM THE PROJECT GEOTECHNICAL ENGINEER GEOLOGIST AND APPROVED BY THE CITY SOILS AND GEOLOGY STAFF. [3312.2].
62. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] ADD THE FOLLOWING NOTE ON THE PLANS: "CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROXIMATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL".
63. MAXIMUM GRADE OF CUT OR FILL [MLCP 8.3D:
   a. 3:1 FOR AREAS CREATED FOR DEVELOPMENT OF STRUCTURES AND OPEN YARD AREAS.
64. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANING, EROSION CONTROL BLANKETS. SOIL STABILIZERS OR OTHER APPROVED MEANS.
65. PROVIDE RIP-RAP OR OTHER REDUCER AT DISCHARGE END OF DRAINS NOT CONNECTED TO A PERMANENT SYSTEM. SHOW DETAIL. [3316.2]
66. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE ENGINEER. WEEKLY STATUS REPORT SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
67. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVISES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
68. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
69. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
70. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
71. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE 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.
72. 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, WETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SOS NOTED FOR EACH TEST.
73. GRADING PERMITS SHALL NOT BE ISSUED BETWEEN NOVEMBER 1 AND MARCH 31 EACH YEAR PER LCP SECTION 17.2.1. PROJECT APPROVED FOR GRADING PERMIT SHALL NOT RECEIVE GRADING PERMITS UNLESS THE PROJECT CAN BE ROUGH GRADED BEFORE NOVEMBER 1.
74. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.
75. PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOILS SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOILS SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.

CONDITIONS OF APPROVAL

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR ________________ ON ________.

CONTRACTORS NOTE:

THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

STARTING DATE 30 DAYS AFTER PERMIT ISSUANCE ,2024

COMPLETION DATE 90 DAYS AFTER PERMIT ISSUANCE ,2024

SCOPE OF WORK:

REMEDIAL GRADING 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 A 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 TO 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 NDPES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES:
   CUT: 186 CU. YDS. FILL: Ø CU. YDS.
   EXPORT: 186 CU. YDS. IMPORT: Ø CU. YDS.
20. GROSS LOT AREA: Ø ACRES/SQ. FT.
   NET LOT AREA: Ø ACRES/SQ. FT.
   PROPOSED IMPERMEABLE COVERAGE: Ø SQ. FT.
   MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE: Ø SQ. FT.
   TOTAL DISTURBED AREA: 2,564 SQ. FT.
   FLOOD ZONE ON FIRM: Ø BASE FLOOD ELEVATION: Ø FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU STANDARD LABEL TEMPLATE.

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

PERCENTAGES:

UP TO ¼ ACRE:	45% OF THE NET AREA
¼ ACRE TO ½ ACRE:	35% OF THE NET AREA
½ ACRE OR MORE	30% OF THE NET AREA
	UP TO A MAX. OF 25,000 SQ.FT. PER PARCEL.

PROPOSED IMPERMEABLE COVERAGE:

N/A

811
Know what's below. Call before you dig.
DIAL TOLL FREE
8 1 1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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: 7049 BIRDVIEW AVE.

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

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut					186	186
Fill						
Total					186	186
Import						
Export					186	186

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: LENNIE LISTON
PRINT NAME
SIGN NAME

DATE:

REGISTERED PROFESSIONAL ENGINEER · LEONARD I. LISTON III · No. 93123 · CIVIL · STATE OF CALIFORNIA

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

FOR SITE VISITS DURING CONSTRUCTION CAL WEST GEOTECHNICAL REQUIRES A 48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)
JOB NO.__________ DATE__________

CAL WEST GEOTECHNICAL

Received
5/29/2024
Planning Dept.

LEGAL DESCRIPTION: 7049 BIRDVIEW DR.
APN: 4468-016-004
BK. 57, PGS. 40-41

OWNERS/BUILDER: MICHAEL CUSUMANO
C/O CUSUMANO REAL ESTATE GROUP
101 S. FIRST STREET, #400
BURBANK, CA. 91502

ARCHITECT: N/A

CIVIL ENGINEER: LC ENGINEERING GROUP, INC.
889 PIERCE COURT
SUITE 101
THOUSAND OAKS, CA. 91360
(805) 497-1244 (818) 991-7148
CONTACT: JORGE ACEVEDO

GEOTECHNICAL: CAL WEST GEOTECHNICAL
889 PIERCE COURT
SUITE 101
THOUSAND OAKS, CA. 91360
(805) 497-1244 (818) 991-7148
REPORT # 6306
REPORT DATE: 08-25-2023
CONTACT: ELI KATIBAH RUBEN HARO

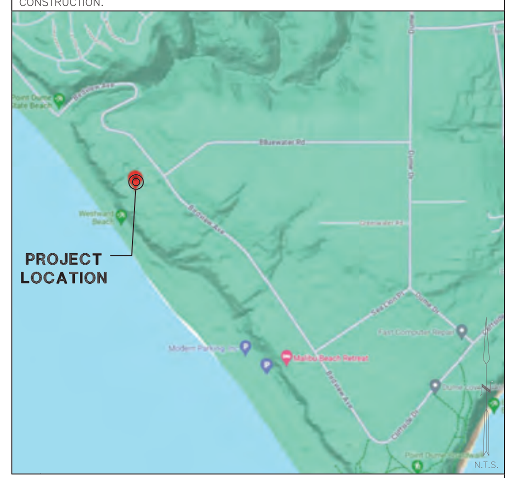
GEOLOGIST: LAND PHASES INC.
5158 COCHRAN ST.
SIMI VALLEY, CA. 93063
(805) 522-5174
REPORT # LP1756
REPORT DATE: 07-25-2023
CONTACT: JAKE HOLT

SURVEYOR: CHRIS NELSON & ASSOCIATES, INC.
28118 AGOURA RD. STE. 100
AGOURA HILLS, CA. 91301
(818) 991-1040

SHEET INDEX

1.0	COVER SHEET
2.0	OVERALL REMEDIAL GRADING PLAN
2.1	ENLARGED REMEDIAL GRADING PLAN
3.0	CROSS SECTIONS
3.1	DETAILS

WITHOUT ENGINEER'S SEAL AND WET SIGNATURE, THESE PLANS (THIS SHEET AND ALL ATTACHED SHEETS) ARE CONSIDERED PRELIMINARY, UNAPPROVED AND NOT FOR CONSTRUCTION.



VICINITY MAP

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • info@lcegroupinc.com

FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.
COVER SHEET

DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 1.0

X:\LCE GROUP\Civil\JOBS\8300\8342 Cusumano\CIVIL\DWG\SHT\SHT C1.0.dwg Apr 01, 2024, 4:26pm Jorge Acevedo

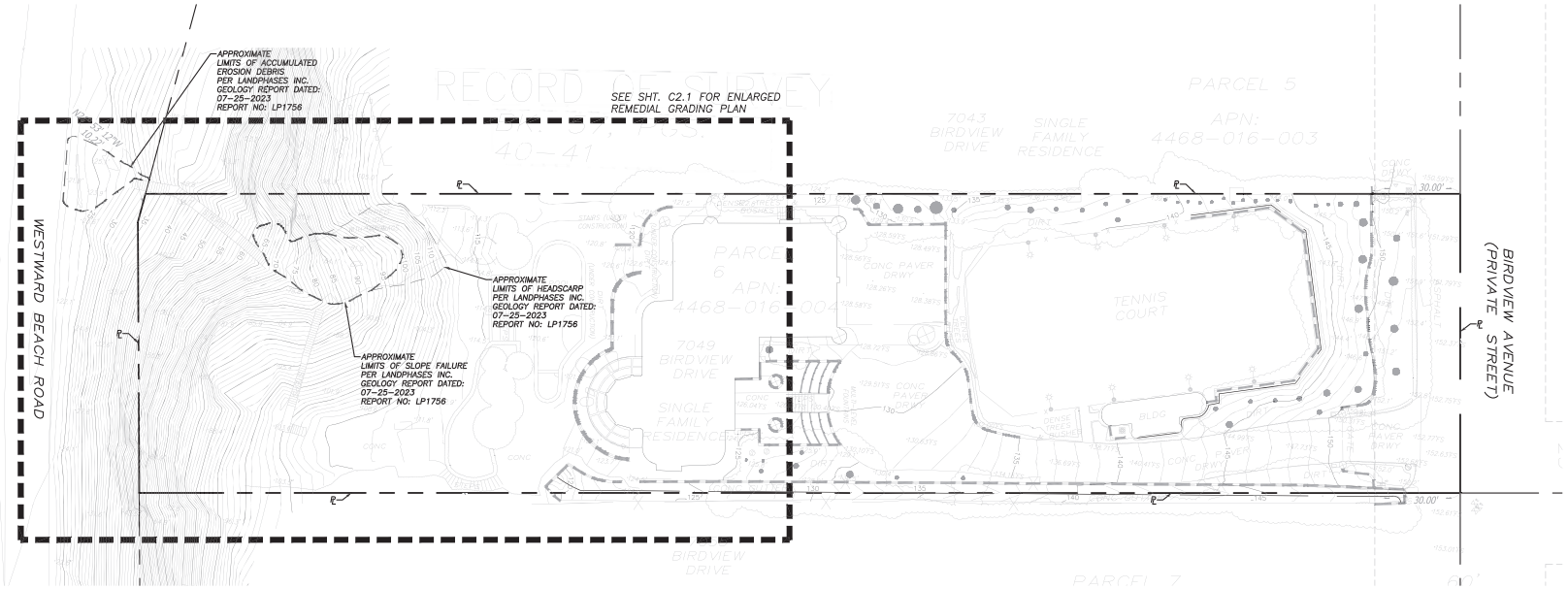
ATTACHMENT 1

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL



NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE: 1"=20'
0 20 40 60

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Ponce Court, Suite 100, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrg@sbcglobal.net

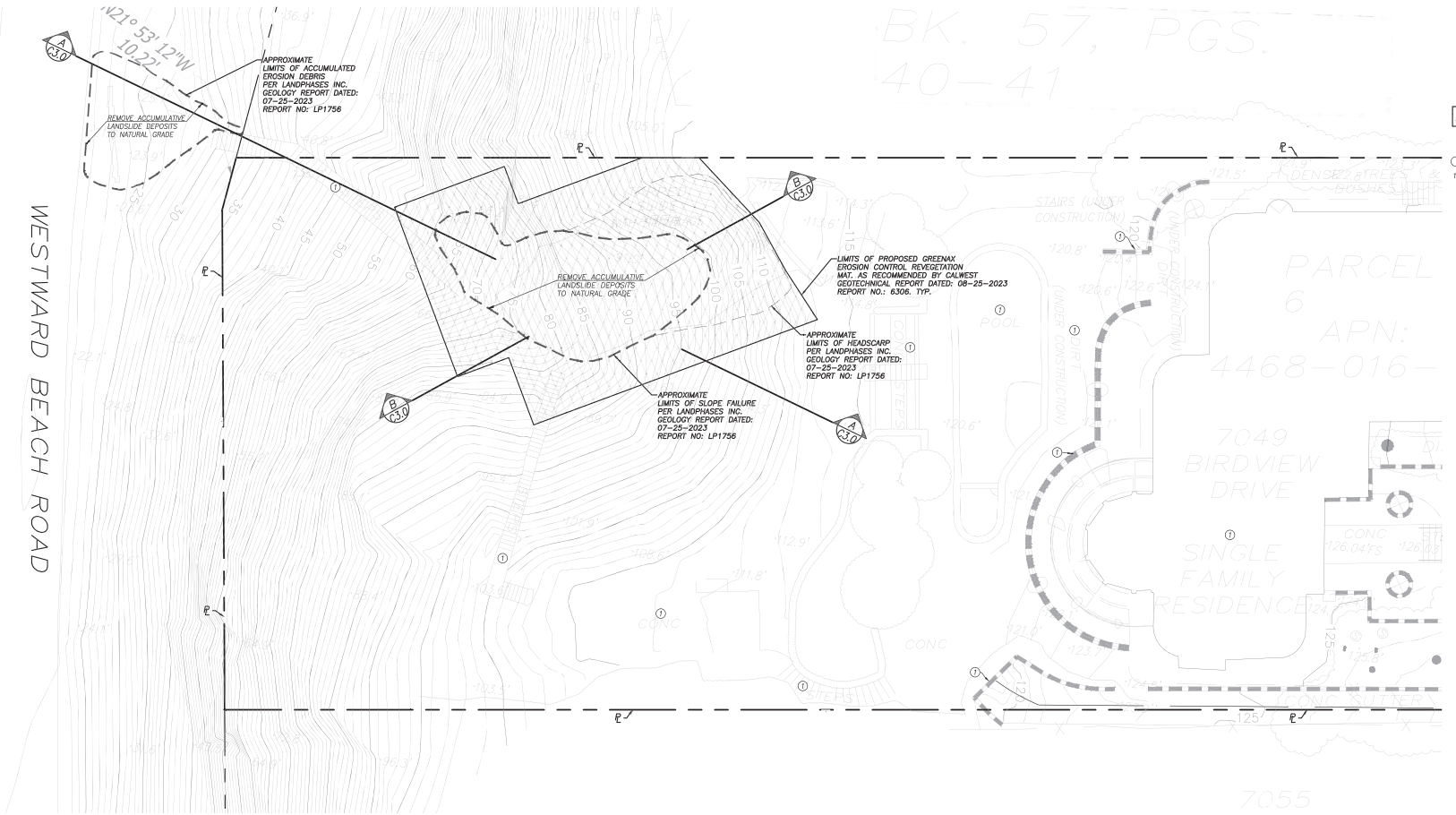
FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

OVERALL REMEDIAL GRADING PLAN

DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 2.0



FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL

LEGEND

- PL — PROPERTY LINE
- NG — NATURAL GRADE
- 123.4 — EXISTING SPOT ELEVATIONS
- INDICATES PROPOSED GREENAX EROSION CONTROL VEGETATION MAT PER DETAILS 1 & 2, SHT. C3.1

CONSTRUCTION NOTES

1. EXISTING TO REMAIN

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE: 1"=10'
0 10 20 30

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Ponce Court, Suite 110, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrg@roadrunner.com

FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

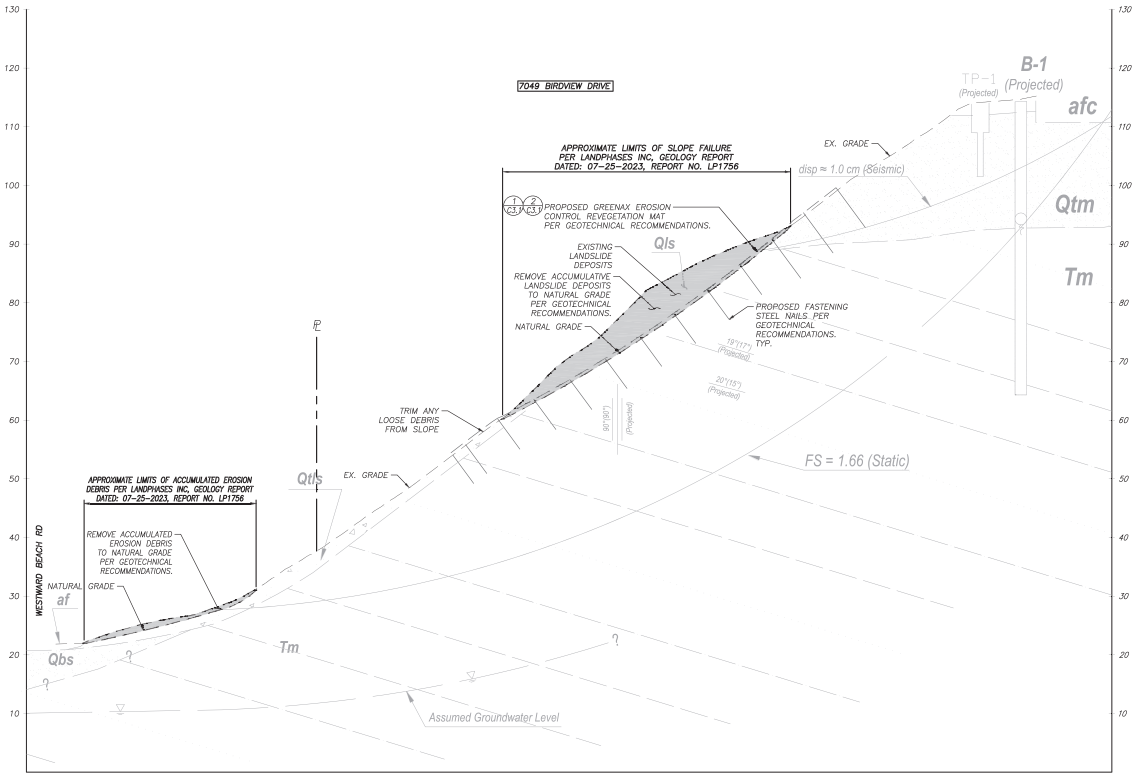
REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

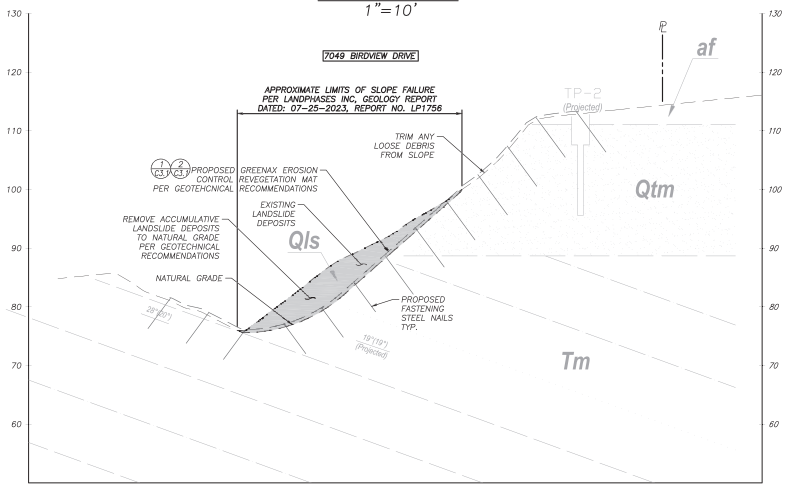
ENLARGED REMEDIAL GRADING PLAN

DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	

C 2.1



SECTION A
1"=10'



SECTION B
1"=10'

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Ponce Court, Suite 110, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrgroup.com • info@lcengrgroup.com

FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

CROSS SECTIONS

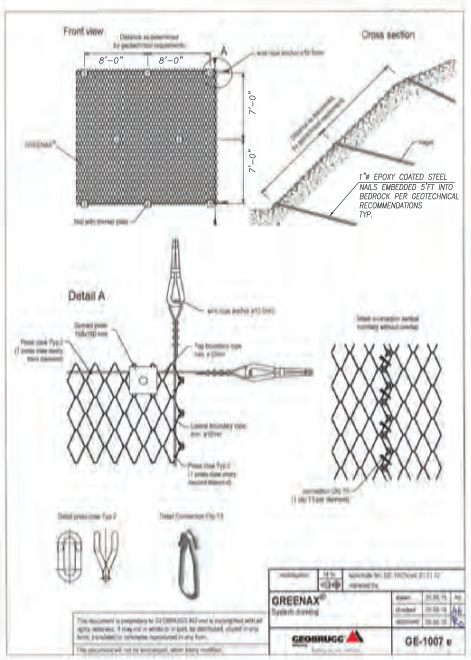
DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 3.0

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

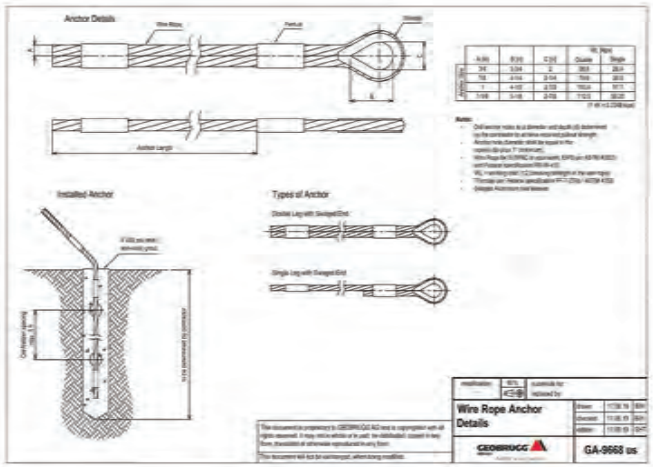
THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL



DETAIL NO. 1 GREENAX SYSTEM
N.T.S.



DETAIL NO. 2 WIRE ROPE ANCHOR
N.T.S.

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Ploneer Court, Suite 110, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroup@roadrunner.com

FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

DETAILS

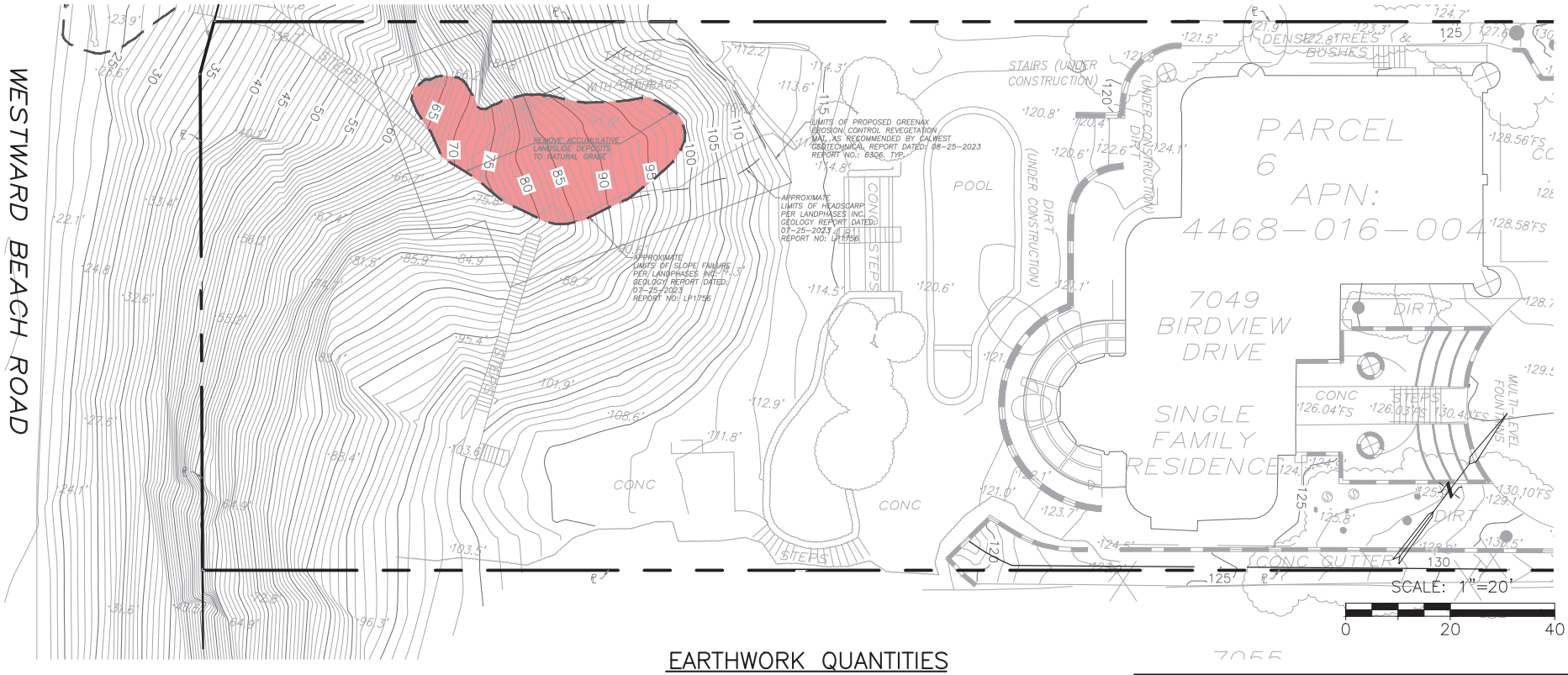
DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	

C 3.1

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CUT / FILL LEGEND:

CUT −5.5' TO −0'



EARTHWORK QUANTITIES

	Export			Non-Exempt Remedial	
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • info@lcegroupinc.com

EARTHWORK EXHIBIT

FOR

7049 BIRDVIEW AVE
MALIBU, CA

04-01-2024

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staf

FROM: City of Malibu Planning Department **DATE:** 05/29/2024

PROJECT NUMBER:	ECDP 24-015
JOB ADDRESS:	7049 BIRDVIEW AVE
APPLICANT / CONTACT:	Sara Laws, Studio N34
APPLICANT ADDRESS:	1128 22nd Street Santa Monica, CA 90265
APPLICANT PHONE #:	(424)302-8695
APPLICANT FAX #:	
APPLICANT EMAIL:	sara@studion34.com
PROJECT DESCRIPTION:	Slope Repair

TO: Malibu Planning Divison and/or Applicant

FROM: City Geotechnical Staff

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

____ 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.

Lawrence J. Bazel — SIGNATURE

7-1-24 — DATE

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

City Geotechnical Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am or by calling (310) 456-2489, extension 306 or 307.

*REF: Land Phases Inc. report-memo 11-14-2023, Cal West Geotechnical memo dated 11-11-2023, Civil plans LC Engineering dated 4-1-24, 5 sheets, from CWG

Provide engineering calculations and update letter in BPC to support strength of nails to support geomat.

LP and CWG should stamp plans.

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:** 05/29/2024

PROJECT NUMBER:	ECDP 24-015
JOB ADDRESS:	7049 BIRDVIEW AVE
APPLICANT / CONTACT:	Sara Laws, Studio N34
APPLICANT ADDRESS:	1128 22nd Street Santa Monica, CA 90265
APPLICANT PHONE #:	(424)302-8695
APPLICANT FAX #:	
APPLICANT EMAIL:	sara@studion34.com
PROJECT DESCRIPTION:	Slope Repair

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

SIGNATURE

6/10/2024
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: June 10, 2024

Re: Proposed Conditions of Approval for 7049 Birdview Ave, ECDP 24-015

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

STORMWATER

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

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

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

City of Malibu

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

ELECTRONIC GEOTECHNICAL SUBMITTAL SIGNATURE PAGE

PROJECT ADDRESS:
(One address per line)

7049 Birdview Ave., City of Malibu

PROPERTY OWNER(S) NAME(S): Cusumano

GEOTECHNICAL CONSULTANT:

NAME: Jacob Holt
FIRM: Land Phases, Inc.
ADDRESS: 5158 Cochran St.
Simi Valley, CA 93063
TELEPHONE: 805-522-5174
FAX: 805-582-1228
EMAIL: jake@landphases.com

LIST OF DOCUMENTS SUBMITTED:

DOCUMENT DATE	DOCUMENT DESCRIPTION
11/14/23	Engineering Geologic Memorandum, re: Proposed Slope Repair

GEOTECHNICAL LICENSE STAMP WITH WET SIGNATURE:



Recycled Paper

ATTACHMENT 3

LANDPHASES INC
CONSULTING ENGINEERING GEOLOGISTS

November 14, 2023 Project No.: LP1746

Michael Cusumano
c/o Cusumano Real Estate Group
101 S. First Street, #400
Burbank, CA 91502

SUBJECT: ENGINEERING GEOLOGIC MEMORANDUM, RECOMMENDED APPLICATION AS AN EMERGENCY COASTAL DEVELOPMENT PERMIT, RE: PROPOSED MITIGATION OF RECENT SLOPE FAILURE AND ASSOCIATED REPAIRS, 7049 BIRDVIEW AVENUE, CITY OF MALIBU, CALIFORNIA

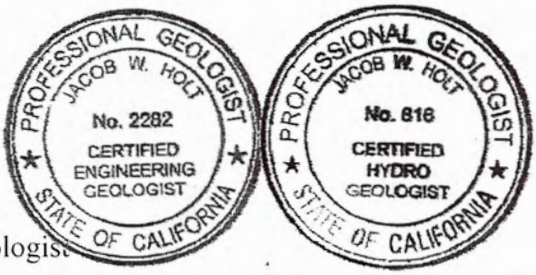
REFERENCE: REPORT OF ENGINEERING GEOLOGIC STUDY, PROPOSED MITIGATION OF RECENT SLOPE FAILURE AND ASSOCIATED REPAIRS, 7049 BIRDVIEW AVENUE, CITY OF MALIBU, CALIFORNIA, PREPARED BY LAND PHASES, INC., PROJECT NO.: LP1746, JULY 25, 2023

Dear Mr. Cusumano,

As requested, Land Phases, Inc. (LP) has prepared this *Engineering Geologic Memorandum* with respect to the proposed mitigation of a recent slope failure and associated repairs at 7049 Birdview Avenue which is located in the City of Malibu, California. As discussed in the referenced geologic report by LP, a slope failure occurred on the southwest-facing bluff slope of the subject property in late February of 2023 during a period of heavy and prolonged precipitation. The slope failure (i.e. a relatively shallow landslide) also included the failure of a low, railroad-tie retaining wall that was present near the top of the slope. The slope failure and associated erosion caused damage to the southwest-facing coastal bluff and adjacent top of bluff area of the subject property, damaged a portion of the existing beach access stairway of the site, and exposed and partially undermined a portion of the existing Los Angeles County storm drain pipe. When the slope failure initially occurred, erosion debris from the slope failure area was also deposited at the toe of the coastal bluff and onto Westward Beach Road.

As the slope failure area is located in close proximity to the existing swimming pool and associated hardscaping of the subject property, and further degradation of the slope could potentially cause damage to these structures, it is recommended that the proposed slope repair project be performed as soon as possible and processed through the City of Malibu on an emergency basis (i.e. as an Emergency Coastal Development Permit – ECDP).

Respectfully Submitted,
LAND PHASES, INC.



Jake W. Holt
PG 7404, CEG 2282, CHG 816 exp. 11-30-24
Principal Engineering Geologist and Hydrogeologist

Distribution: (1) Addressee (via email)
(1) CalWest Geotechnical (via email)
(1) LC Engineering Group, Inc. (via email)

AFFIDAVIT OF POSTING

I, Robyn Moruzzi, hereby certify that on (*date*) 7-11-24, the Notice of a Pending Coastal Development Permit on was posted at:

(*property address*) 7049 Birdview.

ATTACH PHOTO OF POSTED NOTICE HERE

Application number: ECDP #24-015

Photo taken by: Robyn Moruzzi (Name) on: 7-11-24 (Date).

