SEPTEMBER 22, 2026 ADJOURNED REGULAR MEETING

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

1. Meeting Agenda

   Documents:

   PC260922_AGENDA.PDF

2. Item 1A

   Planning Commission Reorganization / Election of Chair and Vice Chair

   Documents:

   PC260922_ITEM 1A.PDF

3. Item 3A1

   Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 / 4000 Corral Canyon Road

   Documents:

   PC260922_ITEM 3A1.PDF

4. Item 3B1

   De Minimis Waiver No. 26-006 / 29623 Harvester Road

   Documents:

   PC260922_ITEM 3B1.PDF

5. Item 3B2

   Administrative Coastal Development Permit No. 21-003 / 6257 Gayton Place

   Documents:

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6. Item 3B3

   Extension of Planning Verification-Woolsey Fire No. 21-037 / 29359 Bluewater Road

   Documents:

PC260922_ITEM 3B3.PDF

7. Item 3B4

   Extension of Planning Verification-Woolsey Fire No. 21-050 / 5929 Kanan Dume Road

   Documents:

   PC260922_ITEM 3B4.PDF

8. Item 3B5

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

   Documents:

   PC260922_ITEM 3B5.PDF

9. Item 4A

   Coastal Development Permit No. 23-028 / 6200 Porterdale Drive

   Documents:

   PC260922_ITEM 4A.PDF

10. Item 4B

    Coastal Development Permit No. 20-033 / 6800 Westward Beach Road

    Documents:

    PC260922_ITEM 4B.PDF

11. Item 5A

    Extension of Coastal Development Permit No. 15-050 / 19750 Pacific Coast Highway

    Documents:

    PC260922_ITEM 5A.PDF

12. Item 5B

    Administrative Plan Review No. 26-014 / 20699 Las Flores Mesa Drive

    Documents:

PC260922_ITEM 5B.PDF
PC260922_ITEM 5B_SUPPLEMENTAL.PDF

13. Item 5C

Coastal Development Permit No. 25-010 / 18805 Pacific Coast Highway

Documents:

PC260922_ITEM 5C.PDF

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

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

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

Tuesday, September 22, 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 – September 11, 2026

1. Ceremonial/Presentations

A. Planning Commission Reorganization

Recommended Action: Conduct the election of Chair and Vice Chair.

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

2. Written and Oral Communications from the Public

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

B. Community Development Director Report

3. Consent Calendar

A. Previously Discussed Items

1. Coastal Development Permit No. 26-032, Conditional Use Permit No. 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 Road, 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: Planning Commission Resolution No. 26-23 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 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 to conditions existing 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)

B. New Items

1. De Minimis Waiver No. 26-006 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire

   Location: 29623 Harvester Road, partially within the appealable coastal zone
   APN: 4469-028-004
   Owner: Plen Family Revocable Trust
   Case Planner: Assistant Planner Williams, 456-2489, ext. 353

   Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-006 for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire.

2. Administrative Coastal Development Permit No. 21-003 – An application to construct a new single-family residence, a new second dwelling unit/ADU, install a new onsite wastewater treatment system, and associated development

   Location: 6257 Gayton Place, not within the appealable coastal zone
   APN: 4467-019-021
   Owners: Regal Services LLC
   Case Planner: Contract Planner Shah, 456-2489, ext. 385

   Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit-Woolsey Fire No. 21-003.

3. Extension of Planning Verification-Woolsey Fire No. 21-037 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 29359 Bluewater Road
   APN: 4468-006-013
   Owner: Bear Sills Properties LLC
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-48 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-037 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 29359 Bluewater Road (Bear Sills Properties LLC).

4. Extension of Planning Verification-Woolsey Fire No. 21-050 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 5929 Kanan Dume Road
   APN: 4467-018-025
   Owner: Chester Griffiths and Christine Anderton-Griffiths Trust
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-49 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-050 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 5929 Kanan Dume Road (Chester Griffiths and Christine Anderton-Griffiths Trust).

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

   Recommend 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

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
   Planner: Contract Planner Paolini, 650-522-2500

   Recommended Action: Continue the item to a date uncertain.

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, remediate unpermitted construction, and associated building improvements (Continued from August 3, 2026)

   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.
   Planner: Contract Planner Pisarkiewicz, 949-489-1442

Recommended Action: Adopt Planning Commission Resolution No. 26-30 determining the project is exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 20-033 and Demolition Permit No. 20-018 for exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, demolition of unpermitted building areas; including Conditional Use Permit No. 18-004 to allow for the operation of a restaurant over 125 seats with the sale and service of alcohol and food for onsite consumption located in the Commercial Visitor Serving-One zoning district at 6800 Westward Beach Road (6800 Westward Beach Road LP).

5. New Public Hearings

A. Extension of Coastal Development Permit No. 15-050 and Variance Nos. 15-029 and 16-003 – A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence and associated development; including variances to reduce the required front-yard setback and for construction on slopes steeper than 2.5 to 1

Location: 19750 Pacific Coast Highway
APN: 4449-008-013
Owner: Viox, LLC
Case Planner: Senior Planner Allen, 456-2489, ext. 233

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-44 granting a one-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including Variance No. 15-029 to reduce the required front yard setback and Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single-Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

B. Administrative Plan Review No. 26-014, Conditional Use Permit No. 24-010, Variance Nos. 24-020, 24-021, 24-024, and 25-001, Site Plan Review Nos. 24-023 and 26-020 – An application to install a new water tank and associated water system improvements

Location: 20699 Las Flores Mesa Drive
APN: 4450-030-902
Owner: Los Angeles County Waterworks District No. 29
Case Planner: Contract Planner Ward, AICP, 925-667-0547

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-42 determining the project is suspended from the California Coastal Act and the California Environmental Quality Act pursuant to Governor Executive Order N-20-25, and approving Administrative Plan Review No. 26-014 to install a new 25 foot (ft.), 5 inch (in.) tall, above-ground new 100,000 gallon (gal.) water tank and associated foundation to accompany an existing 100,000 gal. water tank, an 18 ft., 10 in. tall retaining wall, and grading on an existing public utility parcel; including Conditional Use Permit No. 24-010 for a utility facility use in the Rural Residential zoning district, Variance (VAR) No. 24-020 for a 59 percent reduction in the required rear yard setback from 24 feet, 7 inches to 10 feet, VAR

No. 24-021 for structures on slopes steeper than 2.5 to 1, VAR No. 24-024 for an increase in the maximum impermeable coverage from 5,830 square feet to 6,337 square feet, and VAR No. 25-001 for retaining wall height above 18 feet, up to 18 feet, 10 inches, Site Plan Review (SPR) No. 24-023 for structure height above 18 feet, up to 25 feet, 5 inches and SPR No. 26-020 for a 12 percent reduction in the required side yard setback from 11 foot, 4 inches to 10 feet located in the Rural Residential, Twenty-Acre zoning district at 20699 Las Flores Mesa Drive (Los Angeles County Waterworks District No. 29; or 2) deny the project as proposed and direct staff to return with a resolution of denial. The applicant for the project is a private entity (LFMAC, LLC).

C. Coastal Development Permit No. 25-010, Variance No. 26-014, and Site Plan Review No. 26-040 – A follow-up application to Emergency Coastal Development Permit No. 24-016 for the installation of shoring piles and remedial grading to stabilize an existing landslide

Locations: 18805 Pacific Coast Highway (PCH) and PCH Public Right-of-Way, partially within the appealable coastal zone
APN: 4449-009-012 and Public Right-of-Way
Owners: EVO M SPV 100, LLC and California Department of Transportation (Caltrans)
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132

Recommended Action: Adopt Planning Commission Resolution No. 26-50 determining the project is exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-010 for the installation of shoring piles, grade beams, remedial grading, and associated improvements to stabilize an existing landslide; including Variance No. 26-014 for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1, and Site Plan Review No. 26-040 for remedial grading on property located in the Rural Residential, Forty-Acre zoning district at 18805 PCH and within the PCH Public Right-of-Way (EVO M SPV 100, LLC; Caltrans).

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, October 5, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, October 19, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, November 2, 2026	6:30 PM 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.

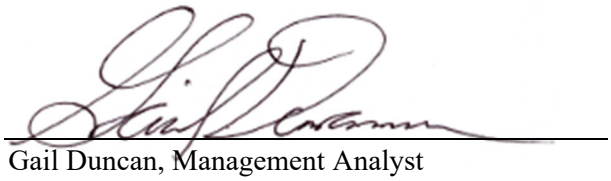
Planning Commission Items are items which individual members of the Planning Commission may bring up for action, to propose future agenda items or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a majority vote of the Planning Commission.

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 11th day of September at 3:00 PM.



Gail Duncan, Management Analyst

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 1.A.

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: September 10, 2026 Meeting date: September 22, 2026

Subject: Planning Commission Reorganization

RECOMMENDED ACTION: Conduct the election of Chair and Vice Chair.

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 3.A.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Samantha Elias, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 10, 2026 Meeting date: September 22, 2026

Subject: Coastal Development Permit No. 26-032, Conditional Use Permit No. 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 Road, partially within the appealable coastal zone
APN: 4459-006-270
Owner: Los Angeles Department of Water and Power (LADWP)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-23 (Attachment 1) determining that the California Environmental Quality Act (CEQA) does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit (CDP) No. 26-032 as follow-up to Emergency Coastal Development Permit (ECDP) 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 to conditions existing prior to construction activities at the end of the seven year period; including Conditional Use Permit (CUP) No. 26-005 for the operation of a public utility facility comprised of a temporary utility laydown yard and Variance (VAR) No. 26-008 for development on slopes steeper than 2.5 to 1 located in the Rural Residential, 20-Acre (RR-20) zoning district at 4000 Corral Canyon Road (LADWP).

DISCUSSION: On August 3, 2026, the Planning Commission conducted a public hearing on the subject application. The staff report, supplemental report, and all attachments, including the project plans and department review sheets, are available online in the Agenda Center (https://www.malibucity.org/agendacenter). Following deliberation, the Commission directed staff to return with a resolution denying CDP No. 26-032, CUP No. 26-005, and VAR 26-008. The Commission's direction was primarily based on two grounds: 1) a laydown yard is not a permitted or conditionally permitted use in the Rural Residential (RR) zoning district under the LIP or MMC; and 2) the record contains insufficient analysis of whether the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2(a-f) prevent the reliance on Class 3 and 4 exemptions identified in the August 3, 2026 staff report. The Commission further directed that the required site restoration be completed within two months (60 days) once the denial becomes final. The denial would become final after the close of a 10-day appeal period, or if appealed to the City Council, after the Council's decision, provided that the Council concurs with the Commission's decision.

Site Restoration

Portions of the requested scope of work were previously completed under ECDP No. 25-017. Under LIP Section 13.14, development authorized by an ECDP is temporary unless and until a follow up CDP is obtained. However, if a follow up CDP is not obtained, the development must be removed and the site restored. This is also stated as Condition Nos. 5 and 6 in ECDP No. 25-017. Accordingly, if Resolution No. 26-23 is adopted denying CDP No. 26-032, the property owner will be required to abide by the conditions of approval in the ECDP, including the requirement to fully restore the site back to its condition prior to the issuance of the ECDP. Consistent with the Commission's direction, the property owner will have 60 days to restore the site once the denial becomes final. If the site has not been restored within that time frame, the City will initiate a code enforcement case, and the property owner may be subject to enforcement actions including, without limitation, administrative citations assessed daily pursuant to MMC Section 1.10.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Commission has analyzed the proposed project and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproves. No further environmental review or determination under CEQA is required, and the Planning Commission makes no determination as to whether the project would otherwise qualify for a categorical exemption or whether any exception under CEQA Guidelines Section 15300.2 would apply.

CORRESPONDENCE: After the August 3, 2026 agenda was published, 26 items of correspondence were received and provided to the Commission. As of the publication of this report, no additional written correspondence has been received by the Planning Division.

PUBLIC NOTICE: On July 9, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 1000-foot radius of the subject property. At the August 3, 2026 Regular Planning Commission meeting, staff was directed to return with a resolution memorializing the Commission's direction as a Consent Calendar item.

SUMMARY: Staff has prepared a resolution for the Commission's consideration based on the August 3, 2026 deliberations. Staff recommends the Commission adopt Resolution No. 26-23 denying the project based on the foregoing findings and evidence contained within the record, including information set forth in the draft resolution.