Robyn Moruzzi (Print Name)

Robyn Moruzzi (Signature)

ATTACHMENT 4

Recycled Paper


7049




7049

CITY OF MALIBU GRADING NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES,
5. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
6. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND, WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
9. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
12. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
13. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
14. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
15. SUBDRAIN OUTLETS SHALL BE COMPETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS-GRADED PLANS. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
18. 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.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
22. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
23. 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]
24. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
25. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
28. 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.
29. 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.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
32. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
33. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR THE OWNER.

PLANTING AND IRRIGATION NOTES

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

FILL NOTES

38. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).
39. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
    A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISH GRAD, AND
    B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISH GRADE
40. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1557-LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY SHALL BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED 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. [33132.4]
41. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [331.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
    a. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
    b. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    c. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY SOILS ENGINEER.
43. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
45. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL COMPACTED FILLS.
46. ALL CONCRETE PLACED ON GRADE SHALL BE COLORED TO MATCH NATURAL CONDITIONS ADJACENT TO THE STRUCTURES. SURFACE PAINT IS NOT ACCEPTABLE. ALL COLORS ARE TO BE INCORPORATED INTO THE MIX AND BLENDED UNIFORMLY.
47. FILL PLACED OVER EXISTING TERRAIN 5:1 AND STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
48. FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, TEST D1557-91T OR APPROVED EQUIVALENT. ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

GRADING INSPECTION REQUIREMENTS

49. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH WORK).
    a. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO INSPECTION.
    b. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
    c. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
    d. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING RECORDS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
    e. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEM INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
    f. 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]
    g. FILL INSTALLATION:
        i. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10ft. [3313.2]
        ii. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION FILL.
        iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THE WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30ft> OR RESULTS IN A SLOPE SURFACE STEEPER THE 2 HORIZONTAL 1 VERTICAL [3313.7]
    h. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPES ARE IN PLACE AND h. BEFORE ANY CONCRETE IS POURED
    i. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION i. PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GRADING PLAN NOTES:

50. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO GRADING. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE CHANGES CAN BE MADE.
51. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITIES AND EASEMENTS ARE ADEQUATELY STAKED PRIOR TO ANY GRADING.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
53. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT.
54. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
55. ALL RETAINING WALLS ARE UNDER SEPARATE PERMIT. PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
56. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
57. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

ADDITIONAL NOTES:

58. EXPANSION INDEX TESTING SHOULD BE PERFORMED DURING SITE PREPARATION TO VERIFY AS-GRADED SITE CONDITIONS. THE RESULTS OF THE TESTS AS WELL AS SPECIFIC RECOMMENDATIONS FOR SLAB REINFORCEMENT AND THICKNESS MUST BE SUBMITTED TO THE CITY FOR REVIEW AT THAT TIME.
59. AN EVALUATION OF SOIL CORROSIVITY SHALL BE MADE IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY OF MALIBU'S GEOTECHNICAL GUIDELINES AT THE COMPLETION OF GRADING BY THE PROJECT GEOTECHNICAL CONSULTANT, WHO SHALL PROVIDE APPROPRIATE RECOMMENDATIONS.
60. PRIOR TO FINAL APPROVAL OF THE PROJECT AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT 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 OF ELEVATIONS OF KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS (INCLUDING THE RESULTS OF ALL TESTING PERFORMED TO VERIFY COMPETENT BOTTOMS) 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.
61. THE SURFACE OF THE CUT SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (33% SLOPE) UNLESS A SOILS ENGINEER OR AN ENGINEERING GEOLOGY REPORT STATING THAT A CUT AT A STEEPER SLOPE WILL BE STABLE AND NOT CREATE A HAZARD. PROVIDE A RECOMMENDATION FROM THE PROJECT GEOTECHNICAL ENGINEER GEOLOGIST AND APPROVED BY THE CITY SOILS AND GEOLOGY STAFF. [3312.2].
62. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] ADD THE FOLLOWING NOTE ON THE PLANS: "CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROXIMATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL".
63. MAXIMUM GRADE OF CUT OR FILL [MLCP 8.3D:
    a. 3:1 FOR AREAS CREATED FOR DEVELOPMENT OF STRUCTURES AND OPEN YARD AREAS.
64. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANING, EROSION CONTROL BLANKETS. SOIL STABILIZERS OR OTHER APPROVED MEANS.
65. PROVIDE RIP-RAP OR OTHER REDUCER AT DISCHARGE END OF DRAINS NOT CONNECTED TO A PERMANENT SYSTEM. SHOW DETAIL. [3316.2]
66. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE ENGINEER. WEEKLY STATUS REPORT SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
67. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVISES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
68. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
69. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
70. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
71. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE 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.
72. 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, WETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SOS NOTED FOR EACH TEST.
73. GRADING PERMITS SHALL NOT BE ISSUED BETWEEN NOVEMBER 1 AND MARCH 31 EACH YEAR PER LCP SECTION 17.2.1. PROJECT APPROVED FOR GRADING PERMIT SHALL NOT RECEIVE GRADING PERMITS UNLESS THE PROJECT CAN BE ROUGH GRADED BEFORE NOVEMBER 1.
74. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.
75. PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOILS SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOILS SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.

CONDITIONS OF APPROVAL

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR _______________ ON _______.

CONTRACTORS NOTE:

THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

STARTING DATE 30 DAYS AFTER PERMIT ISSUANCE ,2024

COMPLETION DATE 90 DAYS AFTER PERMIT ISSUANCE ,2024

SCOPE OF WORK:

REMEDIAL GRADING 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 A 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 TO 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 NDPES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES:
    CUT: 186 CU. YDS. FILL: Ø CU. YDS.
    EXPORT: 186 CU. YDS. IMPORT: Ø CU. YDS.
20. GROSS LOT AREA: Ø ACRES/SQ. FT.
    NET LOT AREA: Ø ACRES/SQ. FT.
    PROPOSED IMPERMEABLE COVERAGE: Ø SQ. FT.
    MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE: Ø SQ. FT.
    TOTAL DISTURBED AREA: 2,564 SQ. FT.
    FLOOD ZONE ON FIRM: Ø BASE FLOOD ELEVATION: Ø FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU STANDARD LABEL TEMPLATE.

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

PERCENTAGES:

UP TO ¼ ACRE:	45% OF THE NET AREA
¼ ACRE TO ½ ACRE:	35% OF THE NET AREA
½ ACRE OR MORE	30% OF THE NET AREA
	UP TO A MAX. OF 25,000 SQ.FT. PER PARCEL.

PROPOSED IMPERMEABLE COVERAGE:

N/A

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: 7049 BIRDVIEW AVE.

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

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut					186	186
Fill						
Total					186	186
Import						
Export					186	186

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: LENNIE LISTON
PRINT NAME
SIGN NAME

DATE: DECEMBER 18, 2024

REGISTERED PROFESSIONAL ENGINEER LEONARD I. LISTON III No. 53123 CIVIL STATE OF CALIFORNIA

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

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO.: ________ DATE: ________

PROFESSIONAL GEOLOGIST No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

Received

April 8, 2026

Planning Dept.

811 Know what's below. Call before you dig.
DIAL TOLL FREE
8 1 1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTACHMENT 3

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

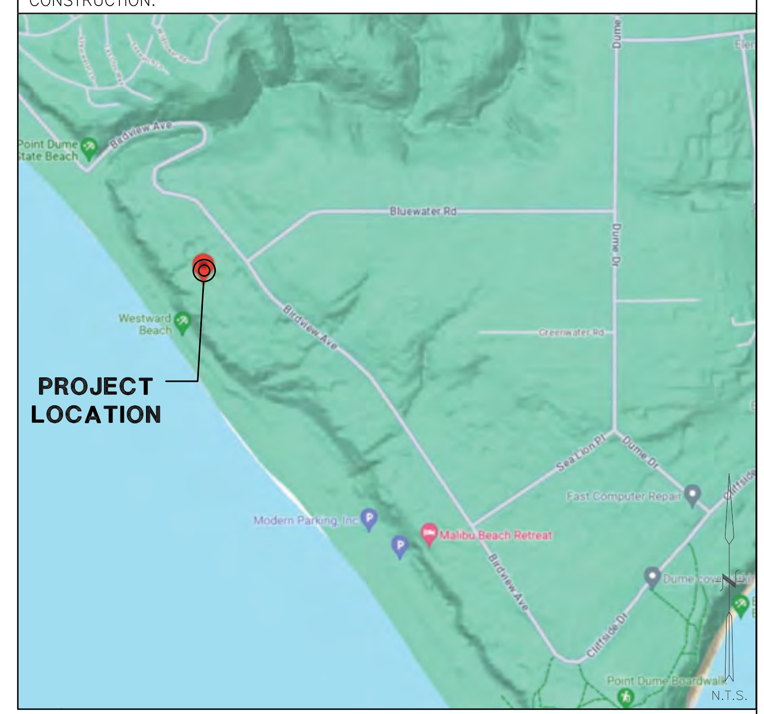
REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 GEOTECHNICAL STATE OF CALIFORNIA

LEGAL DESCRIPTION	7049 BIRDVIEW DR. APN: 4468-016-004 BK. 57, PGS. 40-41
OWNERS/BUILDER	MICHAEL CUSUMANO C/O CUSUMANO REAL ESTATE GROUP 101 S. FIRST STREET, #400 BURBANK, CA. 91502
ARCHITECT	N/A
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 (818) 991-7148 CONTACT: JORGE ACEVEDO
GEOTECHNICAL	CAL WEST GEOTECHNICAL 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 (818) 991-7148 REPORT # 6306 REPORT DATE: 08-25-2023 CONTACT: ELI KATIBAH RUBEN HARO
GEOLOGIST	LAND PHASES INC. 5158 COCHRAN ST. SIMI VALLEY, CA. 93063 (805) 522-5174 REPORT # LP1756 REPORT DATE: 07-25-2023 CONTACT: JAKE HOLT
SURVEYOR	CHRIS NELSON & ASSOCIATES, INC. 28118 AGOURA RD. STE. 100 AGOURA HILLS, CA. 91301 (818) 991-1040

SHEET INDEX

1.0	COVER SHEET
2.0	OVERALL REMEDIAL GRADING PLAN
2.1	ENLARGED REMEDIAL GRADING PLAN
3.0	CROSS SECTIONS
3.1	DETAILS
3.2	DETAILS

WITHOUT ENGINEER'S SEAL AND WET SIGNATURE, THESE PLANS (THIS SHEET AND ALL ATTACHED SHEETS) ARE CONSIDERED PRELIMINARY, UNAPPROVED AND NOT FOR CONSTRUCTION.



VICINITY MAP

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • info@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER LEONARD I. LISTON III No. 53123 CIVIL STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.
COVER SHEET

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 1.0

X:\LCE GROUP\Civil\JOBS\8300\8342 Cusumano\CIVIL\DWG\SHT\SHT C1.0.dwg Dec 18, 2024, 8:39am Jorge Acevedo

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO. _____ DATE _____

PROFESSIONAL GEOLOGIST JACOB W. HOOT No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

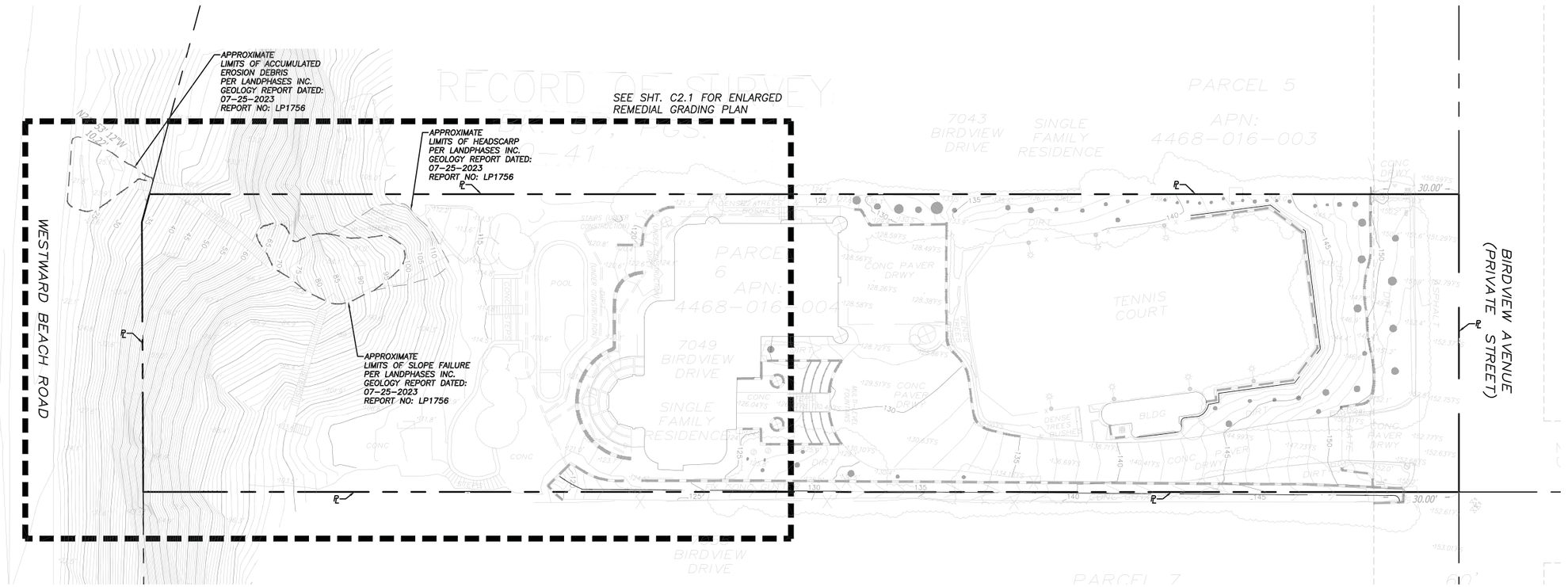
FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 GEOTECHNICAL STATE OF CALIFORNIA



SCALE: 1"=20'
0 20 40 60

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrsu@me.com • info@lcengrsu.com

REGISTERED PROFESSIONAL ENGINEER JORGE ALEJANDRO ACEVEDO No. 63023 CIVIL STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

OVERALL REMEDIAL GRADING PLAN

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342

SHEET
C 2.0

X:\LCE GROUP\Civil\JOBS\8300\8342 Cusumano\Civil\DWG\SHT\C2.0.dwg Dec 18, 2024 - 8:34am Jorge Acevedo

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. REPRESENTATIVE AT (805) 522-5174.

PROJECT NO.: _____ DATE: _____

JACOB W. HOLT — No. 2782 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA

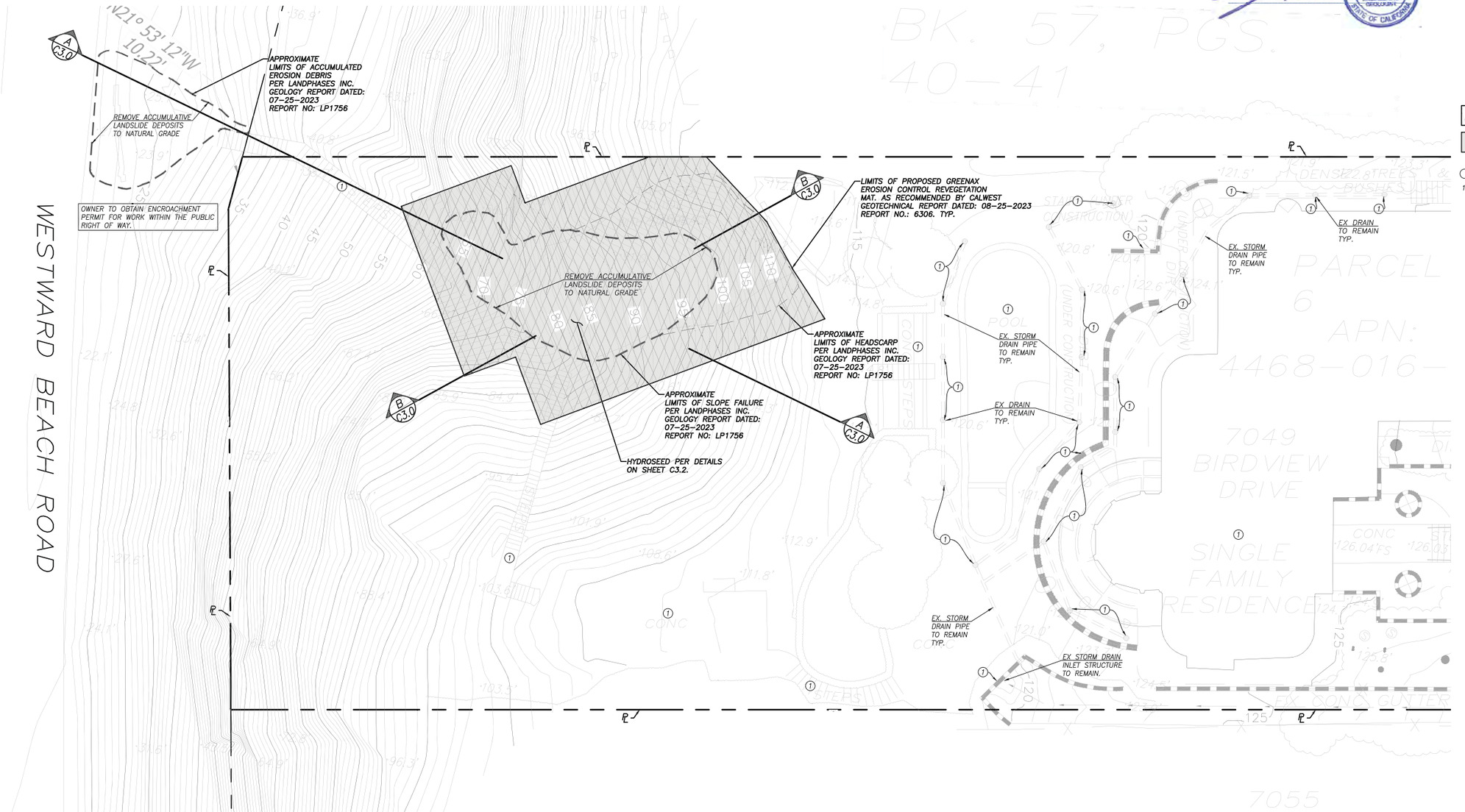
FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER — RUBEN HARO — No.2990 — GEOTECHNICAL — STATE OF CALIFORNIA



LEGEND

P.	PROPERTY LINE
NG	NATURAL GRADE
	EXISTING SPOT ELEVATIONS
	INDICATES PROPOSED GREENAX EROSION CONTROL MAT PER DETAILS 1 & 2, SHT. C3.1
	INDICATES PROPOSED HYDROSEEDING PER DETAILS ON SHEET C3.2

CONSTRUCTION NOTES

1. EXISTING TO REMAIN

SCALE: 1"=10'
0 10 20 30

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

811 — DIAL TOLL FREE 811 — AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pecos Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrupinc.com • info@lcengrupinc.com

REGISTERED PROFESSIONAL ENGINEER — JORGE ACEVEDO — No. 63303 — CIVIL — STATE OF CALIFORNIA

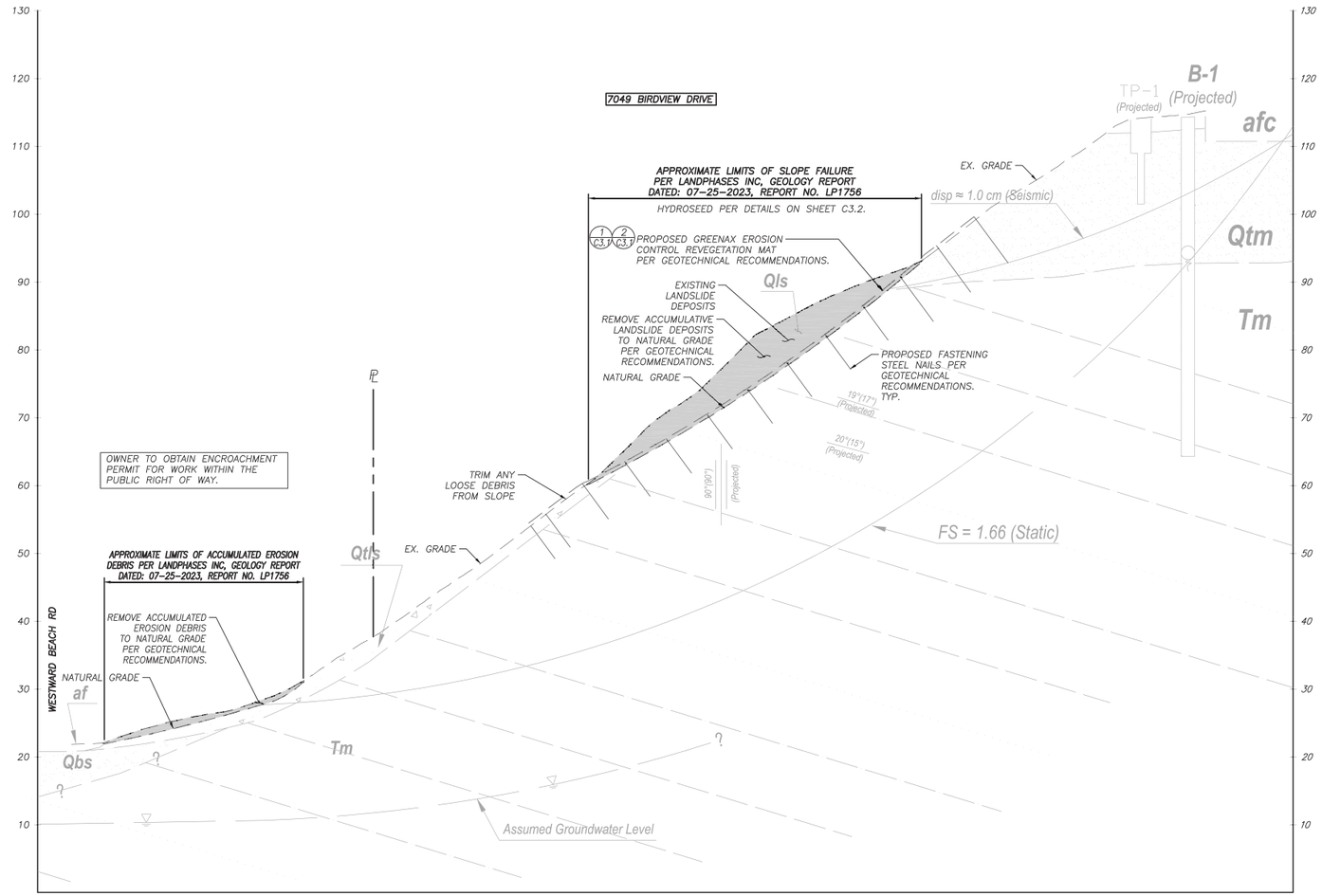
REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

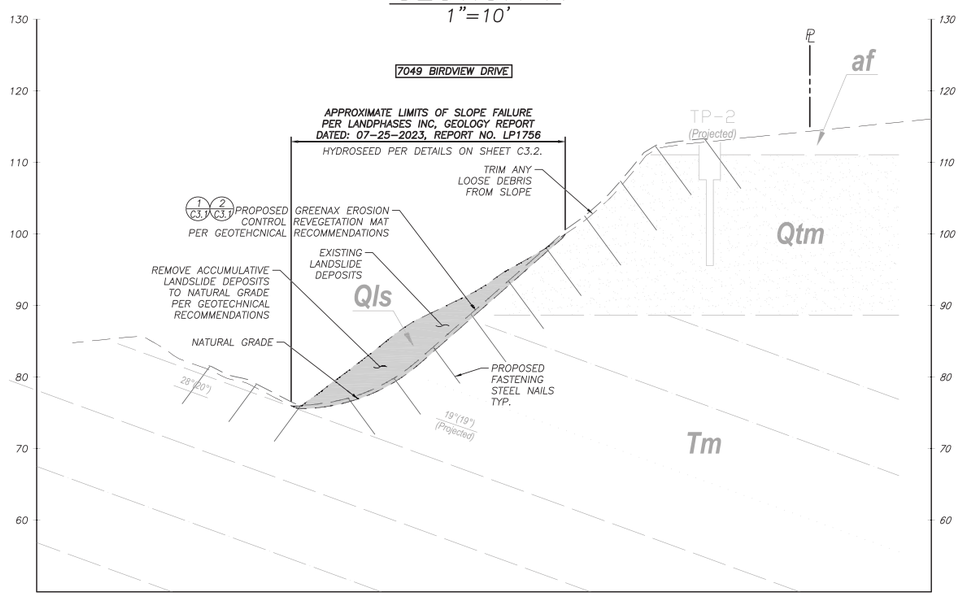
ENLARGED REMEDIAL GRADING PLAN

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 2.1

X:\LCE GROUP\Civil\JOBS\8300\8342 Cusumano\Civil\CONSTRUCT C2.0.dwg Dec 18, 2024, 8:35am Jorge Acevedo



SECTION A
1"=10'



SECTION B
1"=10'

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDA-TIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. AT LEAST 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO.: DATE:

Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Ponce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • info@lcengroupinc.com

REGISTERED PROFESSIONAL ENGINEER
JORGE A. ACEVEDO
No. 63583
CIVIL
STATE OF CALIFORNIA

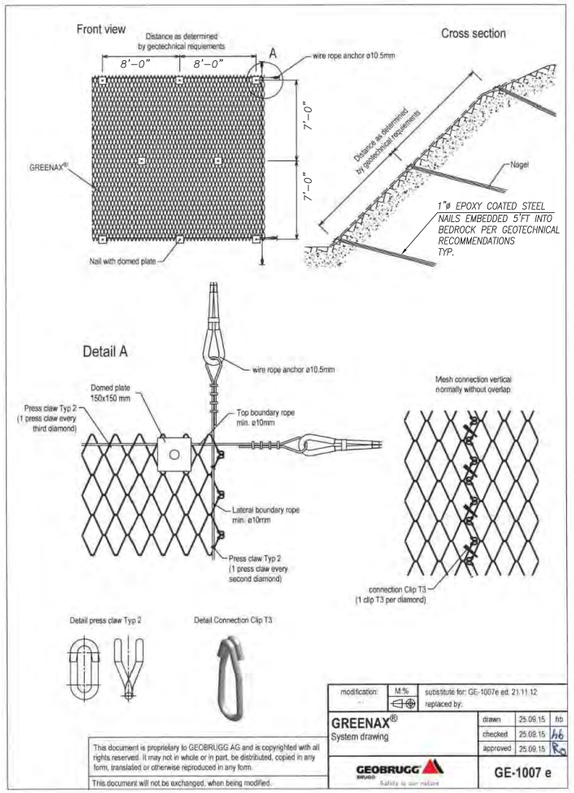
REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

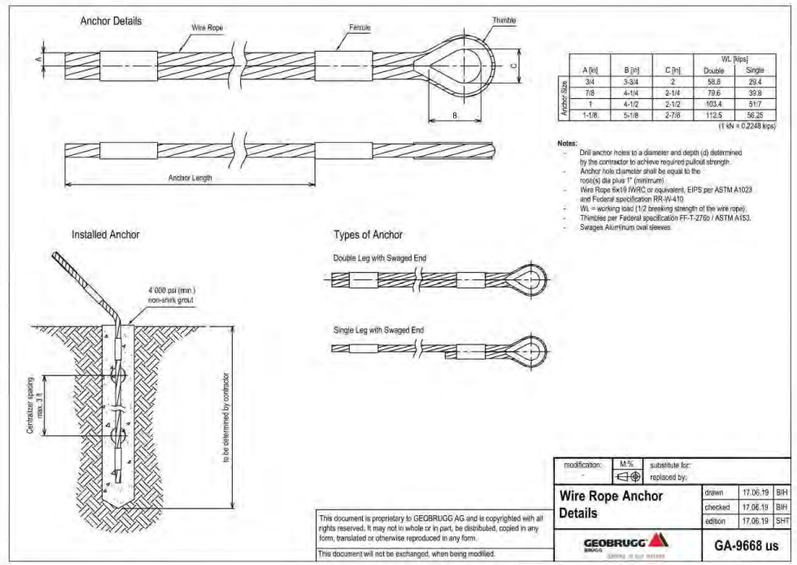
CROSS SECTIONS

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 3.0

X:\LCE GROUP\Civil\JOBS\8300\8342 Cusumano\Grad\DWG\SHT C3.0.dwg Dec 18, 2024, 8:36am Jorge Acevedo



DETAIL NO. 1 *GREENAX SYSTEM*
N.T.S.



DETAIL NO. 2 *WIRE ROPE ANCHOR*
N.T.S.

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO: _____ DATE: _____

JACOB W. HOLLOWAY No. 2392 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990

CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No. 2990 GEOTECHNICAL STATE OF CALIFORNIA

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Ponce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • info@lcengroupinc.com

REGISTERED PROFESSIONAL ENGINEER JORGE ACEVEDO No. 83583 CIVIL STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

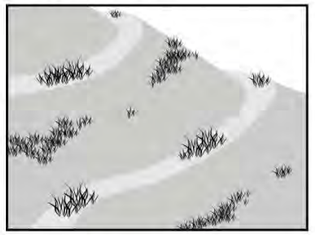
CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

DETAILS

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 3.1

X:\LLC GROUP\Civil\JOBS\8300\8342 Cusumano\Civil\DWG\[C3.1].dwg Dec 18, 2024, 8:36am Jorge Acevedo

Hydroseeding EC-4



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch
EC-5 Soil Binders
EC-6 Straw Mulch
EC-7 Geotextiles and Mats
EC-8 Wood Mulching
EC-14 Compost Blanket
EC-16 Non-Vegetative Stabilization

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, and water with the possible addition of tackifier, compost, mycorrhizae inoculant, fertilizer, and/or soil conditioner, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface and temporary erosion control is established by means of the mulch component.

Suitable Applications

Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g., EC-7, Geotextiles and Mats) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

Typical applications for hydroseeding include:

- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
- Cleared and graded areas exposed to seasonal rains or temporary irrigation.
- To vegetate swales and earthen berms.

Hydroseeding EC-4

- Areas not subject to heavy wear by construction equipment or high traffic.