ATTACHMENT:

Planning Commission Resolution No. 26-23 (Denial)

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY TO PROJECTS THAT A PUBLIC AGENCY REJECTS OR DISAPPROVES, AND DENYING COASTAL DEVELOPMENT PERMIT NO. 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)

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

SECTION 1. Recitals.

A. On September 2, 2025, an application for an Emergency Coastal Development Permit (ECDP) No. 25-017 and was submitted to the Planning Division by applicant Katherine Rubin, on behalf of the Los Angeles Department of Water and Power (LADWP).

B. On March 24, 2026, the Community Development Director approved ECDP No. 25-017 to allow a temporary utility laydown yard including four storage trailers, grading a new access driveway on slopes steeper than 2.5 to 1 without need for retaining walls, fencing, and the placement of permeable aggregate base on areas planned for use.

C. On May 1, 2026 the Planning Division received an application for a follow-up Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to permit the development approved under ECDP No. 25-017, expanded to include, four additional storage trailers (eight trailers total), dark sky compliant lighting, six portable toilets, and utility hook-ups.

D. On May 7, 2026, a Notice of Coastal Development Permit Application was posted on the subject property.

E. On June 8, 2026, ECDP No. 25-017 was reported to the City Council pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.14.1(A).

F. On June 23, 2026, the subject application was deemed complete.

G. On July 9, 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 1,000-foot (ft.) radius of the subject parcel.

H. On August 3, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record. At the conclusion of the public hearing, the Commission voted 3-0, Commissioner Riddick and Vice Chair Kamins absent, to direct staff to return with a resolution denying the application primarily on the grounds that the Commission found that the proposed laydown yard was not a public facility or otherwise permitted or conditionally permitted use in the Rural Residential 20-Acre (RR-20), and that the record did not contain sufficient analysis to support reliance on a categorical exemption under the California Environmental Quality Act (CEQA).

I. On September 22, 2026, Planning Commission Resolution No. 26-23 memorializing the decision made on August 3, 2026 and denying the subject application was presented to the Planning Commission for adoption.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproved. Because this resolution denies the subject applications, no further environmental review or determination under CEQA is required, and the Planning Commission makes no determination as to whether the project would otherwise qualify for a categorical exemption or whether any exception under CEQA Guidelines Section 15300.2 would apply.

SECTION 3. Findings for Denial.

Based on the evidence contained within the record, including the agenda report for the project and the hearing on August 3, 2026, and pursuant to LIP Sections 13.7(B) and 13.9 and MMC Section 17.66.080, the Planning Commission adopts the findings of fact and denies the following entitlement requests on a parcel located in the RR-20 zone at 4000 Corral Canyon Road (APN 4459-006-270):

a) CUP No. 26-005, for the operation of a public utility facility comprised of a temporary utility laydown yard; and

b) CDP No. 26-032, a follow-up CDP application to construct and operate a temporary utility laydown yard 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, and utility hook-ups; and

c) Variance (VAR) No 26-008, for development on slopes steeper than 2.5.

A. Conditional Use Permit for the Operation of a Public Utility Facility Comprised of a Temporary Utility Laydown Yard in the RR-20 Zone (LIP Section 3.3(A)(2) and MMC Section 17.66.080)

The proposed use is for a laydown yard operated by LADWP for the storage of materials and vehicles in support of fire restoration activities in the Pacific Palisades. A laydown yard is not expressly listed as either a permitted or prohibited use in the LIP or MMC. Because the codes are silent as to laydown yards and the applicant is a public utility, the applicant requested that the proposed use be permitted as a form of public utility facility. A public utility facility is a conditionally permitted use within several zoning districts, including the RR-20 zoning district. The RR zoning district is intended primarily for single family residential and agricultural uses that are compatible with surrounding residences and the natural environment. Having reviewed the proposed use, the Planning Commission finds that the proposed laydown yard is not comparable to a public utility facility and is not a permitted or conditionally permitted use in the RR zoning district.

B. Coastal Development Permit for the Development and Operation of a Public Utility Facility

LIP Section 13.9 requires that a CDP be approved only upon a finding that the proposed development conforms to the LCP. Pursuant to LIP Chapter 2.1, development includes an intensification in the use of land. The subject parcel is currently vacant and the proposed intensification of the parcel's use as a lay down yard and related grading was deemed by the Planning Commission to be inconsistent with the policies of the LCP because it is not compatible with residential uses allowed in the underlying zoning district. Additionally, the proposed laydown yard is not expressly a permitted or conditionally permitted use in the RR-20 zoning district under LIP Section 3.3, and as such the proposed development does not conform to the LCP. Therefore, the Planning Commission is unable to make the findings required by LIP Section 13.9.

C. Variance from LIP Section 3.6(J) for Development on slopes steeper than 2.5 to 1 (LIP Section 13.26)

VAR No. 26-008 is requested solely to permit development on slopes steeper than 2.5 to 1 in connection with the proposed laydown yard. Because the proposed laydown yard is not a permitted or conditionally permitted use in the RR-20 zoning district, no VAR is necessary. In addition, the Planning Commission finds that it cannot make the findings required for approval of a VAR, in that there are no special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that deprive it of privileges enjoyed by other property in the vicinity and under the identical zoning classification, and the granting of the variance would constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone.

SECTION 4. Insufficient Environmental Analysis.

Pursuant to the authority and criteria contained in CEQA, an environmental review is required for all CDPs processed within the City unless a proposed project is found to be categorically exempt from the provisions of CEQA. Pursuant to CEQA Guidelines Section 15300.2 the six exceptions to the categorical exemptions are as follows:

a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The application does not propose a project that would damage a scenic resource (subsection d), the subject parcel is not a hazardous waste site as confirmed by the Department of Toxic Substances Control (subsection e), and an initial archaeological evaluation conducted by Aspen Environmental Group concluded that there was no indication of prehistoric or historic archaeological resources discovered in the project area (subsection f).

However, the record contains insufficient analysis for the exceptions listed in CEQA Guidelines Section 115300.2(a), (b), and (c) due to the project site's location and potential cumulative traffic impacts in the fire affected areas specifically related to the amount of truck trips that would be generated from the ongoing construction vehicles leaving and coming into the site and along Pacific Coast Highway on a daily basis over the next seven years. For these reasons, the Planning Commission

is unable to find that the project is categorically exempt from CEQA, and further environmental review would be required before the Commission could consider approving the project.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby denies CDP No. 26-032, CUP No. 26-005 and VAR No. 26-008.

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, DENIED AND ADOPTED this 22nd 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.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-23 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd day of September 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
09.22.26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Latrice Williams, Assistant Planner

Reviewed by: Didier Murillo, Principal Planner

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

Date prepared: September 10, 2026 Meeting date: September 22, 2026

Subject: De Minimis Waiver No. 26-006 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire

Location: 29623 Harvester Road, partially within the appealable coastal zone
APN: 4469-028-004
Owner: Plen Family Revocable Trust

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-006 for a new onsite wastewater treatment system (OWTS) for a parcel affected by the Woolsey Fire.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Local Coastal Program Local (LCP) Implementation Plan (LIP) Section 13.4.11, the requirement for a Coastal Development Permit may be waived through a DMW issued by the Community Development Director for the items described in "General Requirements for De Minimis Waiver," below.

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable but is appealable to the .

LIP Section 13.4.11(C) further states that the Community Development Director shall report in writing to the Planning Commission any DMW that has been issued by the City. If, after consideration of the DMW and any public objections to it, the Planning Commission

requests that the waiver not be effective, then the applicant shall be advised that a CDP is required, if the applicant wishes to pursue the application.

LIP Sections 13.4.11(A) (General Requirements for De Minimis Waiver)

Where the improvements are not otherwise exempt pursuant to LIP Section 13.4, and the required findings of LIP Section 13.4.11(B) are met, the Community Development Director may issue a DMW for any of the following: 1) Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; 2) Minor improvements to existing driveways or access roads that are required by the Los Angeles County Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; 3) Replacement seawalls that exceed 10% in height; 4) Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; 5) Replacement structures that would otherwise be exempt from a Coastal Development Permit may be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; and 6) Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

The project qualifies for the improvement to an OWTS serving a structure that was damaged by a natural disaster criterion, and the required findings are more specifically described in the Community Development Director’s decision attached hereto.

PUBLIC NOTICE: On July 30, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-006

City of Malibu

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

De Minimis Waiver for OWTS

Based on the project plans and information provided in the permit application for the onsite wastewater treatment system (OWTS) described below, the Community Development Director hereby waives the requirement for a coastal development permit pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-006	Other Applications: PVWF No. 20-040[1], PVWF No. 25-003[2], and OCWF No. 25-167[3]
Location: 29623 Harvester Road	APN: 4469-028-004
CEQA Exemption Section: 15303(d)	Property Posting: July 30, 2026
CCC Appealable Jurisdiction: ☐Yes ☐No ☒Partial	The proposed system is not located inside the CCC's Appealable Jurisdiction.

Pursuant to LIP Section 13.4.11(A), the following project may be waived through a DMW:

☒ Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster, where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; or

☐ Minor improvements to existing driveways or access roads that are required by the Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; or

☐ Replacement seawalls that exceed 10% in height; or

☐ Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; or

☐ Replacement structures that would otherwise be exempt from a Coastal Development Permit proposed to be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; or

1 On May 6, 2020, the Planning Division approved Planning Verification-Woolsey Fire (PVWF) No. 20-040 for the in-kind plus 10% rebuild of the single-family residence and attached garage and associated improvements.
2 On April 23, 2025, the Planning Division approved PVWF No. 25-003 for like-for-like landscaping.
3 On October 7, 2025, the Planning Division approved Over-the-Counter-Woolsey Fire (OCWF) No. 25-167 for the replacement of the existing entry gate, pedestrian gate, and 3 pilasters.

☐ Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

Project Description

Natural Disaster: ☒ Woolsey Fire or ☐ Other

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

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

New OWTS Tank Size: 3,650-gallon

De Minimis Waiver Findings

Based on the foregoing evidence contained within the record, the Community Development Director hereby makes the following findings of fact: The proposed project will upgrade and improve treatment effectiveness compared to the existing OWTS. The proposed OWTS is located near the existing OWTS and clustered with existing development on the property. The applicant is required to record a covenant requiring the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included to require continued operation, maintenance, and monitoring of the subject system. The conditions and requirements will ensure that the new OWTS does not have the potential for adverse effects, either individually or cumulatively, on coastal resources. The project as conditioned has been found to meet the requirements of the Malibu Municipal Code (MMC) and LCP. Furthermore, the project is consistent with the certified LCP, including the resource protection policies, in that no native trees, environmentally sensitive habitat area (ESHA), public scenic views or cultural resources will be affected by the project. In addition, all OWTS components will be located in an adequate area that has been previously disturbed and would not result in any new or more significant impacts to natural or cultural resources, and which has the necessary percolation conditions. The OWTS is not located on a beachfront parcel and does not require protection by a shoreline protection device.

Conditions of Approval

Standard Conditions

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

2. This approval is for the OWTS described under the Project Description section of this DMW.

3. Subsequent submittals for this project shall be in substantial compliance with plans as approved by Environmental Health dated **June 30, 2026.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. 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.

7. A DMW shall expire and be of no further force and effect if the authorized OWTS has not commenced pursuant to a valid grading and/or building permit, as applicable, within five years of the effective date of the waiver. If expired, a coastal development permit or another waiver shall be required.

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

9. All 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.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. An application with all required materials and fees may be required.

11. 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.

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

Cultural Resources

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

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

Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Biology

15. 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.

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

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

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

19. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*jurisdictional drainage*).

Environmental Health

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

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

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

    a. Please discuss the nature of the electrical setback through the proposed dispersal field and provide recommendations to protect the electrical from OWTS impacts.
    b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    c. Sewage and effluent pump design calculations (as applicable).
    d. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; the design for engineered systems;
    e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    f. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

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

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

25. Protection Plan & Recommendations for Existing Utilities with the Proposed OWTS Dispersal Area: The OWTS designer must discuss and provide a protection plan and/or recommendations to protect the existing utilities within the proposed OWTS dispersal area on the final OWTS plan set as appropriate.

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

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

28. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original “wet signature” documents are acceptable.

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

30. Covenant to Forfeit 100% Expansion Effluent Disposal Area: A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Community Development Department

31. Los Angeles County Waterworks District No. 29 (WD29) Approval: WD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable

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

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

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

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

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

Geology

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

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

Construction

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

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

Prior to Final Inspection

41. Prior to a final Building inspection, the applicant shall provide a 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 DMW runs with the land and binds all future owners of the property.