Limitations

- Availability of hydroseeding equipment may be limited just prior to the rainy season and prior to storms due to high demand.
- Hydraulic seed should be applied with hydraulic mulch or a stand-alone hydroseed application should be followed by one of the following:
  - Straw mulch (see Straw Mulch EC-6)
  - Rolled erosion control products (see Geotextiles and Mats EC-7)
  - Application of Compost Blanket (see Compost Blanket EC-14)

  Hydraulic seed may be used alone only on small flat surfaces when there is sufficient time in the season to ensure adequate vegetation establishment and coverage to provide adequate erosion control.
- Hydraulic seed without mulch does not provide immediate erosion control.
- Temporary seeding may not be appropriate for steep slopes (i.e., slopes readily prone to rill erosion or without sufficient topsoil).
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation is applied.
- Temporary vegetation may not be appropriate for short term inactivity (i.e., less than 3-6 months).
- Vegetation may not establish when hydroseed is applied to very compact soils.
- Mulch may inhibit germination when applied at high rates.
- This BMP consists of a mixture of several constituents (e.g., fibers/mulches, tackifiers, and other chemical constituents), some of which may be proprietary and may come pre-mixed by the manufacturer. The water quality impacts of these constituents are relatively unknown, and some may have water quality impacts due to their chemical makeup. Additionally, these constituents may require non-visible pollutant monitoring. Refer to specific chemical properties identified in the product's Safety Data Sheet (SDS), although, note that not all SDS's provide ecological information; products should be evaluated for project-specific implementation by the QSD. Refer to fact sheet EC-05, Soil Binders, for further guidance on selecting soil binders.

Implementation

In order to select appropriate hydraulic seed mixtures, an evaluation of site conditions should be performed with respect to:

Hydroseeding EC-4

- Soil conditions
- Site topography and exposure (sun/wind)
- Season and climate
- Vegetation types
- Maintenance requirements
- Sensitive adjacent areas
- Water availability
- Plans for permanent vegetation

The local office of the U.S.D.A. Natural Resources Conservation Service (NRCS), Resource Conservation Districts and Agricultural Extension Service can provide information on appropriate seed mixes.

The following steps should be followed for implementation:

- Where appropriate or feasible, soil should be prepared to receive the seed by disking or otherwise scarifying (See EC-15, Soil Preparation) the surface to eliminate crust, improve air and water infiltration and create a more favorable environment for germination and growth.
- Avoid use of hydraulic seed in areas where the BMP would be incompatible with future earthwork activities.
- Hydraulic seed can be applied using a multiple step or one step process.
  - In a multiple step process, hydraulic seed is applied first, followed by mulch or a Rolled Erosion Control Product (RECP).
  - In the one step process, hydraulic seed is applied with hydraulic mulch in a hydraulic matrix. When the one step process is used to apply the mixture of fiber, seed, etc., the seed rate should be increased to compensate for all seeds not having direct contact with the soil.
- All hydraulically seeded areas should have mulch, or alternate erosion control cover to keep seeds in place and to moderate soil moisture and temperature until the seeds germinate and grow.
- All seeds should be in conformance with the California State Seed Law of the Department of Agriculture. Each seed bag should be delivered to the site sealed and clearly marked as to species, purity, percent germination, dealer's guarantee, and dates of test. The container should be labeled to clearly reflect the amount of Pure Live Seed (PLS) contained. All legume seed should be pellet inoculated. Inoculant sources should be species specific and should be applied at a rate of 2 lb of inoculant per 100 lb seed.
- Commercial fertilizer should conform to the requirements of the California Food and Agricultural Code, which can be found at: http://www.leginfo.ca.gov/.html/fac_table_of_contents.html. Fertilizer should be pelleted or granular form.
- Follow up applications should be made as needed to cover areas of poor coverage or germination/vegetation establishment and to maintain adequate soil protection.
- Avoid over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Hydroseeding EC-4

- Additional guidance on the comparison and selection of temporary slope stabilization methods is provided in Appendix F of the Handbook.

Costs

Average cost for installation and maintenance may vary from as low as $2,400 per acre for flat slopes and stable soils, to $5,200 per acre for moderate to steep slopes and/or erosive soils. Cost of seed mixtures vary based on types of required vegetation.

BMP	Installed Cost per Acre
Hydraulic Seed	$2,400-$5,200

Source: Cost information received from individual product manufacturers solicited by Geosyntec Consultants (2004). Adjusted for inflation (2016 dollars) by Tetra Tech, Inc.

Inspection and Maintenance

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Areas where erosion is evident should be repaired and BMPs re-applied as soon as possible. Care should be exercised to minimize the damage to protected areas while making repairs, as any area damaged will require re-application of BMPs.
- Where seeds fail to germinate, or they germinate and die, the area must be re-seeded, fertilized, and mulched within the planting season, using not less than half the original application rates.
- Irrigation systems, if applicable, should be inspected daily while in use to identify system malfunctions and line breaks. When line breaks are detected, the system must be shut down immediately and breaks repaired before the system is put back into operation.
- Irrigation systems should be inspected for complete coverage and adjusted as needed to maintain complete coverage.

References

Soil Stabilization BMP Research for Erosion and Sediment Controls: Cost Survey Technical Memorandum, State of California Department of Transportation (Caltrans), July 2007.

Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Guidance Document: Soil Stabilization for Temporary Slopes, State of California Department of Transportation (Caltrans), November 1999.

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOUR NOTICE AT (805) 522-5174.

PROJECT NO.: DATE:

JACOB W. POOL — No. 2282 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED GEOLOGIST — RUBEN HARO — No. 2990 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrupinc.com • info@lcengrupinc.com

REGISTERED PROFESSIONAL ENGINEER — LUIS C. CARRILLO — No. 63363 — CIVIL — STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

DETAILS

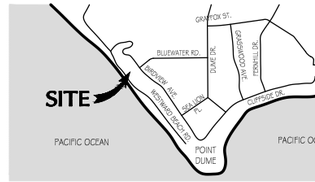
DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	

C 3.2

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

X:\LLC GROUP\Civil\2025\8342\8342 Cusumano\Civil\DWG\Set\Set 13.0.dwg Dec 18, 2024, 8:37pm Jorge Acevedo





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MALIBU, IN THE COUN
OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT,
COUNTY OF LOS ANGELES, COUNTY OF CALIFORNIA, AS CONFIRMED TO MATTHEW
IN BOOK 1, PAGE 407 ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECO
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ROAD EASEMENT NO. 1 (BIRDVIEW A
DECLARATION OF EASEMENTS FILED FOR RECORD AUGUST 21, 1946 AS INSTRUM
23683, PAGE 17 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING SOUTH
FEET FROM THE NORTHWESTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBE
AS "SOUTH 37°29'00" EAST 407.20 FEET"; THENCE FROM SAID POINT OF BEGINNI
105.00 FEET ALONG SAID CENTERLINE OF BIRDVIEW AVENUE AND BLUEWATER ROA
WEST 464.13 FEET; THENCE NORTH 37°45'41" WEST 95.20 FEET; THENCE NORTH
THENCE NORTH 52°31'00" EAST 461.94 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTA
SURFACE OF SAID PROPERTY BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVID
OCTOBER 7, 1946 IN BOOK 23749, PAGE 339 OF OFFICIAL RECORDS.

ABOVE DESCRIBED LAND IS SHOWN AS PARCEL 6 ON A RECORD OF SURVEY FILED
41 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

ASSESSORS MAP: 4468-016-004

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE S
ZONE 5, EPOCH 2010.00.

THE MAPPING ANGLE TO THE PID (POINT NO. 201), IS -0°27'40.36".

DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE GRID DISTANCES OF THE CA
SYSTEM OF 1983, ZONE 5 IN U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES,
DISTANCE BY THE SCALE FACTOR 1.000005498.

BENCHMARK:

BM. NO. DY-5438 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

USGS MON 1 FOOT UP 59 FEET N/O C/L PACIFIC COAST HWY ± 125 FEET E/O C/L H
FEET W/O C/L DRIVEWAY TO HOUSE #29127 MKD (R 48 1928 RESET 1937) MKR F

ELEVATION = 208.527 FEET (ADJUSTMENT 2020)

NOTES:

1. TOPOGRAPHY FROM ORTHOMOSAIC AND BOUNDARY SHOWN HEREON WAS CO
CHRIS NELSON & ASSOCIATES, INC. FEATURES SHOWN ON ORTHOMOSAIC ARE
APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY AND HAS BEEN UPDATED B
REFLECT FEATURES PREVIOUSLY OMITTED BY CHRIS NELSON & ASSOCIATES, IN

2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING E
SHOWN HEREON.

3. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PRO

4. TREE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.

5. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPO
THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VER
FINAL DESIGN.

6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS
THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY O
PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FO
CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE EL
THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MU
ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL
ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS
FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LINETYPES LEGEND:

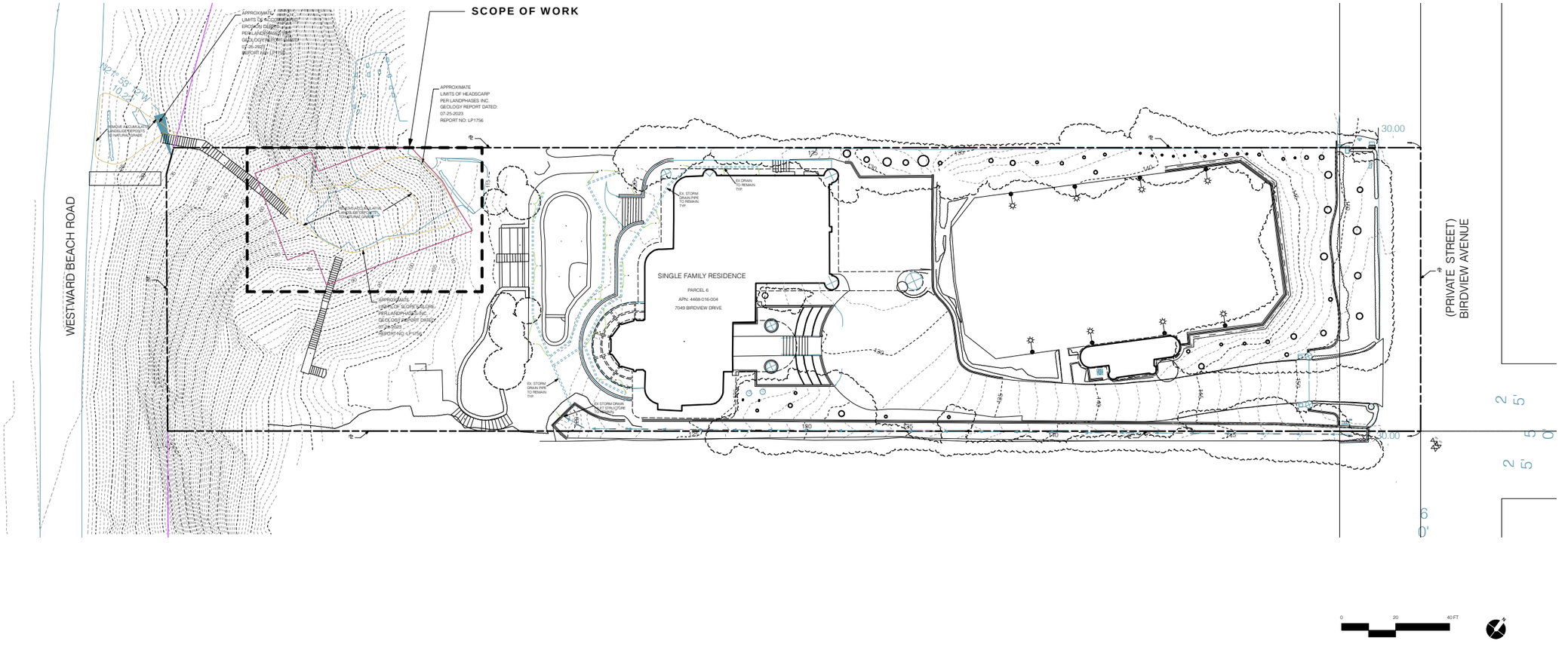
- INDEX CONTOUR
- PROPERTY LINE
- LOT LINE
- EASEMENT/DEDICATION LINE
- CURB
- FLOW LINE
- EDGE OF GUTTER
- GATE
- BUILDING OVERHANG
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- WALL
- BUSH/BRUSH LINE
- TREE LINE

N

7049 BIRDVIEW AVE

Malibu, CA 90265





Project Description

Planting and irrigation for proposed landslide mitiga

Project Details

project address:	7049 Birdview Avenue Malibu, CA 91502
owner:	Dr. Michael Cusumano
assessors number:	4468-016-004
zoning:	SFM
total proposed landscape area:	2,564 SF low water use - 2,564 SF med water use - 0 SF high water use - 0 SF
total irrigated landscape:	2,564 SF
water supply type:	potable
water municipality:	Los Angeles Waterworks D

Consultants

architect:	N/A
civil engineer:	LC Engineering Group, IN 889 Pierce Court, Suite 10 Thousand Oaks, CA 9136 p: 805.497.1244 P:818.9 contact: Jorge Acevedo
geotechnical:	Cal West Geotechnical 889 Pierce Court, Suite 10 Thousand Oaks, CA 9136 p: 805.497.1244. P:818.9 Report# 6306 Report date: 08-25-2023 contact: Eli Katibah Ruben
geologist:	Land Phases INC. 5158 Cochran St. Simi Valley, CA. 93063 p: 805.522. 5174 Report# LP1756 Report date: 07-25-2023 contact: Jake Holt
landscape:	Barefoot Design, Inc. 1187 Coast Village Road, Santa Barbara, CA 93108 p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L1.00	Irrigation Plan
L1.01	Irrigation Details
L2.00	Planting Plan
L2.01	Planting Details

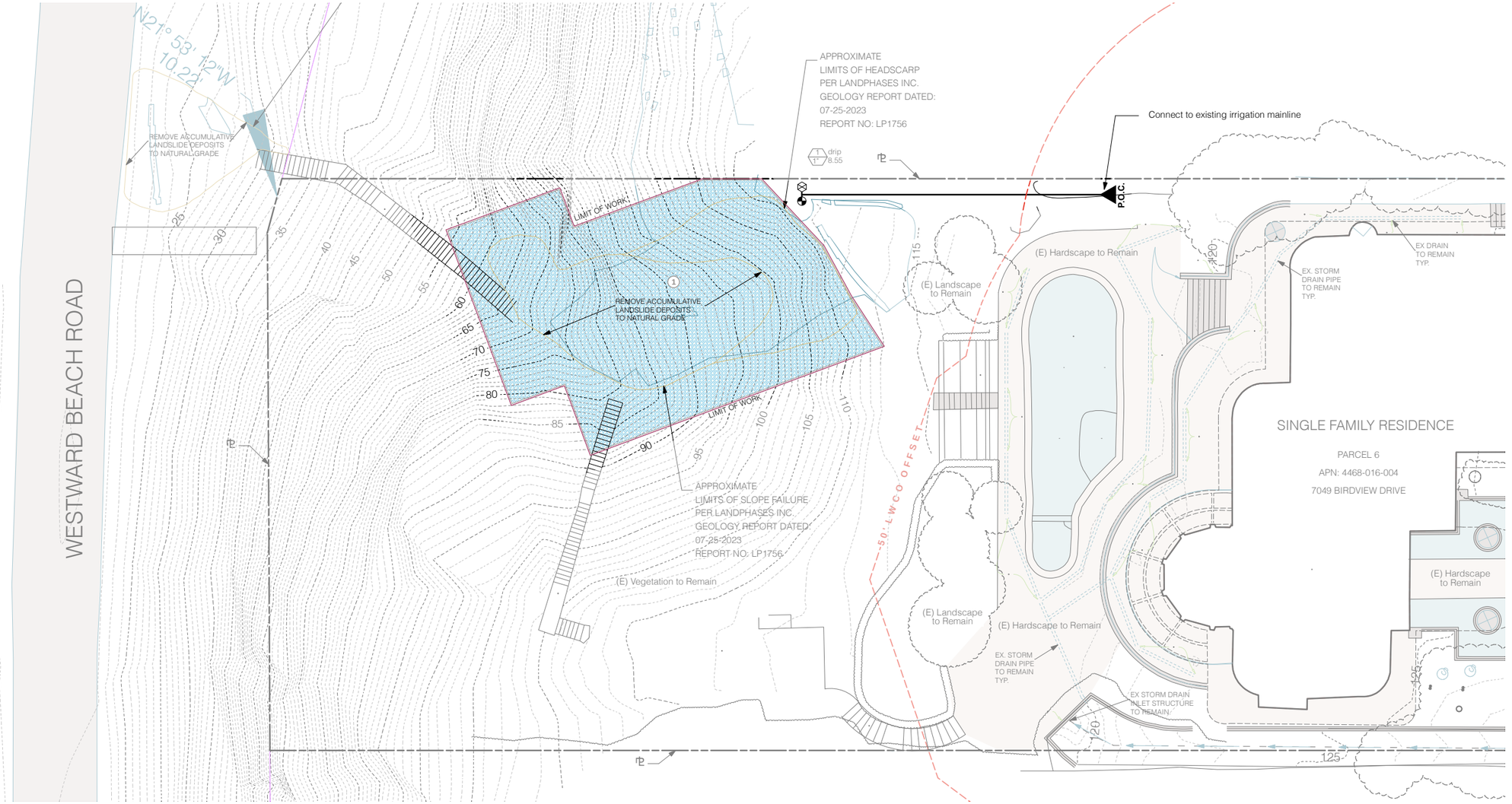
Statement of Compliance

I have complied with the criteria of the Landscape Conservation Ordinance and applies them for the e water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Arc