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

Appeals and Reporting

APPEALS – The Community Development Director's decision on whether to issue a DMW is not locally appealable. If, after consideration of the waiver and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required for the OWTS. Otherwise, the waiver is effective immediately after the Planning Commission meeting where the matter is heard. The project is not located in the Coastal Commission's Appealable Jurisdiction.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is scheduled to be reported at the **September 22, 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: September 10, 2026

Prepared by:

Latrice Williams
Assistant Planner

Issued by:

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

Attachment: Department Review Sheets including OWTS Plot Plan

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-006**, dated **September 10, 2026**, for the project located at **29623 Harvester Road, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____

Date Signature of Property Owner

_____

Print Property Owner Name

_____ _____

Date Signature of Property Owner

_____

Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of Los Angeles } SS

On _____, before me, Notary Public, personally appeared _____, who proved
(date) (name)

to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 06/24/2026

PROJECT NUMBER: DMW 26-006

JOB ADDRESS: 29623 HARVESTER RD

APPLICANT / CONTACT: Erin Anderson, Clive Dawson A.I.A. Architecture an

APPLICANT EMAIL: erin@dawsonarchitects.com

PROJECT DESCRIPTION: NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Thomas — **Signature**

6/30/2026 — **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Erin Anderson, Clive Dawson A.I.A. Architecture and Planning erin@dawsonarchitects.com		
Project Address:	**29623 Harvester Road** Malibu, California 90265		
Planning Case No.:	DMW 26-006		
Project Description:	NOWTS		
Date of Review:	June 30, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	
Grading Plans:	
OWTS Plan:	Ensitu: Plan dated 6-23-2026
OWTS Report:	Ensitu: Report dated 6-23-2026
Geology Report:	Land Phases: OWTS supporting geology report dated 5-20-2026. CalWest: OWTS soils analysis report dated 5-28-2026.
Miscellaneous:	City of Malibu: EH OWTS plot plan approval for PVWF 20-040 dated 7-26-2021
Previous Reviews:	

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for OWTS Plan Check Approval:

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

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

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

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

   a. *Please discuss the nature of the electrical setback through the proposed dispersal field and provide recommendations to protect the electrical from OWTS impacts*.

   b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   c. Sewage and effluent pump design calculations (as applicable).

   d. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

   e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design.

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

f. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

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

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

6) **Protection Plan and Recommendations for Existing Utilities with the Proposed OWTS Dispersal Area:** The OWTS designer must discuss and provide a protection plan and/or recommendations to protect the existing utilities within the proposed OWTS dispersal area on the final OWTS plan set as appropriate.

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

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

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

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

11) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** A covenant running with the land shall be executed by the property owner and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100% expansion effluent dispersal area (i.e.,

replacement disposal field(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department.

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

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

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

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

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

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

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

-o0o-

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

cc: Environmental Health file
Planning Department

29623 HARVESTER ROAD (FIRE REBUILD)
MALIBU, CA 90265 (DMW 26-006)

S.F.D.:	5 Bedroom/73 Fixture Units (N) UNDER SEPARATE PERMIT
TREATMENT TANK:	Existing Septic Tank to be replaced with 3,650 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	6,028-sf Drip Dispersal Field (N)
FUTURE:	N/A
PERC RATE:	0.15 gpsf
DESIGNER:	John Yaroslaski, RCE 60149
REFERENCE:	Ensitu: OWTS report dated 6-23-2026
	Land Phases: OWTS geology report dated 5-20-2026
	CalWest: Soils analysis report dated 5-28-2026

NOTES:

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

2. The fire rebuild of the single-family dwelling will be approved under separate permit.

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

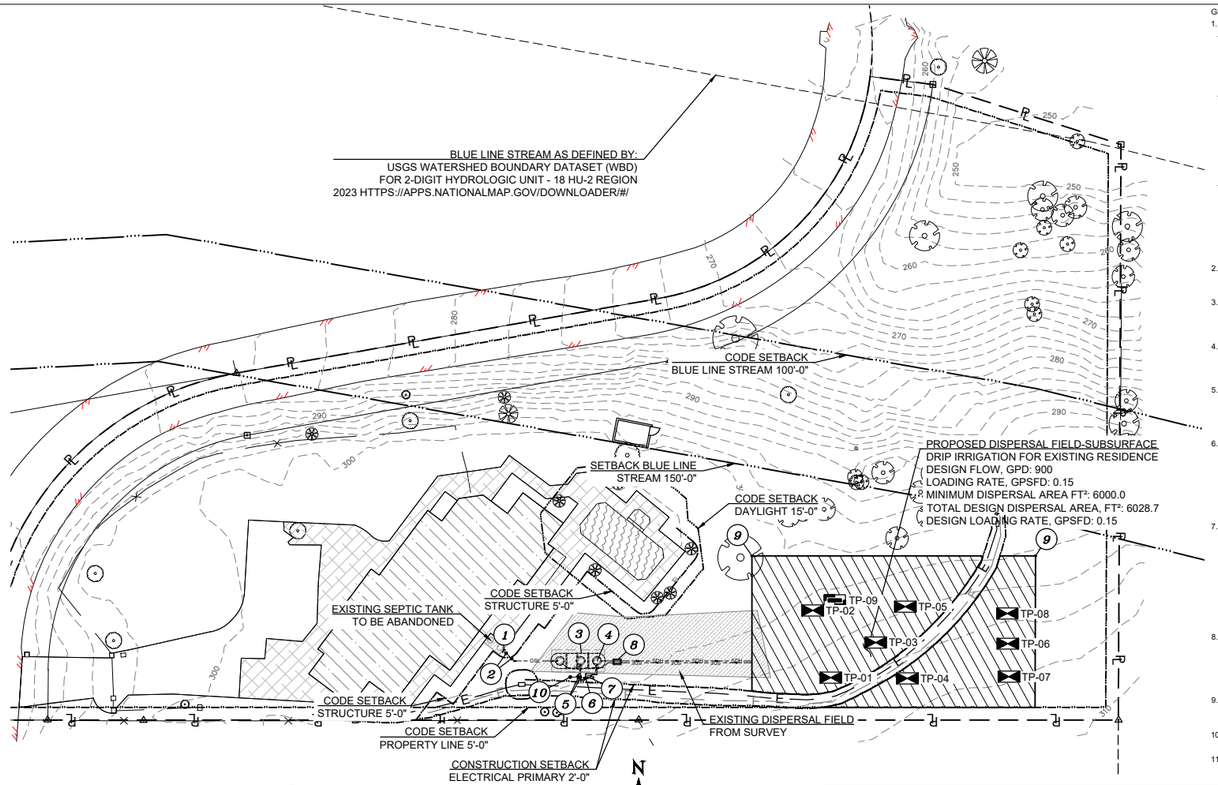
4. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 06/30/2026

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



1/1 OVERALL SITE PLAN

0 60' 120'

SCALE: 1" =60"

GENERAL NOTES:

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

LEGEND

TP-XX	PERCOLATION TEST LOCATION
XXX-X	GROUNDWATER TEST PIT
	DRIP IRRIGATION FOR EXISTING RESIDENCE DESIGN FLOW, GPD: # LOADING RATE, GPSFD: ####### MINIMUM DISPERSAL AREA FT²: ####### TOTAL DESIGN DISPERSAL AREA, FT²: ####### DESIGN LOADING RATE, GPSFD: ####
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	EXISTING SEPTIC TANK TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	HARDSCAPE
	POOL

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
4	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
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	DISPERSAL FIELD HEADWORKS[1][2]	GEOFLOW HEADWORKS ASSEMBLY WHW 1.5" DISKFILTER AUTOMATIC FLUSH
9	2	AIR VENT/VACUUM RELIEF ASSEMBLY[1][2]	GEOFLOW PART NUMBER APVBK
10	1	VENT ASSEMBLY[1][2]	ORENCO
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

PIPING AND LINE SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
SDH	SUBSURFACE DISPERSAL HEADER	1½" SCH80 PVC
SDF	SUBSURFACE DISPERSAL FLUSH	1½" SCH80 PVC
SDL	SUBSURFACE DRIP LINE	½ GPH GEOFLOW WFPC16-2-24
SDL	SUBSURFACE DRIP LINE	½ GPH GEOFLOW WFPC16-2-12
E	UTILITIES POWER PRIMARY UNDERGROUND	

OWTS Capacity (Design and Maximum)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,650 gallons	72 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	900 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	900 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	6028 square feet at 0.15 gallons per square foot per day	900 gpd	904 gpd

MicroSepTec Design

Design Flow	900	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.50	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3650	gal
MicroSepTec ES1 2 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES1 2 Required	1	units
Design Number of MicroSepTec ES1 2	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3650	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Fixture Units Summary

Total Existing Fixture Units	72	
Total Fixture Units	72	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	5	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	4	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Q2)		
Peak Flow, Q_{PF}	900	gpd
Average Flow, Q_{AA}	600	gpd
Design Flow, Q_{DF}	900	gpd

Septic Tank (ST) Calculations

Total Existing Fixture Units	72	
Total Proposed Fixture Units		
Total Fixture Units	72	
Minimum Septic Tank Size based on Fixtures	3000	gal
Number of Dwelling Units	1	
Number of Bedrooms	5	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3650	gal

Flow Calculations (Q)

Peak Flow, Q_{PF}	900	gpd
Average Flow, Q_{AA}	600	gpd
Leaching Field Design Flow, Q_{DF}	900	gpd
Drip Distribution Calculations		
Design Subsurface Irrigation Loading (Application) Rate, I	0.15	gpsfd
Minimum Square Feet of Leaching Area Required, Q_{DF}/I	6000	ft^2
Design Square Feet of leaching Area from Site Plan, A	6028	ft^2
Actual Loading Rate (Application), $L_A = Q_A/A$	0.15	gpsfd
Maximum Effluent Capacity, $Q_{MAX} = AxI$	904	gpsfd
Design Safetey Factor, H	1.0	

Ryons T value to Subsurface Irrigation Conversion Calculations

Test Pit Number	Test Depth	Percolation Rate from Ryons Test Method Converted to Cal/day A	B=1/A	C=B x 440	D=C/12	E=Dx7.48	Percolation Area F (SEE FIGURE)	Infiltration rate G=R/F	Safety Factor H	Application Rate I=G/H
	ft	min/inch	inch/min	in/day	ft/day	gal/day	ft²	gal/ft²-day		gal/ft²-day
1	2.5	30	0.033	48.00	4.00	29.92	3	9.97	10	0.997
2	3.5	35	0.029	41.14	3.43	25.65	3	8.55	10	0.855
3	5.5	144	0.007	10.00	0.83	6.23	3	2.08	10	0.208
4	3.5	137	0.007	10.51	0.88	6.55	3	2.18	10	0.218
5	3	119	0.008	12.10	1.01	7.54	3	2.51	10	0.251
6	1.5	496	0.002	2.90	0.24	1.81	3	0.60	10	0.060
7	1	200	0.005	7.20	0.60	4.49	3	1.50	10	0.150
8	2.5	160	0.006	9.00	0.75	5.61	3	1.87	10	0.187
	T Average	165.13						Application Rate Average		0.37
	T Max	496						Application Rate Max		1.00
	T Ryon (Tr)	496						Design Application Rate		0.15

FINAL FOR APPROVAL ISSUED 06/19/2026

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
7470 CARMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

NO.	REVISIONS	DATE	BY

29623 HARVESTER ROAD AOWTS DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06-2028
CIVIL
STATE OF CALIFORNIA

DATE: 06/19/2026
DESIGNED BY: JNY
DRAWN BY: JNY
CHECKED BY: JNY

JOB NO. 239-28

SHEET 1 OF 1

Project Engineer: John N Yaroslaski PE # 60149
Project Name: 29623 Harvester Road PWCR\239-28.020 29623 Harvester Road PWCR\Cad Design\Engineering\Cad Design\239-28.020 29623 Harvester Road PWCR-03.dwg
CREATION TIME: Monday, April 27, 2026 02:43:58 PM
MOD. TIME: Thursday, June 18, 2026 09:11:22 AM
PLOT TIME: Friday, June 19, 2026 08:55:51 AM

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:	July 10, 2026	**Review Log #:**	**732**
Site Address:	29623 Harvester Road		
Lot/Tract/PM #:		**Planning #:**	**DMW 26-006** Ref: PVWF 20-040 Ref: CCWF 20-0346 to 0347
Applicant/Contact:	Erin Anderson; erin@dawsonarchitects.com	**BPC/GPC #:**	
Contact Phone #:	(310) 259-5877 **Fax #:**	**Planner:**	**Latrice Williams**
Project Type:	**New Onsite Wastewater Treatment System (OWTS) for**: In-kind rebuild of SFR +10% and attached garage. Replace/repair deck/patio, driveway, and pool equipment closure		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Land Phases, Inc. (Holt, CEG 2282, CHG 816): **5-20-2026** CalWest Geotechnical Consulting Engineers (Liston, RCE 31902): **5-28-2026** CalWest Geotechnical Consulting Engineers (Liston, RCE 31902): 10-11-2023, 2-10-2021, **5-8-2020** EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): **6-23-2026** **1st DMW Planning Submittal** **OWTS Design plan prepared by EnSitu Engineering, Inc. dated June 23, 2026.**
Previous Reviews:	None: Ref: Environmental Health Review Sheet dated 6-30-2026; Ref: 5-13-2021, 1-19-2021 (for PVWF 20-040)

Review Findings

Planning (DMW) Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

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

Remarks:

The referenced supporting geotechnical engineering and engineering geologic reports for the OWTS, OWTS design report, and OWTS plans, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the project consists of installing a new onsite wastewater treatment system (OWTS) to service the residence consisting of a 3,650 gallon MicroSepTec EnviroServer ES12 treatment tank system with UV disinfection, and a 6,028 square foot drip dispersal field in one zone. The design loading rate is 0.15 gpsfd. The existing OWTS components (septic tank and 2,000 square foot dispersal field) will be properly abandoned/removed.