Valve Identification

valve number — # type — valve type
valve size — 1" flow — valve flow rate

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200

Irrigation Legend

symbol	description	manufacture / model	symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC		drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	irrigation lateral	see Lateral Line Sizing			

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Erosion Control Planting	2,564 SF	L	Full Sun

Project Information

Total Landscaped Area (Proposed): 2,564 SF
Landscape Area with Low Water: 2,564 SF
Landscape Area with Med Water: 0 SF
Landscape Irrigated with High Water Use: 0 SF

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA (Including Pool)	2564	
SLA	0	
ETAF	0.55	
MAWA (Gallons)		**35,498**
MAWA (Inches per sq.ft.)		22.2
MAWA (Inches per DAY)		0.06

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

Definitions:

Eto	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area

Estimated Total Water Use:

ETo	40.6	
PFxHA (see chart)	512.8	
HA (same as LA)	2564	
IE (see chart)	0.81	
SLA	0	
ETWU (Gallons)		**15,936**
ETWU (Inches per sq.ft.)		10.0
ETWU (Inches per DAY)		0.03

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

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	HA	PF x HA
1	Erosion Control Planting	Low	0.2	Temp drip	0.81	2564	512.8
				Totals:	**0.81**	**2564**	**512.8**

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

Irrigation Notes

1. This system is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible.

2. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the contractor must assume full responsibility for all revisions necessary.

3. Irrigation system is designed assuming a static water pressure of approximately 70 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection.

4. It is the intent of this plan to provide adequate irrigation to all planting areas, prevent run-off, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U)

Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas and MWELO compliance.

5. Emitter shall be located on grade and staked a maximum of six inches from the center of plant, or edge of rootball, whichever is greater.

6. All piping installed under pathways or paved areas, through walls or footings shall be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe and any couplings in the sleeve. Provide (2) extra 2" sleeves in all locations where mainline or lateral line crosses under paving greater than 3' in dimension.

7. Irrigation lines shall be buried at the following minimum depths: PVC pressure mainline:18" PVC lateral line:12"

8. Irrigation Contractor shall adjust flow control for proper performance and valve longevity.

9. Pressure regulating devices shall be installed where necessary to ensure the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

10. Flush valves shall be installed at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

11. Check valves shall be installed at low points on irrigation line to prevent leakage.

12. All planting areas shall be provided with a 3" thickness of mulch, samples to be provided to owner's representative.

13. No lawn or landscape irrigation with potable water allowed apart from the hours of 8:00PM and 8:00AM. Except for hand held hose equipment with a positive shut-off nozzle.

14. Irrigation water shall not run off landscaped areas to adjacent property, adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

15. All irrigation emission devices will meet the criteria set forth by MWELO section 492.7(a)(1)(M) and shall be installed per manufacturer's recommendations.

16. All irrigation piping and equipment to be purple in color and to be field or factory marked "CAUTION: NON-POTABLE RAINWATER, DO NOT DRINK." All irrigation piping to be purple reclaimed water pipe.

17. A manual indicating layout of irrigation system and manufacturer instructions for all equipment and procedures shall be provided to the owner at completion of project.

18. Certifcate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy.

19. Landscape Constractor shall clean up on a daily basis per Owner's representative's approval.

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

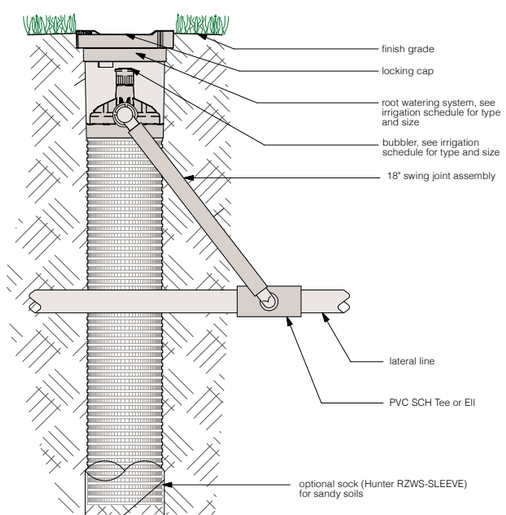
Emitter Legend

plant material
flatted groundcover

equipment
Microspray Emitters

Valve Identification

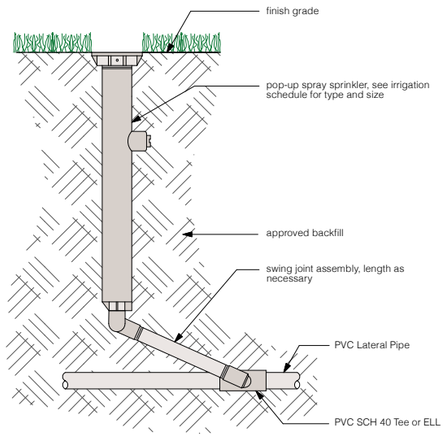
valve number
type
valve type



NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

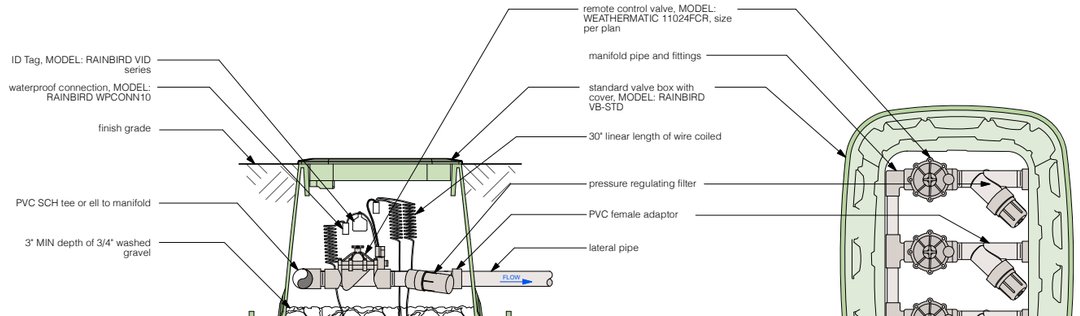
7 Root Watering System

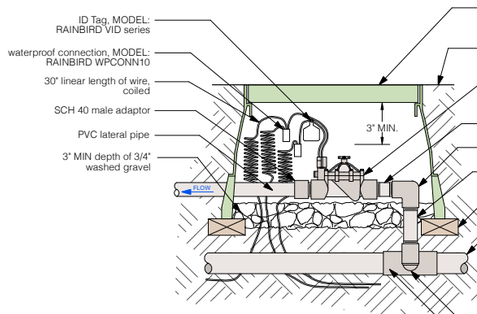
scale: N.T.S.



6 Spray Head

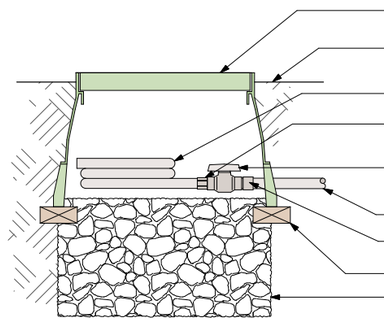
scale: N.T.S.



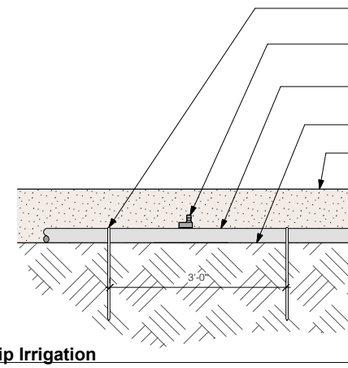


notes:
see plans, legend and specifications for additional installation notes

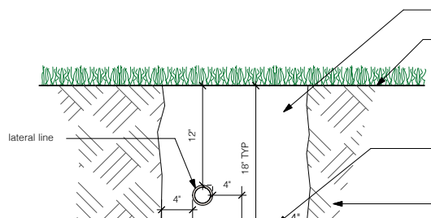
4 Valve Assembly

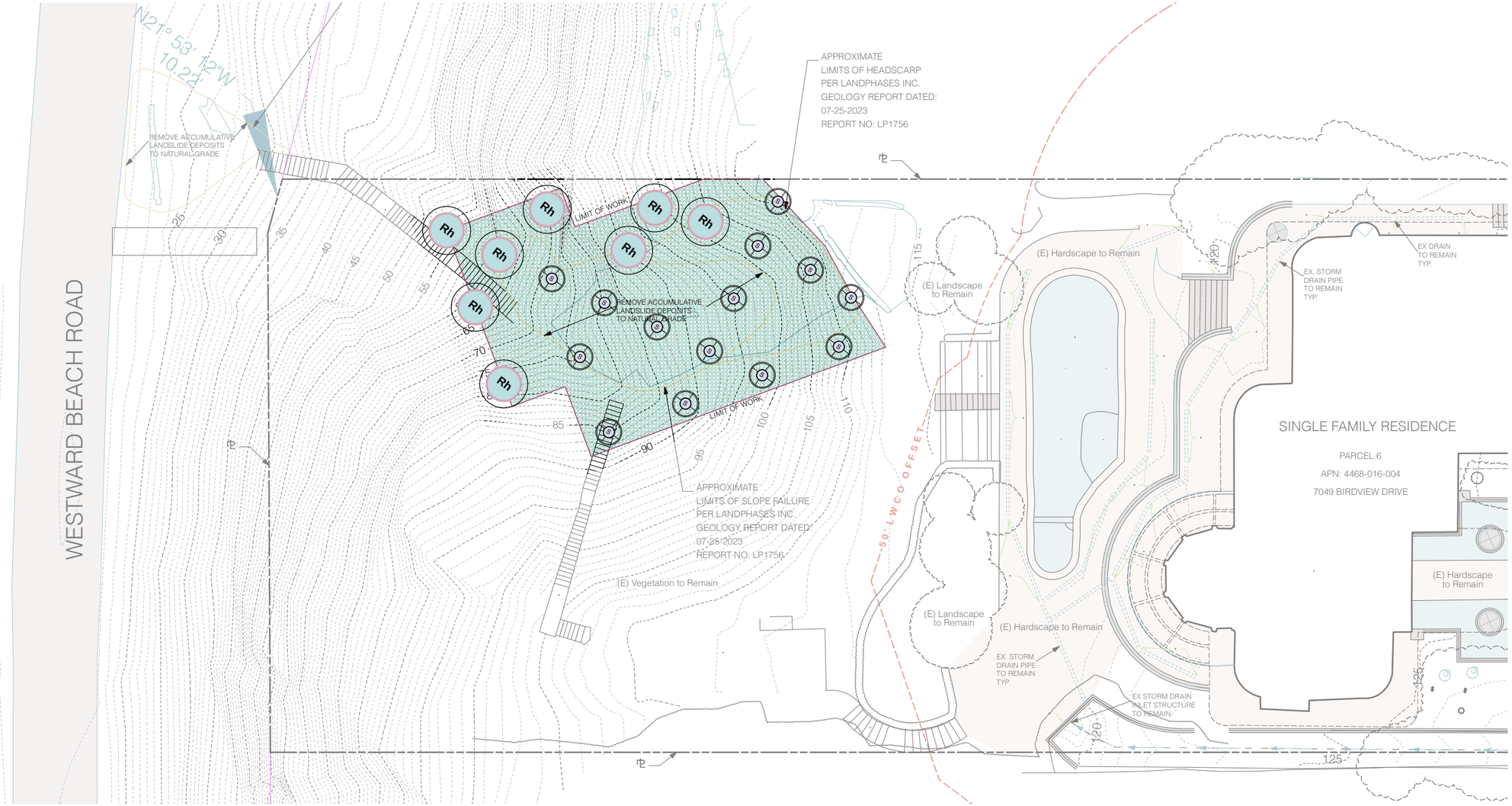


3 Manual Flush Valve



2 Drip Irrigation





Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
S	*Salvia leucophylla*	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any gi consideration to the plant materials future growth.

17. Restoration areas are to be revegatated using a combination of native seed mix and container plants. Container p planted at the corners and center in a grid of 15'-0" x 15'-0" alternating squares. Adjacent squares will alternate betwe and a square with seed mix and the container plants at corners and center. See detail 3, L2.01.

18. Container plants within revegation zones are to have a temporary irrigation system. Irrigation to be used in the first is to be removed when revegetation is complete and no further irrigation is needed.

Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
S	*Salvia leucophylla*	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Artemisia californica	California Sage Brush
Bromus carinatus	California Brome
Bromus carinatus 'Cucamonga'	Cucamonga Brome
Camissoniopsis cheiranthifolia	Beach Evening Primrose
Clarkia purpurea	Wine Cup Clarkia
Encelia californica	Bush Sunflower
Eriogonum cinerum	Coastal Buckwehat
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lasthenia glabrata	Goldfields
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	Coast Range Melic
Mimulus aurantiacus longiflorus	Sticky Monkey Flower
Penstemon spectablis	Royal Penstemon
Stipa lepida	Foothill Needle Grass
Stipa pulchraPurple	Needle Grass
Verbena lasiostachys	Common Vervain

General Notes:

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

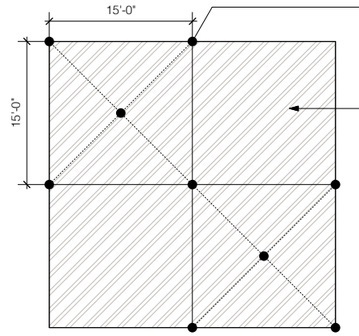
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.



Note:
1. container plants shall be planted at the corners and center of a grid of alternating 15'-0" x 15'-0" squares.

2. Squares will alternate between the seed mix alone and a square with seed mix and container plants at the corner and center.

2 Revegetation Area Plant Layout



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:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

PLANNER: To Be Assigned

PROJECT DESCRIPTION: Follow-up CDP for slope repair

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 4/3/25

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

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)	Sara Laws, Studio N34 sara@studion34.com		
Project Address:	**7049 BIRDVIEW AVE** Malibu, CA 90265		
Planning Case No.:	CDP 25-015		
Project Description:	Follow-up CDP for slope repair		
Date of Review:	April 3, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/25/25
Site Survey:	3/25/25
Landscape Plan:	3/25/25
Hydrozone Plan:	
Irrigation Plan:	3/25/25
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 35,498 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 15,936 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

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

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC 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. Invasive plant species, as determined by the City of Malibu, are prohibited.

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

   G. Native species of the Santa Monica Mountains, characteristic 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 canopy) shrubs is recommended by the Fire Department. Lawns are prohibited on slopes > 5%.

H. 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.

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.

2. **UPON COMPLETION OF PLANTING**, 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.

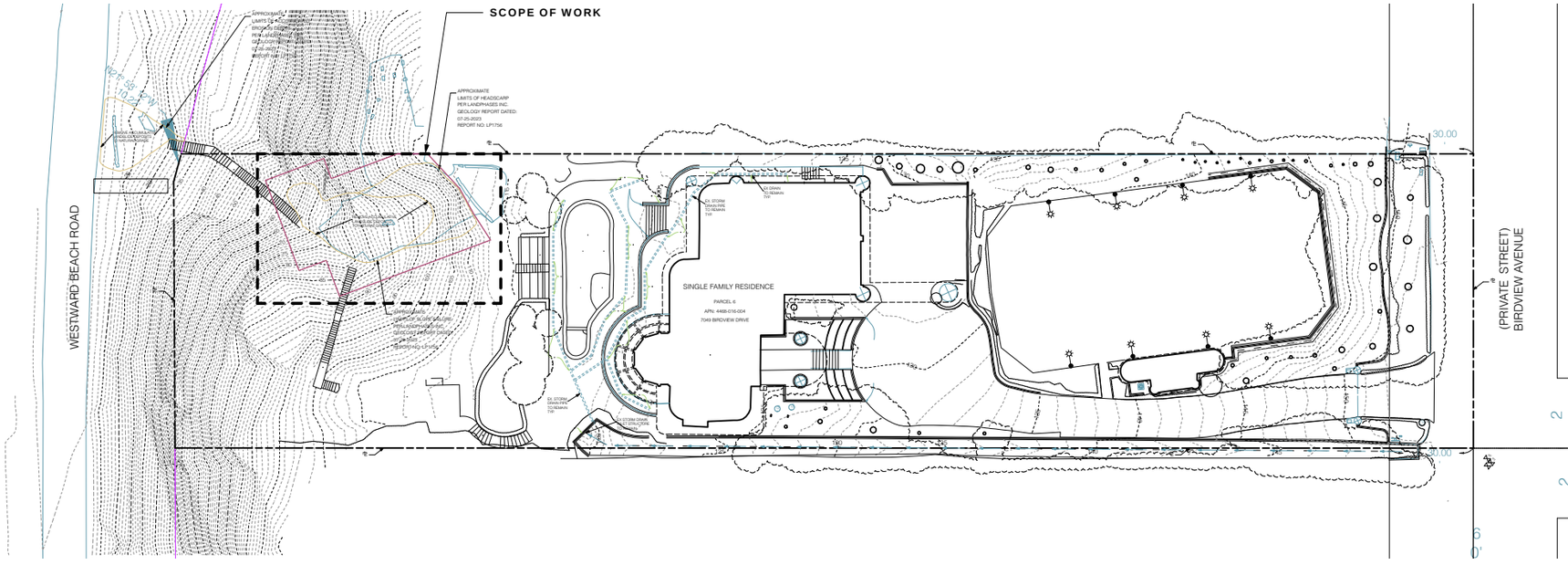
-o0o-

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

7049 BIRDVIEW AVE

Malibu, CA 90265





vicinity map

Project Description

Planting and irrigation for proposed landslide mitigation.

Project Details

project address:	7049 Birdview Avenue Malibu, CA 91502
owner:	Dr. Michael Cusumano
assessors number:	4468-016-004
zoning:	SFM
total proposed landscape area:	2,564 SF low water use - 2,564 SF med water use - 0 SF high water use - 0 SF
total irrigated landscape:	2,564 SF
water supply type:	potable
water municipality:	Los Angeles Waterworks District 29

Consultants

architect:	N/A
civil engineer:	LC Engineering Group, INC. 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360 p: 805.497.1244 P:818.991.7148 contact: Jorge Acevedo
geotechnical:	Cal West Geotechnical 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360 p: 805.497.1244. P:818.991.7148 Report# 6306 Report date: 08-25-2023 contact: Eli Katibah Ruben Haro
geologist:	Land Phases INC. 5158 Cochran St. Simi Valley, CA. 93063 p: 805.522. 5174 Report# LP1756 Report date: 07-25-2023 contact: Jake Holt
landscape:	Barefoot Design, Inc. 1187 Coast Village Road, #287 Santa Barbara, CA 93108 p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L1.00	Irrigation Plan
L1.01	Irrigation Details
L2.00	Planting Plan
L2.01	Planting Details

Statement of Compliance

I have complied with the criteria of the Landscape Water Conservation Ordinance and applies them for the efficient use of water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Architect #6606

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefootdesigned.net

SUBMITTALS

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

REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARLIN
No. 6606
March 31, 2026
Renewal Date
2/14/25
Date
STATE OF CALIFORNIA

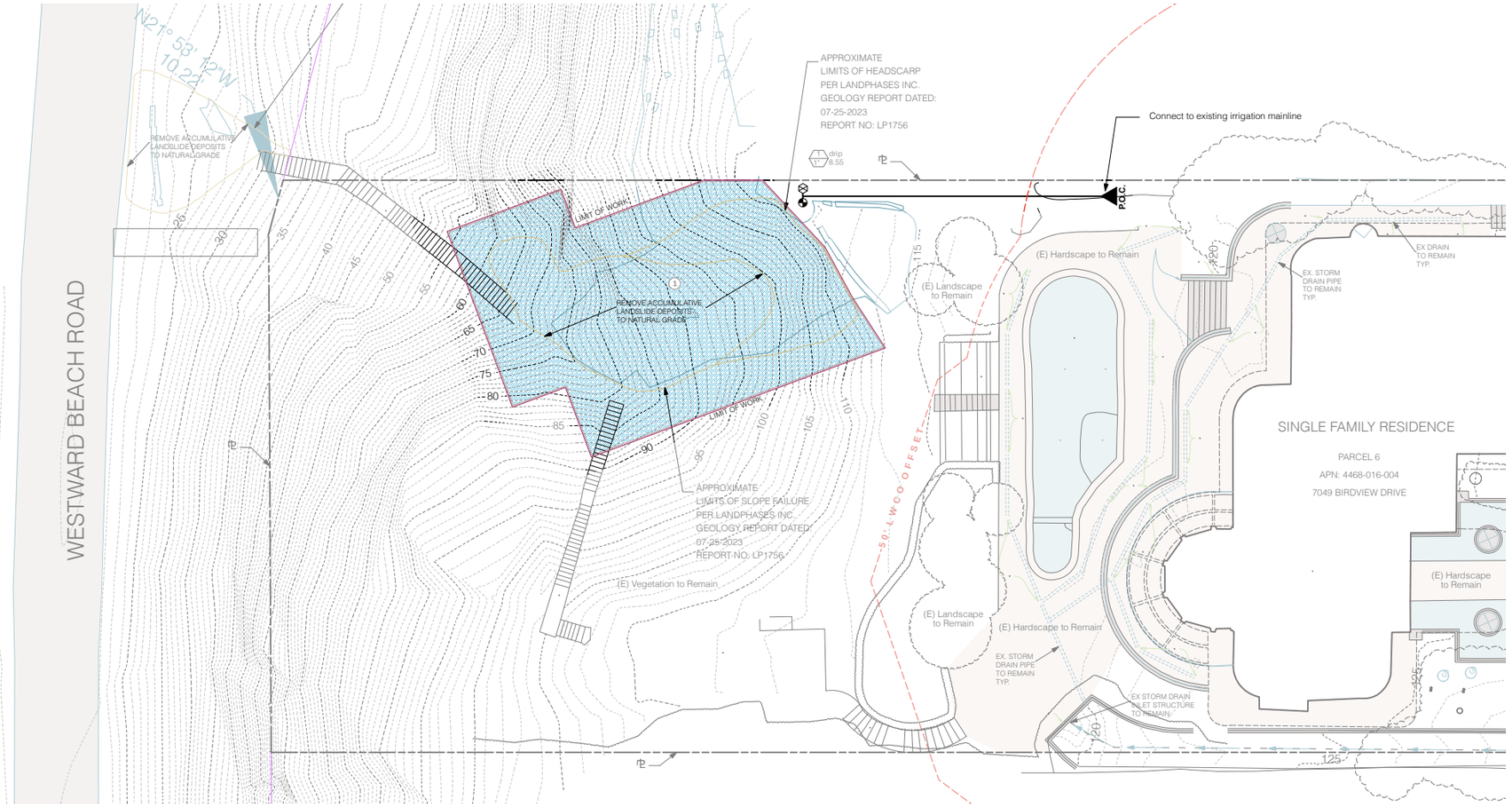
PROJECT:

Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS

Cover Sheet

DATE 2/14/25
SCALE 1" = 20'-0"
DRAWN KR
JOB 25-02
SHEET **L0.00**
1 OF 5 SHEETS



Valve Identification

valve number — type / flow — valve type; valve size — valve flow rate

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Irrigation Legend

symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC
	irrigation lateral	see Lateral Line Sizing
	irrigation sleeve	see Irrigation Notes
P.O.C.	point of connection	connect to existing mainline
	irrigation controller	connect to existing irrigation controller
	backflow preventer	existing to remain
PR	pressure regulator	existing to remain
	master control valve	existing to remain
	flow sensor	existing to remain

symbol	description	manufacture / model
	drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	hose bib	3/4" brass hose bibb
	manual shut-off valve	PVC ball valve, size to match mainline
	temporary spray irrigation zones	HUNTER Pro-Spray PROS-12-PRS40-CV w/ MP Rotator (40psi). Temporary spray irrigation zones to be terminated after 2 year establishment period.

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Erosion Control Planting	2,564 SF	L	Full Sun

Project Information

Total Landscaped Area (Proposed): 2,564 SF
Landscape Area with Low Water: 2,564 SF
Landscape Area with Med Water: 0 SF
Landscape Irrigated with High Water Use: 0 SF
Total New Irrigated Area: 2,564 SF
Project Type: Residential
Water Supply Type: potable
Water Municipality: Los Angeles Waterworks District 29

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.637.7446
WEB www.barefootdesignnet

SUBMITTALS

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

REGISTERED LANDSCAPE ARCHITECT — JESSICA LEE HANSEN — No.6606 — March 31, 2026 Renewal Date — Signature — 2/14/25 Date — STATE OF CALIFORNIA

PROJECT:

Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS: **Irrigation Plan**

DATE 2/14/25
SCALE 1" = 10'-0"
DRAWN KR
JOB 25-02
SHEET **L1.00**
2 OF 5 SHEETS

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA (Including Pool)	2564	
SLA	0	
ETAF	0.55	
MAWA (Gallons)		**35,498**
MAWA (Inches per sq.ft.)		22.2
MAWA (Inches per DAY)		0.06

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

Definitions:

Eto	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area

Estimated Total Water Use:

ETo	40.6	
PFxHA (see chart)	512.8	
HA (same as LA)	2564	
IE (see chart)	0.81	
SLA	0	
ETWU (Gallons)		**15,936**
ETWU (Inches per sq.ft.)		10.0
ETWU (Inches per DAY)		0.03

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

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	HA	PF x HA
1	Erosion Control Planting	Low	0.2	Temp drip	0.81	2564	512.8
				Totals:	**0.81**	**2564**	**512.8**

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

Irrigation Notes

1. This system is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible.

2. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the contractor must assume full responsibility for all revisions necessary.

3. Irrigation system is designed assuming a static water pressure of approximately 70 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection.

4. It is the intent of this plan to provide adequate irrigation to all planting areas, prevent run-off, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U)

Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas and MWELO compliance.

5. Emitter shall be located on grade and staked a maximum of six inches from the center of plant, or edge of rootball, whichever is greater.

6. All piping installed under pathways or paved areas, through walls or footings shall be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe and any couplings in the sleeve. Provide (2) extra 2" sleeves in all locations where mainline or lateral line crosses under paving greater than 3' in dimension.

7. Irrigation lines shall be buried at the following minimum depths: PVC pressure mainline:18" PVC lateral line:12"

8. Irrigation Contractor shall adjust flow control for proper performance and valve longevity.

9. Pressure regulating devices shall be installed where necessary to ensure the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

10. Flush valves shall be installed at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

11. Check valves shall be installed at low points on irrigation line to prevent leakage.

12. All planting areas shall be provided with a 3" thickness of mulch, samples to be provided to owner's representative.

13. No lawn or landscape irrigation with potable water allowed apart from the hours of 8:00PM and 8:00AM. Except for hand held hose equipment with a positive shut-off nozzle.

14. Irrigation water shall not run off landscaped areas to adjacent property, adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

15. All irrigation emission devices will meet the criteria set forth by MWELO section 492.7(a)(1)(M) and shall be installed per manufacturer's recommendations.

16. All irrigation piping and equipment to be purple in color and to be field or factory marked "CAUTION: NON-POTABLE RAINWATER, DO NOT DRINK." All irrigation piping to be purple reclaimed water pipe.

17. A manual indicating layout of irrigation system and manufacturer instructions for all equipment and procedures shall be provided to the owner at completion of project.