Conditions of OWTS Plan-Check:

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

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

Engineering Geology Review by: _____ 7-10-2026
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ 7-10-2026
Matthew Janousek, G.E. #3005, Exp. 12-31-2026 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

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

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

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 07/27/2026

PROJECT NUMBER: DMW 26-006

JOB ADDRESS: 29623 HARVESTER RD

APPLICANT / CONTACT: Erin Anderson, Clive Dawson A.I.A. Architecture a

APPLICANT EMAIL: erin@dawsonarchitects.com

PLANNER: Latrice Williams

PROJECT DESCRIPTION: NOWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 7/29/26

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)	Erin Anderson, Clive Dawson A.I.A. Architecture erin@dawsonarchitects.com		
Project Address:	**29623 HARVESTER RD** Malibu, CA 90265		
Planning Case No.:	DMW 26-006		
Project Description:	NOWTS		
Date of Review:	July 29, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	7/27/26
Site Survey:	7/27/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	7/27/26
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The NOWTS is shown on the project plans to be over 100 feet from the nearby mapped stream. The 100-foot stream buffer shall be respected, and no development shall occur within that area.

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. 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

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 3.B.2.

To: Chair Peak and Members of the Planning Commission

Prepared by: Aakash Shah, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 15, 2026 Meeting date: September 22, 2026

Subject: Administrative Coastal Development Permit No. 21-003 – An application to construct a new single-family residence, a new second dwelling unit/ADU, install a new onsite wastewater treatment system, and associated development

Location: 6257 Gayton Place, not within the appealable coastal zone
APN: 4467-019-021
Owners: Regal Services LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit-Woolsey Fire (ACDPWF) No. 21-003.

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 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.

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2

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

Permit Issuance and Local Appeal Period

On September 15, 2026, the Community Development Director will issue the ACDP thus beginning the local appeal period to the City Council. The local appeal period will begin on September 16, 2026 and end on September 25, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

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

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

ATTACHMENT: ACDPWF No. 21-003

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-Woolsey Fire Permit No. 21-003
Categorical Exemption No. 26-103
6257 Gayton Place
APN 4467-019-021

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Robyn Moruzzi on behalf of the property owner, Regal Services LLC, for an Administrative Coastal Development Permit-Woolsey Fire (ACDPWF) to allow for the construction of a new 5,850 square foot (sf.), 18 foot (ft.) tall, one-story single-family residence with attached four-car garage and basement, to replace a home destroyed in the 2018 Woolsey Fire and a detached 899 sf. accessory dwelling unit/second dwelling unit (ADU/Second Unit), new driveway, new swimming pool and spa with associated equipment, hardscape, retaining walls, landscape, outdoor lighting, grading, and new onsite wastewater treatment system (OWTS) on a parcel located at 6257 Gayton Place. The subject parcel is zoned Rural Residential, Five-Acre (RR-5).

The subject parcel is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

1. Construction of:
    a. 5,850 sf., maximum 18 ft. tall, one-story single-family residence with attached four-car garage, basement with a flat roof;
    b. 899 sf., detached ADU/Second Unit;
    c. Hardscape including driveway;
    d. Swimming pool with spa, pool deck and associated pool equipment;
    e. Retaining walls six ft. or less in height;
    f. View permeable vehicular and pedestrian gates six ft. in height;
2. Approximately 577 cubic yards (c.y.) of non-exempt grading;
3. Installation of an OWTS including a 7,540-gallon treatment tank;
4. Installation of landscaping;
5. Removal of the existing tree trunk, existing fence, pilasters and shed.

Proposed Total Development Square Footage (TDSF)

• Main residence:	4,684 sf.
• Basement (1,394 sf -1,000 sf =394/2=197):	197 sf.
• Attached Garage:	969 sf.
• Detached ADU/Second Unit:	899 sf.
Total:	**6,749 sf.**

Project Overview

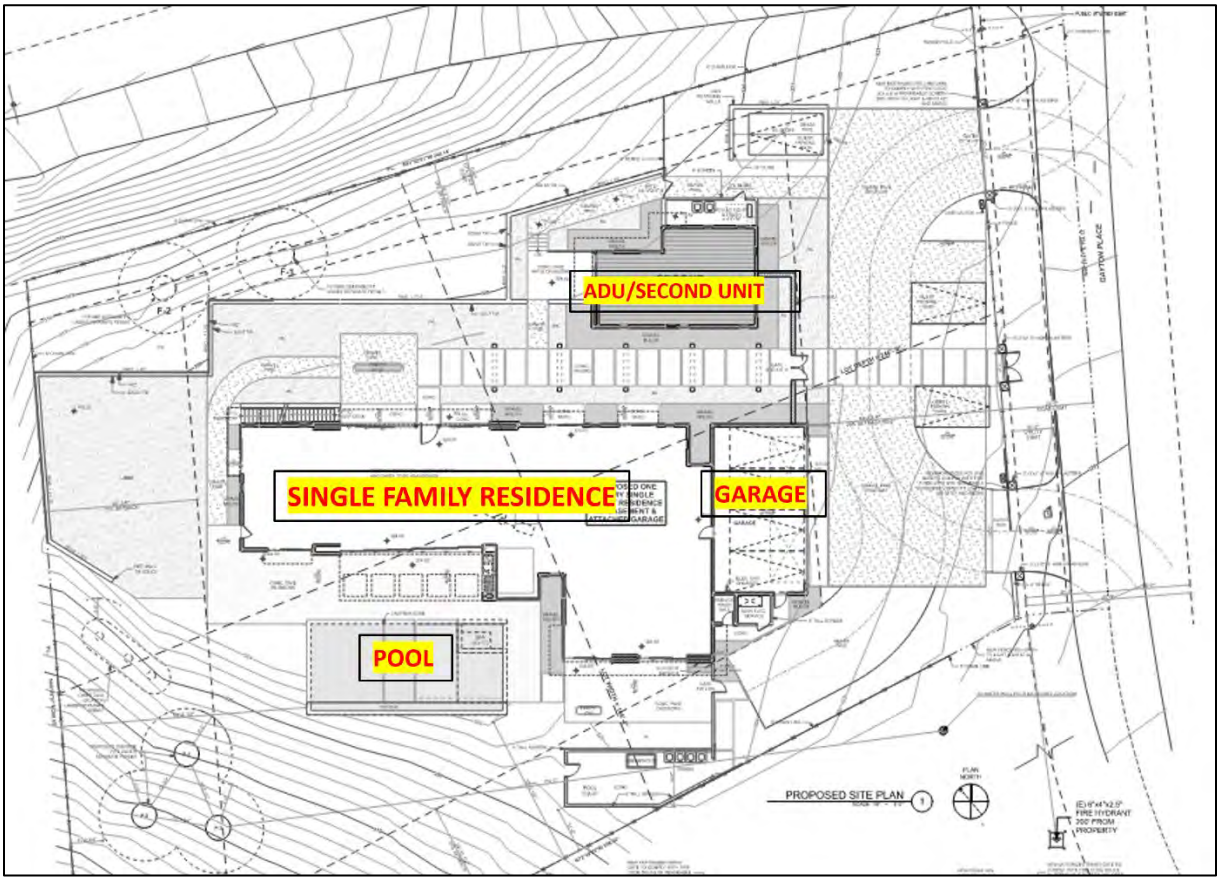
The subject parcel is a rectangular shaped parcel located west of Kanan Dume Road, east of Bonsall Drive, and north of Pacific Coast Highway, near the junction of Cavalleri Road and Gayton Place (see Figure 1). The property has been vacant since the 2018 Woolsey Fire, which resulted in the destruction of the previously existing 2,300 sf. residence with attached garage, which was originally constructed in 1965. The subject parcel is generally flat with steeper slopes along the western property line. The proposed development avoids the steeper slopes to the west which are steeper than 3 to 1, confirmed by the applicant's stamped slope analysis. Figure 2 includes project proposed site plan.

Figure 1 – Project Area Aerial



Source: Malibu GIS 2026 with Staff Edits

Figure 2 – Project Site Plan



Source: Project Plans with Staff Edits

The maximum height of the proposed residence is 18 ft., while the ADU/Second Unit is proposed at 14 ft. 2 inches. Story poles representing the location and height of the proposed structures were installed on August 22, 2026 (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on August 27, 2026, and visually assessed whether the proposed residence would affect public views from scenic viewing areas or private protected views. No visually impressive scenes from public scenic areas are anticipated to be impacted from the proposed development. The unimproved Zuma Ridge Trail resides to the north, approximately 500 feet away at a higher elevation. If the property can be seen from the trail system, the proposed development will blend into with the surrounding neighborhood development and not impact impressive scenes of the Pacific Ocean or Santa Monica Mountains. Kanan Dume Road and Pacific Coast Highway are more than 1,500 feet away and the development will have no impact on views from those scenic roads.

Regarding private protected views, staff received an inquiry (Attachment 4 – Correspondence) from an adjacent neighbor to the northeast located at 6225 Gayton Place, after the installation of the story poles. On September 2, 2026, staff conducted a Primary View Determination (PVD) in response (PVD No. 26-011) from the existing residence at 6225 Gayton Place. Impressive scenes of the Pacific Ocean have been confirmed via the PVD from 6225 Gayton Place looking southwest from the established Main Viewing Area. Staff concluded that the proposed development would block bluewater views of the ocean within the established PVD. However, the development is proposed to be at 18 feet in height which is not protected under Malibu Municipal Code (MMC) Section 17.40.040(A)(17). Bluewater views from the Main Viewing Area begin at around 10 feet of proposed building

height as shown in Figure 3 below. To the west of the proposed development lays an unimpeded section of the property, within the PVD protected area. As a result of the PVD, the applicant worked with staff to remove all landscaping from the landscaping plan that would block bluewater views from the Main Viewing Area of the established PVD in this western view shed. A condition of approval has been placed within the conditions of approval, which ensures that this view shed will remain unimpeded by landscaping in the future. The applicant may have low-lying vegetation that does not impact bluewater views as required by the condition of approval.

Figure 3 – View of the Story Poles from 6225 Gayton Place



Source: Staff Site Visit

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	247 ft.
Lot Width	166 ft.
Gross Lot Area	44,005 sf. (1.01 acre)
Street Easements	3,001 sf.
1:1 Slopes	0 sf.
Net Lot Area*	41,004 sf. (0.94 acre)

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

The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA), or ESHA buffer as shown on the LCP ESHA and Marine Resources Map and confirmed in a Biological Inventory prepared by Forde

Biological Consultants, dated January 13, 2026 (2026 Biological Inventory). The project biologist also conducted a site visit on January 11, 2026, to evaluate whether streams or wetlands occurred on or within 300 ft. of the subject parcel. The site visit determined that there were no streams or wetlands present on the subject parcel. Additionally, based on evidence in the record and site visits performed by the City Biologist, no ESHA, streams, or wetlands were identified within 300 ft. of the subject parcel.

The 2026 Biological Inventory also references a prior biological inventory prepared by Forde Biological Consultants, dated July 11, 2019, for a neighboring parcel across Gayton Place to the south at 6300 Gayton Place (2019 Biological Inventory). The 2019 Biological Inventory demonstrated that there were no streams or wetlands on the neighboring parcel, even though the National Wetlands Inventory depicted a feature immediately adjacent to the neighboring parcel. As described in the 2019 Biological Inventory, the biologist observed that the feature lacked a well-defined bed and well-defined banks and, therefore, did not constitute a stream or wetland. Additionally, the 2019 Biological Inventory states that the City's ESHA mapping did not identify ESHA on the neighboring parcel and that the biologist verified the absence of ESHA during a site visit conducted at that time. The City's Biologist evaluated all of the evidence in the record, including the aforementioned biological reports and concurred with the conclusions that no stream nor ESHA are present near the proposed development.

As mentioned previously, the LCP Park Lands Map shows a portion of the planned Zuma Ridge Trail approximately 500 ft. to the north of the subject parcel. The proposed development does not encroach into the trail alignment but will be partially visible; however, other residential development and landscaping is located between the trail alignment and the proposed project site. Therefore, no significant visual resource impacts from the trail alignment are anticipated.

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	6257 Gayton Place	44,005 sf.	RR-5	Vacant, Residential
North	6255 Gayton Place	41.337 sf.	RR-5	Single-Family Residential
East	6225 Gayton Place	44,682 sf.	RR-5	Single-Family Residential
	4467-019-020	117,918 sf.	RR-5	Vacant, Residential
South	6241 Gayton Place	305,437 sf.	RR-5	Single-Family Residential
	6300 Gayton Place	87,530 sf.	RR-5	Single-Family Residential
West	6301 Gayton Place	98,226 sf.	RR-5	Single-Family Residential

Source: Malibu City GIS

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

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

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

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: July 22, 2021
- Completeness Determination: June 26, 2026
- Posting of Property: August 15, 2026
- Notice of Application Mailer (Attachment 5): August 27, 2026
- Notice of Decision Mailer (Attachment 5): September 10, 2026
- Issuance of ACDP: September 15, 2026
- Planning Commission Reporting: September 22, 2026
- Local Appeal Period to City Council: September 16, 2026, through September 25, 2026

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters do contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only the findings in the following chapters are applicable to the project: CDP; Hazards; and Scenic, Visual and Hillside Resource Protection. These chapters are discussed in the LIP Findings section.

LIP Conformance Analysis

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

Zoning (LIP Chapter 3)

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

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (less of 20% or 65 ft.)	49’ 4” (min.)	49’ 4”	Complies
Rear Yard	37’ (min.)	46’ 5”	Complies
Side Yard (10% - Minimum)	16’ 8” (min.)	29’ 10”	Complies
Side Yard (25% - Cumulative)	41’ 7” (min.)	54’ 9”	Complies
Height (ft. in.)	18’ (max.)	18’ (SFR) 14’ 2” (ADU/Second Unit)	Complies
TDSF (sf.)	6,776 (max.)	6,749	Complies
Residence	--	5,850	
ADU/Second Unit	--	899	
PARKING SPACES			
Enclosed	2	4	Complies
Unenclosed	2	3	Complies
IMPERMEABLE COVERAGE (sf.)	12,301 (max.)	12,046	Complies
NON-EXEMPT GRADING (c.y.)	<1,000	577	Complies
STRUCTURES ON SLOPES	3 to 1 or less	3 to 1 or less	Complies
FENCES/WALLS/HEDGES/GATES (ft. in.)			
Front Yard	42” solid w/area up to 6’ to remain view permeable	42” solid w/area up to 6’ to remain view permeable	Complies
Rear Yard	6’	N/A	Complies
Side Yards	6’	6’ open/view permeable	Complies
Retaining Walls	6’ (single) up to 12’ (double) with min. 3’ separation	6’	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The total amount of proposed grading is approximately 2,875 c.y., as stated on the stamped and certified Total Grading Yardage Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is approximately 577 c.y., which is less than the maximum allowable. The project includes approximately 1,923 c.y. of exempt understructure and approximately 375 c.y. of exempt safety. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological

resources. The proposed development consists of a replacement single-family residence that was previously destroyed in the Woolsey Fire, including an attached garage, ADU/Second Unit, swimming pool, and installation of a new OWTS. All these developments are proposed on previously disturbed areas; therefore, potential impacts on potential resources are not expected. Accordingly, staff determined that no study is required at this time and any proposed improvements within the project area will have no adverse impact on any potential resources.

Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

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

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new OWTS to serve the new residence, which includes a 7,540-gallon MicroSepTec ES25 treatment tank with an ultraviolet disinfection unit, three primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC (Attachment 2). Required conditions of approval are included to ensure continued operation, maintenance, and monitoring of onsite facilities.

ACDP Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

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

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

The project is located in the RR-5 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29

reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards. The project meets all of the required local zoning standards in relation to height, setbacks, grading, use, etc. The project meets all of the required public resources protections of the Malibu LCP.

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 therefore, the project conforms to the public access and recreation policies of the Coastal Act.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development, to replace a prior residence that was destroyed in the 2018 Woolsey Fire, consistent with the RR-5 land use and zoning designations. Adjacent properties to the east, south, north and west are developed with similar single-family residences. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

An alternate location for development was considered that would have reduced the footprint of the residence and created a second story; however, this design was abandoned because the height of the residence would increase and could create private view impacts to the other neighboring properties and make the proposed development more apparent from the nearby Zuma Ridge Trail located north of the subject parcel. The proposed project has been sited on the subject parcel to comply with LACFD access requirements. Re-siting the proposed project was not found to offer significant environmental advantages over the proposed project location. Given that no significant impacts are anticipated from the proposed design, the project complies with all LCP required standards including height, setbacks, TDSF, and impermeable coverage, and avoids siting structures on slopes steeper than 3 to 1.

A documented private view will be impacted from the proposed development but the building height is within the allowable limit and is not protected under the PVD laws, MMC Section 17.40.040(A)(17). No feasible alternative would prohibit impacts from the proposed building height which also allows for reasonable height for a residential structure. View impacts begin at around 10 feet in proposed building height. A view shed along the western portion of the property is required via a condition of approval to be maintained to protect the neighbor's views of the Pacific Ocean. No vegetation or structures are allowed within this view shed.

The proposed design is one-story, does not exceed 18 ft., and does not include or require any discretionary requests. Retaining walls are utilized for the basement and to create a flat pad for the residence but do not result in excessive grading. Hardscape has been minimized to the fire path and driveway circulation as required to meet fire and parking codes. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

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

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

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

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

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provides views to or is visible from any scenic area, scenic road or public viewing area. The project site is partially visible from the planned Zuma Ridge Trail, which is an LCP Park Lands Map mapped trail. LIP Section 6.4 requires that the following five findings be made.

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

An analysis of the project's potential visual impact to public views was conducted through a review of the surrounding development, project plans, and story poles installed onsite. The proposed development will be partially visible from the planned Zuma Ridge Trail approximately 500 ft. to the north of the subject parcel; however, other residential development and landscaping is located between the trail alignment and the proposed project site and the proposed development is anticipated to blend in with the surrounding neighborhood. Due to topography, surrounding development, landscaping, and the proposed structure height of 18 ft. (within the allowable limit), the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trails. The proposed development is consistent with LIP Section 6.5 and views of the Pacific Ocean are expected to remain unimpeded from the planned trail alignment.

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

As conditioned, the project will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on a maximum structure height to 18 ft. and exterior lighting and colors to prevent any significant adverse scenic or visual impacts to public viewing areas. The project will blend into the surrounding environment and not impact scenic views from public viewing areas.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.
As described in Finding A.3, the project is considered the least environmentally damaging alternative. The proposed design is one-story, does not exceed 18 ft., and does not include or require any discretionary requests. Retaining

walls are utilized for the basement and to create a flat pad for the residence but do not result in excessive grading. Hardscape has been minimized to the fire path and driveway circulation as required to meet fire and parking codes. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

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

As described in Findings A.3 and D.1, 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. Due to topography, surrounding development, landscaping, and the proposed structure height of 18 ft. (within the allowable limit), the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trails nor any other public scenic area. The proposed development is consistent with LIP Section 6.5 and views of the Pacific Ocean are expected to remain unimpeded from the planned trail alignment.

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.

Due to topography, surrounding development, landscaping, and the proposed structure height of 18 ft. (within the allowable limit), the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trails nor any other public scenic area. The proposed development is consistent with LIP Section 6.5 and views of the Pacific Ocean are expected to remain unimpeded from the planned trail alignment. The project has been conditioned to include limitations on a maximum structure height to 18 ft. and exterior lighting and colors to prevent any significant adverse scenic or visual impacts to public viewing areas. The project will blend into the surrounding environment and not impact scenic views from public viewing areas.

E. Transfer of Development Credits (LIP Chapter 7)

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

F. Hazards (LIP Chapter 9)

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

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

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

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Alpine

Geotechnical, Inc. dated March 29, 2023, and EPD Consultants, dated July 25, 2024 and April 18, 2023. The referenced reports evaluated site-specific conditions and recommendations, and are provided to address any pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. A condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards. In addition, a fuel modification plan has been reviewed and approved for the project site by the LACFD. Occupancy of the residence will be subject to inspection and approval of the required fuel modification.

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

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

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

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

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and due to site constraints.

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 described in Finding A.4, the subject parcel does not contain or is in proximity to ESHA, including streams or wetlands.

J. Shoreline and Bluff Development (LIP Chapter 10)

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

K. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The project is not located on or adjacent to a shoreline.
B. Blufftop Access – The project is not located on a blufftop.
C. Trail Access – The proposed project is not located adjacent to any existing or planned trail. The planned Zuma Ridge Trail is located approximately 500 ft. to the north of the subject parcel. Existing development and neighboring parcels are located between the planned alignment and subject parcel.
D. Recreational Access – The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access; therefore, no condition for recreational access is warranted.

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

L. Land Divisions (LIP Chapter 15)

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

California Environmental Quality Act

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

the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a)(d)(e) - New Construction. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT WOOLSEY FIRE NO. 21-003

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDPWF No. 21-003, subject to the 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. 5,850 sf., maximum 18 ft. tall, one-story single-family residence with attached four-car garage, basement with a flat roof;
   b. 899 sf., detached ADU/Second Unit;
   c. Hardscape including driveway;
   d. Swimming pool with spa, pool deck and associated pool equipment;
   e. Retaining walls six ft. or less in height;
   f. View permeable vehicular and pedestrian gates six ft. in height
   g. Approximately 577 c.y. of non-exempt grading;
   h. Installation of an OWTS including a 7,540-gallon treatment tank;
   i. Installation of landscaping;
   j. Removal of the existing tree trunk, existing fence, pilasters and shed.

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 **September 3, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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

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

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

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

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

Cultural Resources

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

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

Lighting

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

    - 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);
    - Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    - Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    - Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    - Site perimeter lighting shall be prohibited; and
    - Outdoor decorative lighting for aesthetic purposes is prohibited.

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

18. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

19. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

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

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

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

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

24. Up-lighting of landscaping is prohibited.

Fencing/Walls/Screening

25. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

26. Any above-ground equipment shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

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

28. For the portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter.

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

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

31. Development adjacent to, but not within ESHA, may include fencing, if necessary for security, that is limited to the area around the clustered development area.

Demolition/Solid Waste

32. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

33. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

34. 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.

35. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

36. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

37. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

Construction/Framing

38. 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.

39. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

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

41. 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.

42. 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:

- Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
- Grading activities shall be planned during the southern California dry season (April through October).
- 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.
- Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

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

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

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

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

Colors and Materials

47. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

- Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
- The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.

- All windows shall be comprised of non-glare glass.

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

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

Biology/Landscaping

50. 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.

51. 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.

52. No portion of the project development shall be placed within the protected zone of a protected native tree.

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

54. 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).

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

56. 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.

57. 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.

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

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

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

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

62. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

63. 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.

64. 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.

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

Fire Department/Fuel Modification

66. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

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

68. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Public Works

69. 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.

70. The applicant shall obtain encroachment permits from the City Public Works Department prior to the commencement of any work within the public right-of-way. The driveway shall be constructed of either six inches of concrete over four inches of aggregate base, or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

71. Several existing private improvements are located within the public right-of-way, such as (but not limited to) landscaping, railroad ties, fencing. These improvements are required to be removed as part of this project and must be shown on the plans. The applicant/property owner shall place notes on the development plans for the removal of existing encroachments within the public right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the public right-of-way.