18. Certifcate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to finial occupancy.

19. Landscape Constractor shall clean up on a daily basis per Owner's representative's approval.

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Lateral Line Sizing

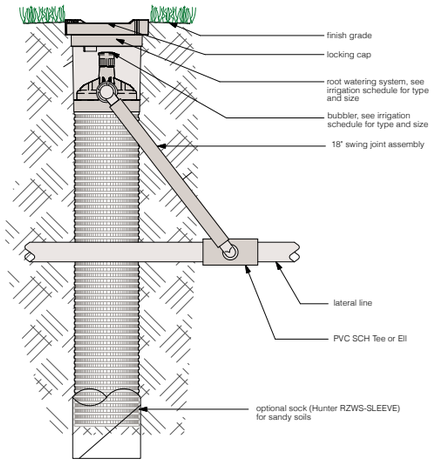
0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Emitter Legend

plant material	equipment
flatted groundcover	Microspray Emitters
4" pot	2 - HE-20-B Emitters per plant
1 gallon	2 - HE-20-B Emitters per plant
5 gallon shrubs	3 - HE-20-B Emitters per plant
15 gallon shrubs	4 - HE-20-B Emitters per plant
15 gallon trees	2 - RZWS-18-50-CV per tree
24" box trees	2 - RZWS-18-50-CV per tree
36" box trees	3 - RZWS-36-50-CV per tree
48" box trees	4 - RZWS-36-50-CV per tree
60" box trees and above	(Consult with a Local Arborist)

Valve Identification

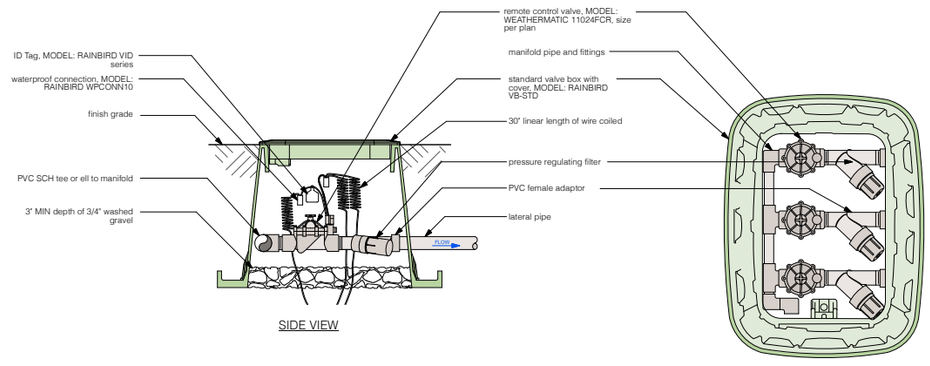




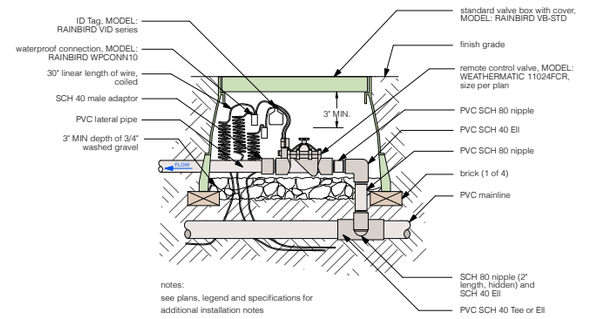
NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

7 Root Watering System
scale: N.T.S.

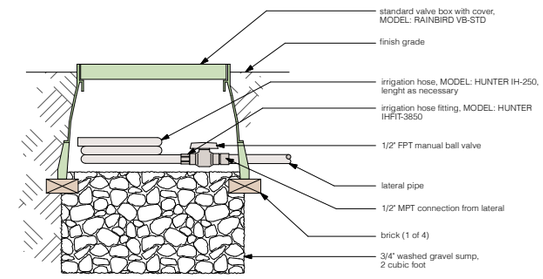
6 Spray Head
scale: N.T.S.



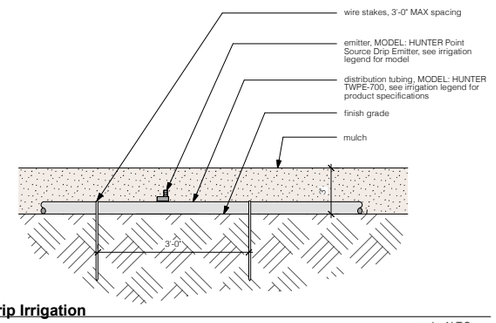
5 Drip Valve Assembly
scale: N.T.S.



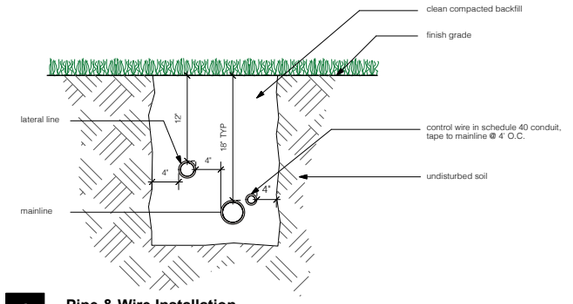
4 Valve Assembly
scale: N.T.S.



3 Manual Flush Valve
scale: N.T.S.



2 Drip Irrigation
scale: N.T.S.



1 Pipe & Wire Installation
scale: N.T.S.

3 BAREFOOT DESIGN
1187 Coast Village Road, #247
Santa Barbara, CA 93108
TEL 805.637.7446
WEB www.barefootdesigner.net

SUBMITTALS

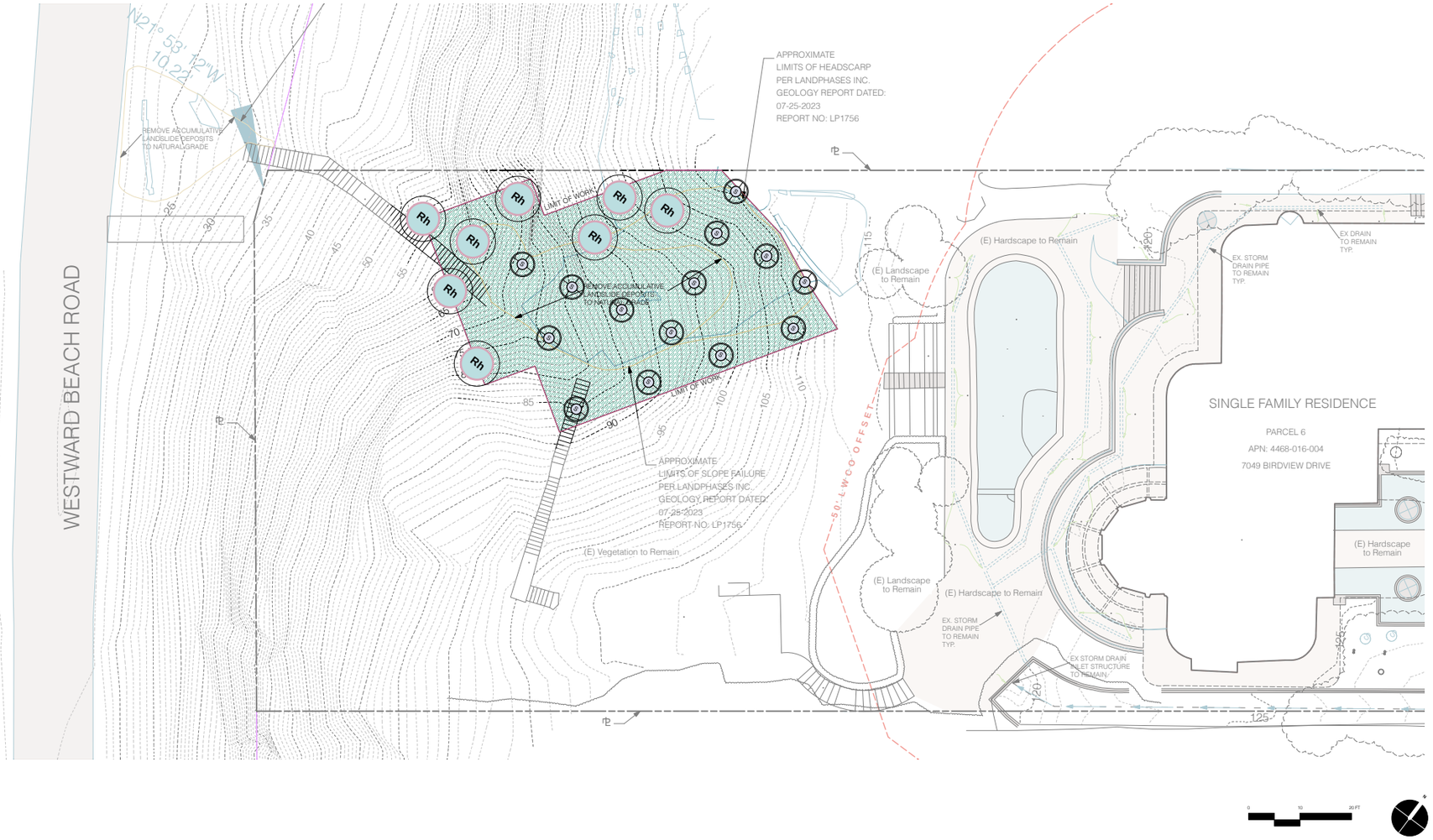
THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE BAREFOOT DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE BAREFOOT DESIGN. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BAREFOOT DESIGN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

REGISTERED LANDSCAPE ARCHITECT
ROGER LEE HANSEN
No. 6606
March 31, 2026
Renewal Date
2/14/25
Date
STATE OF CALIFORNIA

PROJECT:
Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS
Irrigation Details

DATE 2/14/25
SCALE as noted
DRAWN KR
JOB 25-02
SHEET **L1.01**
3 OF 5 SHEETS



Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
	Salvia leucophylla	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Artemisia californica	California Sage Brush
Bromus carinatus	California Brome
Bromus carinatus 'Cucamonga'	Cucamonga Brome
Camissoniopsis cheiranthifolia	Beach Evening Primrose
Clarkia purpurea	Wine Cup Clarkia
Encelia californica	Bush Sunflower
Eriogonum cinerum	Coastal Buckwehat
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lasthenia glabrata	Goldfields
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	Coast Range Melic
Mimulus aurantiacus longiflorus	Sticky Monkey Flower
Penstemon spectablis	Royal Penstemon
Stipa lepida	Foothill Needle Grass
Stipa pulchraPurple	Needle Grass
Verbena lasiostachys	Common Vervain

CITY OF MALIBU
PLANNING DEPARTMENT
CITY BIOLOGIST APPROVAL
DATE 4/3/25
PLANNING REVIEW NO: CDP 25-015
SIGNATURE
PRINT NAME
Any changes to the approved plans shall be submitted to the City Biologist for review and approval prior to implementation. This action does not constitute final approval by the Environmental and Community Development Department.

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.

17. Restoration areas are to be revegatated using a combination of native seed mix and container plants. Container plants are to be planted at the corners and center in a grid of 15'-0" x 15'-0" alternating squares. Adjacent squares will alternate between seed mix alone and a square with seed mix and the container plants at corners and center. See detail 3, L2.01.

18. Container plants within revegation zones are to have a temporary irrigation system. Irrigation to be used in the first 2 years. Irrigation is to be removed when revegetation is complete and no further irrigation is needed.

General Notes:

1. Refer to Civil Engineer and Geotechnical for landslide stabilization.
2. Refer to Civil Engineer for all grading and drainage

BAREFOOT DESIGN
1187 Coast Village Road, #247
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefootdesigned.net

SUBMITTALS

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

REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
2/14/25
Date
STATE OF CALIFORNIA

Cusumano Residence
7049 Birdview Avenue

PROJECT:

SHEET CONTENTS: **Planting Plan**

DATE 2/14/25
SCALE 1" = 10'-0"
DRAWN KR
JOB 25-02
SHEET **L2.00**
4 OF 5 SHEETS

Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
	Salvia leucophylla	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Artemisia californica	California Sage Brush
Bromus carinatus	California Brome
Bromus carinatus 'Cucamonga'	Cucamonga Brome
Camissoniopsis cheiranthifolia	Beach Evening Primrose
Clarkia purpurea	Wine Cup Clarkia
Encelia californica	Bush Sunflower
Eriogonum cinerum	Coastal Buckwehat
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lasthenia glabrata	Goldfields
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	Coast Range Melic
Mimulus aurantiacus longiflorus	Sticky Monkey Flower
Penstemon spectablis	Royal Penstemon
Stipa lepida	Foothill Needle Grass
Stipa pulchraPurple	Needle Grass
Verbena lasiostachys	Common Vervain

General Notes:

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

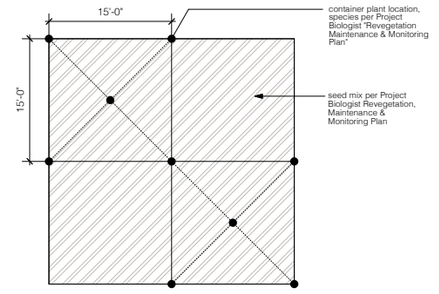
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.

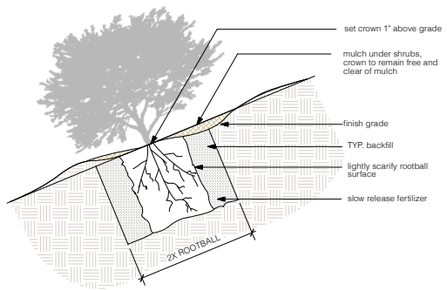


Note:
1. container plants shall be planted at the corners and center of a grid of alternating 15'-0" x 15'-0" squares.

2. Squares will alternate between the seed mix alone and a square with seed mix and container plants at the corner and center.

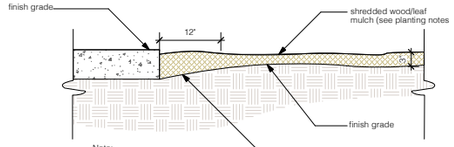
2 Revegetation Area Plant Layout

scale: N.T.S.



3 Shrub Planting on Slope

scale: N.T.S.



Note:
mulch under trees and shrubs and blend into groundcover areas

1 Mulch Installation

scale: N.T.S.

3 BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefootdesigned.net

SUBMITTALS

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

REGISTERED LANDSCAPE ARCHITECT
KRISTEN LEE HANSEN
No. 6606
March 31, 2026
Renewal Date
Signature
2/14/25
Date
STATE OF CALIFORNIA

PROJECT:
Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS
Planting Details

DATE 2/14/25
SCALE as noted
DRAWN KR
JOB 25-02
SHEET **L2.01**
5 OF 5 SHEETS

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

PROJECT DESCRIPTION: Follow-up CDP for slope repair

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☐ Yes ☒ No BPC Fees Req'd $_____

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

SIGNATURE [signature] DATE 6-30-25

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 269.

Project is located outside wave uprush zone both laterally and vertically (el. 50')
- No new foundations
- No substantial alteration of existing structure or slope.

Slope protection at surface only.

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staf

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

DESCRIPTION: Follow-up CDP for slope repair

No change in scope.

TO: Malibu Planning Divison and/or Applicant

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 $ 538 for as-built review, stamps required on plans

_____ **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**

SIGN

6-2-2025
DATE

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: Approved plans for ECDP issued 1/21/2025 Permit 25-0075, no variation or additional work. No structures or "development", removal of loose material only, no fill placed. Approved under LIP Section 9.4.E grading and drainage improvements for slope stability and protection of existing structures.

Submit as-built report (soil nail pull out testing specified) in Building Plan Check. Geotechnical Consultants shall stamp final approved as-built plans.

Geotechnical reports referenced:
CalWest dated 8-25-2023, 11-11-2023, 8-20-2024.
Land Phases, Inc dated 7-25-2023,11-14-2023,

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

PROJECT DESCRIPTION: Follow-up CDP for slope repair

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

Nathan Myer

SIGNATURE

5/8/2025

DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: May 8, 2025

Re: Proposed Conditions of Approval for 7049 Birdview Ave, CDP 25-015

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

STORMWATER

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

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

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

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 **Tuesday, September 8, 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. In the event of construction delays, the meeting will be held in the Multi-Purpose Room. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 25-015, VARIANCE NO. 25-021, SITE PLAN REVIEW NO. 25-029, AND CODE VIOLATION NO. 25-007 - An application for a remedial repair of a slope failure on a blufftop property, and associated landscaping; including a variance for development on slopes steeper than 4 to 1 in the Point Dume neighborhood, and a site plan review for 186 cubic yards of remedial grading

LOCATION / APN:	**7049 Birdview Ave** / 4468-016-004
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNER:	Studio N34 / Michael and Caroline Cusumano Family Trust
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304(a)
APPLICATION FILED:	March 25, 2025
CASE PLANNER:	Gina Paolini, Contract Planner, gpaolini@malibucity.org / (650) 522-2500

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director Date: August 13, 2026