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

73. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

- Is located within or adjacent to ESHA, or
- 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.

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

75. 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. A note shall be placed on the project plans that address this condition.

76. 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.

77. 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:

- 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.

- 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.

78. 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:

- Site Design Best Management Practices (BMPs):
- Source Control BMPs;
- 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;
- Drainage improvements;
- A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
- Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
- Measures to treat and infiltrate runoff from impervious areas;
- 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
- 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.

79. 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:

- 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 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;

- 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;
- 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;
- The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
- 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.

80. 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.

81. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

82. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

83. Hydromodification – Alteration or disturbance of streams or natural drainage courses or human-made or altered drainage courses that have replaced natural streams or drainages and serve the same function, shall be prohibited.

- Necessary water supply projects where no feasible alternative exists.
- Flood protection for existing development where there is no other feasible alternative.
- The improvement of fish and wildlife habitat.

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

Geology

85. 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.

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

Swimming Pool/Spa/Water Feature

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

88. 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).

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

90. 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:

    - 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).

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

92. 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.

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

Water Service

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

95. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a meter, if applicable.

Environmental Health

96. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

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

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

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

- Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
- Sewage and effluent pump design calculations (as applicable).
- Dcescription of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
- Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of

effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and

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

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

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

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

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

104. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

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

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

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

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

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

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

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

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

113. The final Architectural Site Plan and Grading Plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection from the residence and guest house.

Prior to Occupancy

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

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

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

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

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

Site Specific Conditions

119. Nothing left overnight (including but not limited to furniture, plantings, etc.) on the proposed rooftop deck may exceed the height of the rooftop deck's parapets/safety railings.

120. No structure, landscaping, or any other form of development shall block bluewater views of the Pacific Ocean from 6225 Gayton Place established within PVD No. 26-011 on file with the City of Malibu, other than what is authorized under this ACDP. A protected view shed as demonstrated in the blue-toned shaded area depicted in Figure 4 below is required to be unobstructed at all times from impediments to bluewater views of the ocean protected in the PVD. Only low-lying landscaping shall be allowed in the established view shed and maintained at a height that does not block bluewater views within the PVD view shed.

Figure 4 – Site Plan Showing the shaded portion for low laying landscape



Source: 2026 Project Plans with Staff Addition of Blue- Toned View Shed

Deed Restrictions

121. 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.

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

Fixed Conditions

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

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

Appeals and Reporting

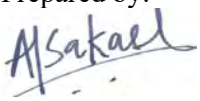
LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **September 25, 2026 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

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 22, 2026** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153 and all appeals have been exhausted.

Please contact Aakash Shah in the Planning Division at ashah@malibucity.org or by calling (310) 456-2489, extension 385, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.

Date: September 15, 2026

Prepared by:



Aakash Shah
Contract Planner

Approved by:



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

Attachments:
1. Project Plans
2. Department Review Sheets
3. Story Pole and Site Photographs
4. Correspondence
5. 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-Woolsey Fire No. 21-003, dated September 15, 2026, for the project located at 6257 Gayton Place, 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)

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE, MALIBU, CA 90265

9/3/26

ABBREVIATIONS

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

SCOPE OF WORK

CDPWF-21-003 INCLUSIVE OF:
(N) SINGLE FAMILY RESIDENCE W/ BASEMENT
(N) ATTACHED GARAGE
(N) SECOND UNIT / ADU
(N) SECOND UNIT / ADU PATIO (919 SF)
(N) POOL W/ ATTACHED SPA & W/ SAFETY COVER
(N) ROOF DECK
(N) HARDSCAPE
(N) LANDSCAPE
(N) LANDSCAPE STRUCTURAL ARBOR ELEMENTS
(N) EXTERIOR LIGHTING (DARK SKY COMPLIANT)
(N) GUEST PARKING (2) & ADU PARKING (1)
(N) IMPERMEABLE POOL DECK
(2) NEW 6'H VIEW PERMEABLE DRIVEWAY ROLLING GATES AND 6' H VIEW PERMEABLE PEDESTRIAN SWING GATE
(N) PERMEABLE DRIVEWAY
(N) GRADING & DRAINAGE
(N) SITE RETAINING WALLS:
- RWA: 18.5'
- RWB: 41.10'
- RWC: 42'
- RWD: 17.75'
- RWE: 72.5'
- RWF: 21'
- RWG 39'
- RWH: 13.5'
- RWJ: 24'

(N) OWTS
(N) GENERATOR & POOL EQUIPMENT ENCLOSURE
(N) EXTERIOR WILDFIRE PROTECTION SYSTEM

REQ'D HERS FEATURES / SPECIAL FEATURES

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

PROJECT DATA

PROJECT ADDRESS:	6257 GAYTON PLACE
APN:	4467-019-021
LEGAL DESCR.:	SEE SURVEY
LAND USE ZONING:	RR5
OWNER:	REGAL SERVICES LLC TRUSTEE: REZA SOLTANIAN
APPLICANT:	BURDGE ARCHITECTS
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	1
FIRE ZONE:	VHFHSZ
SPRINKLERED:	YES NFPA 13D (Sprinklers required per LACo. Fire Department Requirement)
SEWAGE:	
GROSS AREA:	44,005 SF (1.010 ACRES)
NET AREA:	41,004 SF (0.941 ACRES)
EASEMENTS:	3,001 SF
AREA 1:1:	
LOT WIDTH:	166.32'
LOT DEPTH:	246.80'

SETBACKS:

	REQUIRED	PROPOSED
FRONT	49.36'	49.36'
SIDE 10%	16.63'	29.80'
SIDE 15%	24.95'	24.95'
REAR 15%	37.02'	46.41'

HEIGHT LIMIT: **18'**

PARKING:

	REQUIRED	PROPOSED
ENCLOSED:	TWO (2)	TWO (2)
UNENCLOSED:	THREE (3)	THREE (3)
TOTAL:	FIVE (5)	FIVE (3)

TOTAL PROPOSED: FIVE (5) PARKING SPACES

TDSF CALCULATIONS

MAXIMUM TDSF CALCULATION (NET LOT AREA)
21,780 x .177 = 3,855 + 1,000 = 4,855.0 SF
40,988 - 21,780 = 19,208 x .10 = 1,920.8 SF
TOTAL = **6,775.8 SF**

	AREA TABS	
	AREA SUMMARY	**AREA S.F.**
	1.) FIRST FLOOR	4,684.30
	2.) SECOND UNIT / ADU	898.72
	3.) GARAGE	968.87
	SUBTOTAL	**6,551.89 ft²**
	4.) BASEMENT	* 1,394.79
		-1,000
		** 394.79
		394.79 / 2
		197.40
	TOTAL TDSF	**6,749.29 ft²**

* THE FIRST 1,000 SF OF A BASEMENT SHALL NOT BE COUNTED TO THE TDSF

** IN EXCESS OF 1,000 SHALL BE COUNTED AS HALF FOR A BASEMENT

MAX ALLOWABLE TDSF: 6,776 SF

BASEMENT : 1,394.79 - 1,000 = 394.79 / 2 = 197.40

TOTAL TDSF : 6,551.89 + 197.40 = 6,749.29 SF

6,749.29 < 6,776

IMPERMEABLE COVERAGE

MAXIMUM IMPERMEABLE COVERAGE:
1/2˚ ACRE OR MORE: 41,004 X 30% = 12,301.2 S.F.

	PROPOSED IMPERMEABLE COVERAGE	
		AREA (S.F.)
	BLDG. FOOTPRINT	6,578.61
	DRIVEWAY	649.94
	HARDSCAPE	2,372.41
	WALKWAYS, STAIRS, MISC.	2,412.62
		12,013.58 ft²

APPLICABLE CODES

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

LOCAL MALIBU PLANNING CODE

DEFERRED SUBMITTAL

Deferred submittal documents shall be submitted to the architect- or engineer-of-record, who shall review them and forward them to the building official with a notation that they have been reviewed and have been found to be in general conformance with the design of the building or structure. The deferred items shall not be installed until their design and submittal documents have been reviewed and approved by the building official.

DEFERRED SUBMITTAL ITEMS:
-

UNDER SEPARATE PERMIT

(N) FIRE SPRINKLERS
(N) EXTERIOR WILDFIRE PROTECTION SYSTEM

PROJECT TEAM

ARCHITECT
BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
T: 310.456.5905
E: carmel@tbuaia.com
CONTACT: CARMEL MCFAYDEN

SURVEYOR
HENNON SURVEYING & MAPPING, INC.
601 E. GLENOAKS BLVD., STE. 208
GLENDALE, CA 91207
T: 818.243.0640
E:info@hennon.com
CONTACT: JOHN HENNON

GEOTECHNICAL & SOILS
GEOCONCEPTS, INC.
14428 HAMLIN ST #200
VAN NUYS, CA 91401
T: 818.994.8895
E: mark@geoconceptsinc.com
CONTACT: MARK BARRETT

CIVIL ENGINEER
GEOWORKS ENGINEERING & SURVEYING, INC.
5158 COCHRAN ST
SIMI VALLEY, CA 93963
T: 805.522.3206
E: justin.geoworks@gmail.com
CONTACT: JUSTIN HOLT

OWTS ENGINEER
EPD CONSULTANTS
20722 MAIN ST
CARSON, CA 90745
CONTACT: KEVIN POFFENBERGAR
T: 310.241.6565
E: kevin@epd-net.com

MEP
PACIFIC ENGINEERS GROUP
1106 W. MAGNOLIA BLVD., STE. A
BURBANK, CA 91506
CONTACT: ANTHONY FARJARDO
E: anthonyfajardo@pacificeng.net

STRUCTURAL ENGINEER
T&S STRUCTURAL
684 CLARION COURT
SAN LUIS OBISPO, CA 93401
T:626.514.1763
C: TRAVIS HOEKSTRA
E: travis@tsstructural.com

LANDSCAPE ARCHITECT
INTERIOR DESIGN
BAREFOOT DESIGN, INC.
1187 COAST VILLAGE ROAD, #287
MONTECITO, CA 93108
T: 805.697.7466
CONTACT: JESSICA HARLIN
E: jessica@barefoot-design.net

LOW VOLTAGE DESIGNER
#

DRY UTILITY CONSULTANT
####

VICINITY MAP



SHEET INDEX

T-1.1	COVER SHEET/ PROJECT INDEX
T-1.2	SURVEY
T-1.3	COLOR CODED SLOPE ANALYSIS
T-1.4	DEVELOPMENT COLOR SLOPE ANALYSIS
T-1.5	STANDARD NOTES FOR R-3 CONSTRUCTION
T-1.6	STANDARD NOTES FOR R-3 CONSTRUCTION
T-1.7	ENERGY CALCS.
T-1.8	TITLE 24: MANDATORY MEASURES
T-1.9	AREA TABULATION
T-1.10	IMPERMEABLE CALCULATIONS
T-1.11	STORY POLE PLAN
T-1.12	STORY POLE PLAN
AS-0.1	DEMOLITION SITE PLAN
AS-0.2	PROPOSED SITE PLAN AND SETBACKS
AS-0.3	PROPOSED PARTIAL SITE PLAN
AS-0.4	EXTERIOR LIGHTING PLAN
AS-0.5	FIRE DEPARTMENT OVERALL SITE PLAN
AS-0.6	FIRE DEPARTMENT PLAN
A-1.1	OVERALL BASEMENT AND FIRST FLOOR PLAN
A-1.2	PARTIAL BASEMENT FLOOR PLAN
A-1.3	PARTIAL BASEMENT FLOOR PLAN
A-1.4	PARTIAL FIRST FLOOR PLAN
A-1.5	PARTIAL FIRST FLOOR PLAN
A-1.6	OVERALL CLERESTORY / ROOF DECK PLAN AND ROOF PLAN
A-1.7	PARTIAL CLERESTORY / ROOF DECK PLAN
A-1.8	PARTIAL CLERESTORY / ROOF DECK PLAN
A-1.9	PARTIAL ROOF PLAN
A-1.10	PARTIAL ROOF PLAN
A-1.11	SECOND UNIT / ADU PLANS
A-1.12	POOL PLAN
A-2.1	PROPOSED ELEVATIONS - NORTH & SOUTH
A-2.2	PROPOSED ELEVATIONS _ EAST & WEST
A-2.3	PROPOSED ELEVATIONS _ ADU
A-3.1	PROPOSED SECTIONS A & B
A-3.2	PROPOSED SECTION C
A-3.3	PROPOSED SECTIONS D & E
A-3.4	PROPOSED SECTIONS F & G
A-3.5	PROPOSED SECTION H
A-3.6	PROPOSED SECTIONS X & Y
A-6.1	DOOR SCHEDULE
A-6.2	WINDOW SCHEDULE
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SHT.2	GRADING PLAN - BASEMENT
SHT.3	GRADING AND DRAINAGE PLAN - 1ST FLOOR LEVEL
SHT.4	SECTIONS
SHT.5	DETAIL SHEET
L0.00	COVER SHEET
L0.01	EXISTING SITE SURVEY
L0.02	EXISTING SITE SURVEYS
L1.03	PERMEABILITY STUDY
L1.00	HARDSCAPE PLAN
L1.01	HARDSCAPE DETAILS
L1.02	LIGHTING SPECIFICATIONS
L2.00	IRRIGATION PLAN
L2.01	IRRIGATION NOTES & DETAILS
L3.00	PLANTING PLAN
L3.01	PLANTING PLAN NOTES & DETAILS

SYMBOL LEGEND

NORTH ARROW
PLAN NORTH
TRUE NORTH ARROW
(TYP.) VIEW INDICATOR
INTERIOR ELEVATION FLAG
TYP. DOOR SCHEDULE SYMB.
TYP. WINDOW SCHEDULE SYMB.
ELEVATION DATUM
BUILDING ELEVATION/ SECTION
WALL SECTION
TYP. ELEVATION VIEW DETAIL CALL OUT
TYP. PLAN VIEW DETAIL CALL OUT
GRID LINE SYMB.

WOOD FRAME
CONCRETE
CMU
STONE
1 HR. FIRE RATED CONSTRUCTION

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

COVER SHEET/ PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF MALIBU, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF PARCEL 18, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEYS MAP FILED IN BOOK 54, PAGES 37 TO 39, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20.00 FEET OF SAID PARCEL 18 DISTANT NORTHEASTERLY THEREON, 148.00 FEET FROM THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 18; THENCE NORTHWESTERLY PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18, SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET TO A LINE THAT IS PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 18 AND WHICH PASSES THROUGH A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 18 DISTANT NORTHWESTERLY THEREON 256.00 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID SOUTHWESTERLY BOUNDARY SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 73 DEGREES 04' 19" WEST AND LENGTH OF 614.93 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 18; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE BOUNDARY LINE OF SAID PARCEL 18 TO A LINE THAT IS PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18 SHOWN ON SAID MAP AS HAVING A BEARING NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET AND ITS SOUTHEASTERLY PROLONGATION AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS FOR INGRESS, EGRESS, PUBLIC UTILITIES, TV CONDUITS AND INCIDENTAL PURPOSES OVER THAT PORTION OF PARCEL 18, AS SHOWN ON A RECORD OF SURVEYS MAP, FILED IN BOOK 54, PAGES 37 TO 39, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20.00 FEET OF SAID PARCEL 18 DISTANT SOUTHWESTERLY THEREON, 148.00 FEET FROM THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 18; THENCE NORTHWESTERLY PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18, SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET TO A DISTANCE OF 481.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID LAST MENTIONED PARALLEL LINE TO A LINE THAT IS PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18, SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET AND WHICH PASSES THROUGH A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20.00 FEET OF SAID PARCEL 18 DISTANT NORTHEASTERLY ALONG SAID LAST MENTIONED NORTHWESTERLY LINE 148.00 FEET FROM THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 18; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND ITS SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF SAID PARCEL 18; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE TO A LINE THAT IS PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18 SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET AND ITS SOUTHEASTERLY PROLONGATION AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

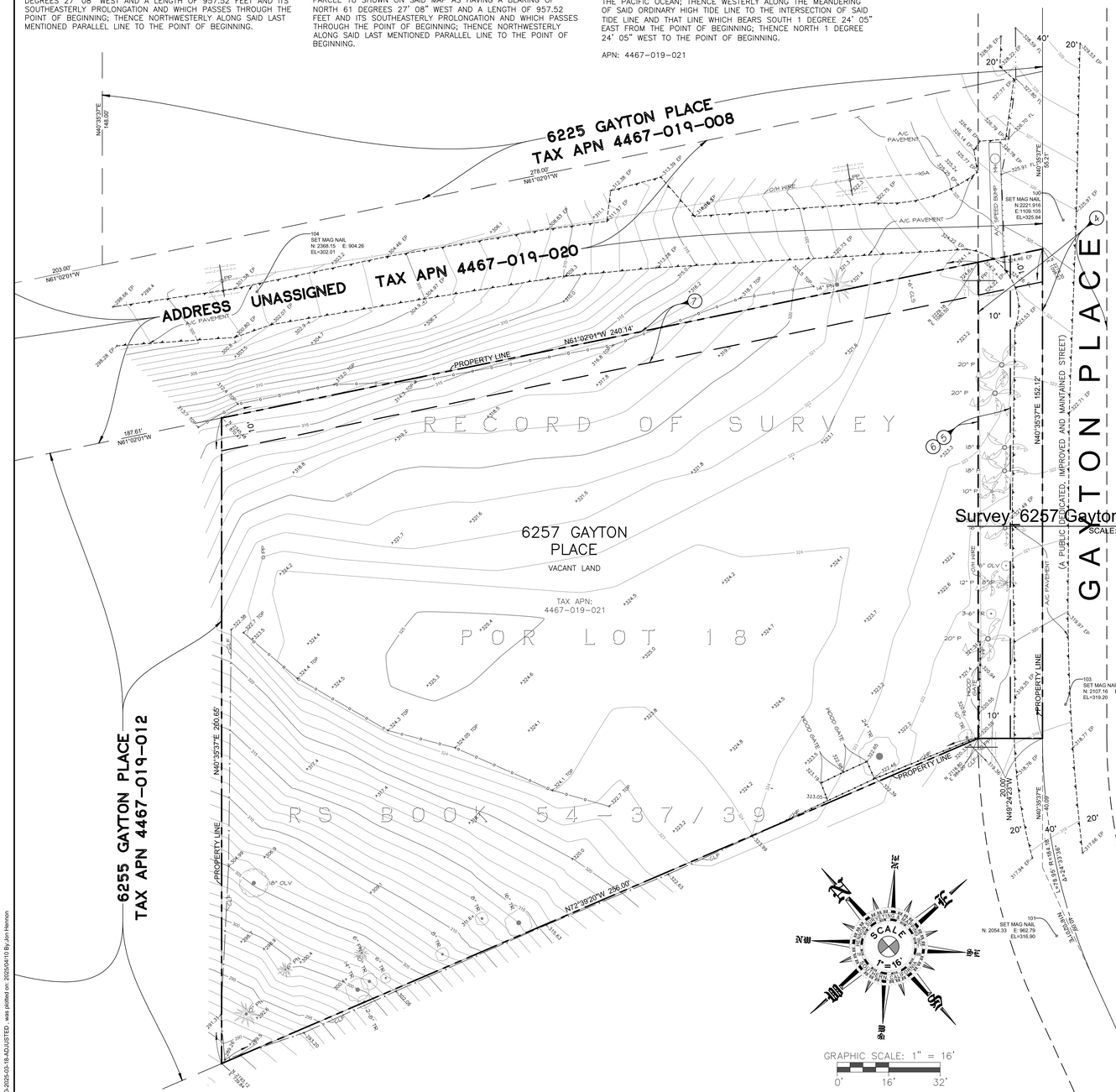
PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS DESCRIBED AS EASEMENTS NOS. 1 TO 5, INCLUSIVE, IN THAT CERTAIN INSTRUMENT DESIGNATED "DECLARATION OF EASEMENT BY MARBLEHEAD LAND COMPANY, FLED FOR RECORD OCTOBER 14, 1943 AS INSTRUMENT NO/FILE NO. 1346, IN BOOK 20332 PAGE 234 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH AN EASEMENT OVER THE PARCEL OF LAND HEREINAFTER IN THIS PARAGRAPH PARTICULARLY DESCRIBED FOR PEDESTRIAN TRAVEL, BATHING AND RECREATIONAL PURPOSES ONLY AND NOT FOR CAMPING, ERECTING TENTS OR BUILDINGS, MAINTAINING CONCESSIONS, LIGHTING FIRES OR CONSTRUCTING AND MAINTAINING PIERS, DOCKS, GROINS, OR ANY STRUCTURES INTERFERING OR TENDING TO INTERFERE WITH SAND TRAVEL IN OCEAN WATERS.

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, TRUSTEE, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342 OF OFFICIAL RECORDS; SAID POINT OF BEGINNING BEING EASTERLY 71.40 FEET ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4340 FEET FROM A POINT OPPOSITE ENGINEERS CENTERLINE STATION 681 PLUS 05.48 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS NORTH 67 DEGREES 30' 55" EAST 1511.31 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP, 100 FEET ALONG THE ARC OF THE ABOVE MENTIONED CURVE TO THE CENTER OF ESCONDIDO CREEK BRIDGE; THENCE SOUTH 1 DEGREE 24' 05" EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG THE MEANDERING OF SAID ORDINARY HIGH TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE AND THAT LINE WHICH BEARS SOUTH 1 DEGREE 24' 05" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 24' 05" WEST TO THE POINT OF BEGINNING.

APN: 4467-019-021



Survey: 6257 Gayton Place
SCALE: 1" = 1'-0"
1

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION DURING MARCH, 2025.

Robert D. Hennon

ROBERT DAVID HENNON, PLS 5573
(LIC. EXPIRES 9-30-25)

REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT DAVID HENNON L.S. NO. 5573 EXP. 9-30-25 STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARING OF N40°35'37"E ALONG THE CENTERLINE OF GAYTON PLACE AS SHOWN ON RECORD OF SURVEY MAP RS 54-37/39 AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) COUNTY OF LOS ANGELES PER THE FOLLOWING COUNTY BENCHMARK:

LA COUNTY BM DY10346 ELEV.=443.649 FT. NAVD88

2" IP W/DPW BM TAG IN WELL 41' W/O C/L KANAN DUME RD & 190' N/O C/L CAVALLERI RD 6.5' W/O EDGE AC IP MKR 2' S/O MON

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

SURVEYOR'S NOTES:

1. BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED BY CORNER RECORD SHOWN HEREON.
2. LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
3. TITLE REPORT WAS SUPPLIED BY CLIENT. SEE TITLE MATTERS.
4. THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
   NET AREA = 41,004 SQUARE FEET, 0.941 ACRES
   GROSS AREA = 44,005 SQUARE FEET, 1.010 ACRES
   (NET AREA = GROSS AREA LESS INGRESS/EGRESS PRIVATE ROAD)
   (AREA IS BASED ON FIELD MEASUREMENTS)
5. THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: RR5

FLOOD ZONE NOTE:

PER FEMA FLOOD INSURANCE RATE MAP 06037C1518G (EFFECTIVE 04/21/2021) SUBJECT PROPERTY IS IN FEMA FLOOD ZONE 'X' (UNSHADED), WHICH IS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD.

LEGEND-ABBREVIATIONS:

A/C	= ASPHALT CONCRETE
EP	= EDGE OF PAVEMENT
FF	= FINISHED FLOOR
FL	= FLOWLINE
FS	= FINISHED SURFACE
NG	= NATURAL GROUND
TYP	= TYPICAL
BM	= BENCHMARK
CE	= CITY ENGINEER
CL	= CENTERLINE
CN	= CONCRETE NAIL
COMON	= COUNTY SURVEYOR MON
FB	= FIELD BOOK
FD	= FOUND
IP	= IRON PIPE MON
LA	= LOS ANGELES
LSPK	= LEAD & SPIKE MON
LT	= LEAD & TACK MON
L&TAG	= LEAD & TAG MON
MON	= MONUMENT
NTAG	= NAIL & TAG MON
PK	= PK NAIL MON
PL	= PROPERTY LINE
PROD	= PRODUCED
PW	= PUBLIC WORKS
REF	= REFERENCE
R/W	= RIGHT-OF-WAY LINE
SET	= SET MONUMENT
SPK&T	= SPIKE & TIN MON
SPK&W	= SPIKE & WASHER MON
SSM	= STANDARD SURVEY MON

LEGEND-LINETYPES:

PROPERTY LINE
EASEMENT
CENTERLINE
TIELINE
CLF = CHAIN LINK FENCE
WF = WOOD FENCE
OVERHEAD WIRE
FL = FLOWLINE
TOP or TOE OF SLOPE

LEGEND-SYMBOLS:

GA = GUY ANCHOR
MH = MANHOLE (UNKNOWN)
PP = POWER POLE

SURFACE ELEVATIONS

=123.45 = A/C
=123.45 = DIRT/NG

TREE TYPES

O = OLIVE
P = PALM
PN = PINE
TR = TREE
CLS = CLUSTER

NOTE: THE NUMBER WHICH PRECEDES THE TREE TYPE LABEL INDICATES THE TREE TRUNK DIAMETER, MEASURED AT BREAST HEIGHT & DISPLAYED IN INCHES.

TITLE MATTERS:

PER PRELIMINARY TITLE REPORT ORDER NO. 2607208861-56 DATED AS OF DECEMBER 31, 2024, AT 7:30 AM BY OLD REPUBLIC TITLE COMPANY, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE HEREIN DESCRIBED SUBJECT PROPERTY.

ITEMS 1 TO 3 - TAXES, ASSESSMENTS, AND LIENS (NOT SURVEY RELATED MATTERS).

(4) ITEM 4 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : ROAD PURPOSES, RECORDED : IN BOOK 20332 OF OFFICIAL RECORDS, PAGE 234, AFFECTS : AS DESCRIBED THEREIN. (PLOTTED)

(5) ITEM 5 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : PUBLIC UTILITIES, RECORDED : IN BOOK 21434 OF OFFICIAL RECORDS, PAGE 238, AFFECTS : AS DESCRIBED THEREIN. (PLOTTED 10 FT STRIP EASEMENT FOR PUBLIC UTILITIES)

(6) ITEM 6 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : PUBLIC UTILITIES, RECORDED : MARCH 27, 1952 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2823, AFFECTS : AS DESCRIBED THEREIN. (PLOTTED 10 FT STRIP EASEMENT FOR PUBLIC UTILITIES)

(7) ITEM 7 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : PUBLIC UTILITIES, RECORDED : SEPTEMBER 15, 1965 IN OFFICIAL RECORDS AS INSTRUMENT NO. 4166
AFFECTS : AS DESCRIBED THEREIN. (PLOTTED 10 FT STRIP EASEMENT FOR PUBLIC UTILITIES)

ITEM 8 - A DEED OF TRUST (NOT A SURVEY RELATED MATTER).

ITEMS 9 TO 12 - TITLE COMPANY MATTERS (NOT SURVEY RELATED, SEE TITLE REPORT FOR PARTICULARS).

(XX) INDICATES A PLOTTED ITEM

TOPOGRAPHIC SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE:APRIL 01, 2025
SCALE:1" = 16'
CONTOUR INTERVAL: ONE FOOT
PROJECT NO: 4673
SHEET 1 OF 1 SHEETS

601 E. GLENOAKS BLVD, SUITE 208
GLENDALE, CALIFORNIA, 91207
(818)243-0640
EMAIL: INFO@HENNON.COM WEB: HENNON.COM
HENNON Surveying & Mapping, Inc.

TOPOGRAPHIC SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

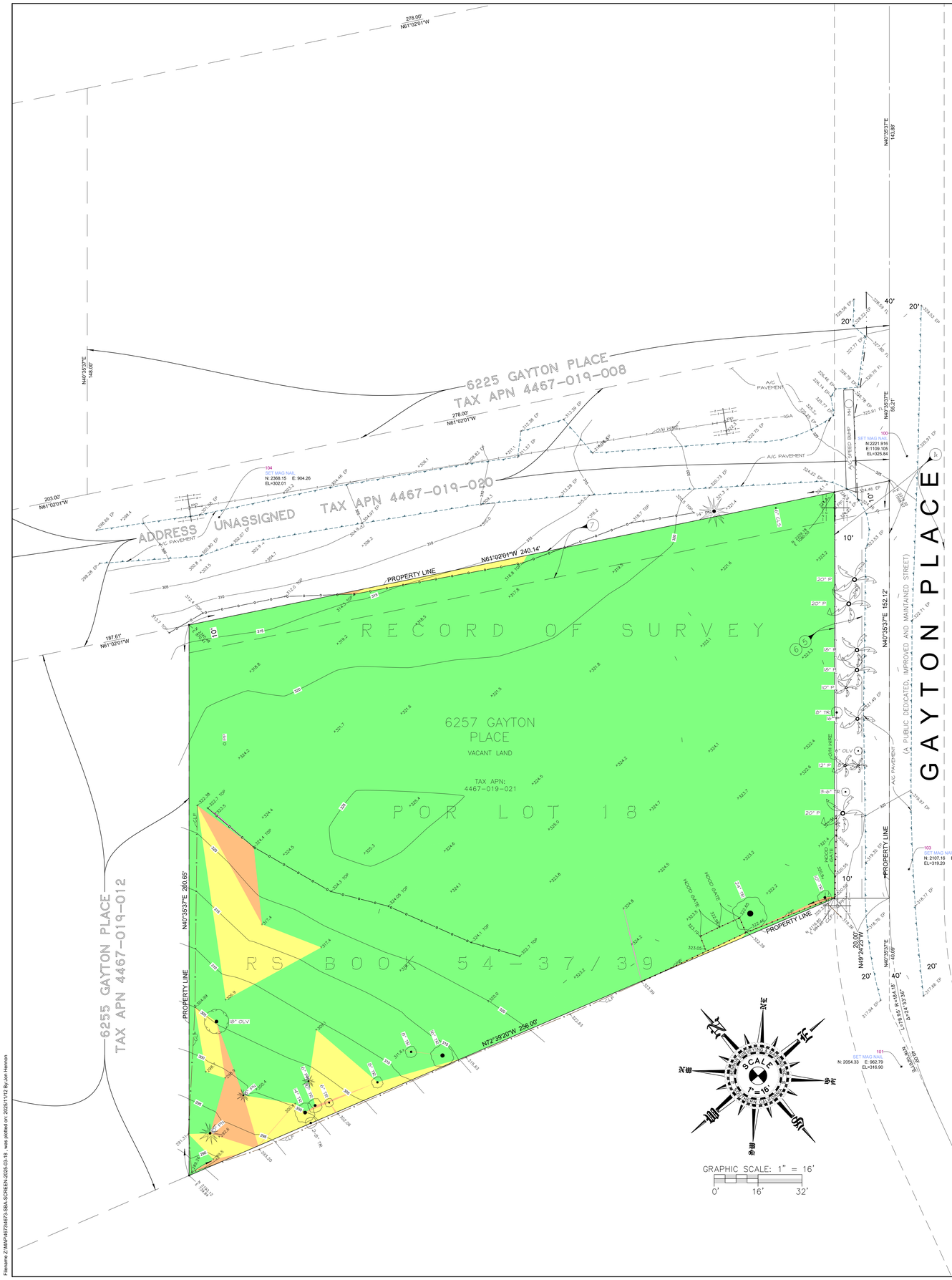
PRELIMINARY
SUBJECT TO CHANGE

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THOMAS GUIDE: 667-E1
LA CITY DIST. MAP-N/A
ASS. PARCEL NO.: 4467-019-021
DWG:4673-TOPO-2025-03-18
SURVEYED BY: HENNON

Filename Z:\MAPS\4673\4673-TOPO-2025-03-18-ADJUSTED, was plotted on: 20250410 By:Jon Hennon

SLOPE BAND ANALYSIS SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION DURING MARCH, 2025.

Robert D. Hennon

ROBERT DAVID HENNON, PLS 5573
(LIC. EXPIRES 9-30-25)

BASIS OF BEARINGS:

THE BEARING OF N40°35'37"E ALONG THE CENTERLINE OF GAYTON PLACE AS SHOWN ON RECORD OF SURVEY MAP RS 54-37/39 AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) COUNTY OF LOS ANGELES PER THE FOLLOWING COUNTY BENCHMARK:

LA COUNTY BM DY10346 ELEV.=443.649 FT. NAVD88

2" IP W/DPW BM TAG IN WELL 41' W/O C/L KANAN DUME RD & 190' N/O C/L CAVALLERI RD 6.5' W/O EDGE AC IP MKR 2' S/O MON

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

SURVEYOR'S NOTES:

1. BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED BY CORNER RECORD SHOWN HEREON.
2. LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
3. TITLE REPORT WAS SUPPLIED BY CLIENT. SEE TITLE MATTERS.
4. THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
   NET AREA = 41,004 SQUARE FEET, 0.941 ACRES
   GROSS AREA = 44,005 SQUARE FEET, 1.010 ACRES
   (NET AREA = GROSS AREA LESS INGRESS/EGRESS PRIVATE ROAD)
   (AREA IS BASED ON FIELD MEASUREMENTS)
5. THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: RR5

FLOOD ZONE NOTE:

PER FEMA FLOOD INSURANCE RATE MAP 06037C1518G (EFFECTIVE 04/21/2021) SUBJECT PROPERTY IS IN FEMA FLOOD ZONE 'X' (UNSHADED), WHICH IS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD.

LEGEND-ABBREVIATIONS:

A/C	= ASPHALT CONCRETE
EP	= EDGE OF PAVEMENT
FF	= FINISHED FLOOR
FL	= FLOWLINE
FS	= FINISHED SURFACE
NG	= NATURAL GROUND
TYP	= TYPICAL
BM	= BENCHMARK
CE	= CITY ENGINEER
CL	= CENTERLINE
CN	= CONCRETE NAIL
CSMON	= COUNTY SURVEYOR MON
FB	= FIELD BOOK
FD	= FOUND
IP	= IRON PIPE MON
LA	= LOS ANGELES
LSPK	= LEAD & SPIKE MON
LT	= LEAD & TACK MON
L&TAG	= LEAD & TAG MON

LEGEND-LINETYPES:

PROPERTY LINE
EASEMENT
CENTERLINE
TIELINE
GLF = CHAIN LINK FENCE
WF = WOOD FENCE
OVERHEAD WIRE
FL = FLOWLINE
TOP or TOE OF SLOPE

MON	= MONUMENT
NTAG	= NAIL & TAG MON
PK	= PK NAIL MON
PL	= PROPERTY LINE
PROD	= PRODUCED
PW	= PUBLIC WORKS
REF	= REFERENCE
R/W	= RIGHT-OF-WAY LINE
SET	= SET MONUMENT
SPK&T	= SPIKE & TIN MON
SPK&W	= SPIKE & WASHER MON
SSM	= STANDARD SURVEY MON

LEGEND-SYMBOLS:

GA = GUY ANCHOR
MH = MANHOLE (UNKNOWN)
PP = POWER POLE

SURFACE ELEVATIONS

=123.45 = A/C
123.4 = DIRT/NG

TREE TYPES

O = OLIVE
P = PALM
PN = PINE
TR = TREE
CL9 = CLUSTER

NOTE: THE NUMBER WHICH PRECEDES THE TREE TYPE LABEL INDICATES THE TREE TRUNK DIAMETER, MEASURED AT BREAST HEIGHT & DISPLAYED IN INCHES.

SURVEYOR'S CALCULATIONS:

THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:

NET AREA = 41,004 SQUARE FEET, 0.941 ACRES
GROSS AREA = 44,005 SQUARE FEET, 1.010 ACRES
EASEMENT AREA = 3,001 SQUARE FEET, 0.069 ACRES
(NET AREA = GROSS AREA LESS INGRESS/EGRESS PRIVATE ROAD EASEMENT) (AREA IS BASED ON FIELD MEASUREMENTS)

TDSF CALCULATION:

TDSF = TOTAL DEVELOPMENT SQUARE FOOTAGE

FORMULA (FOR NET SQUARE FOOTAGE OF LESS THAN ONE ACRE):
= (21,780 x 0.177) + 1,000 + (NET AREA - 21,780) x 0.10
= 4,855 + (40,996 - 21,780) x 0.10
= 4,855 + 1,921
= 6,776 SQ FT

SLOPE ANALYSIS TABLE UPDATED TO REFLECT CORRECT SLOPE BANDS FOR CITY OF MALIBU.

H = HORIZONTAL DISTANCE
V = VERTICAL DISTANCE

SLOPE ANALYSIS TABLE
6257 GAYTON PLACE

Number	Minimum Slope	Maximum Slope	Area	Color
1	0	H 3 : V 1 33%	38219	
2	H 3 : V 1 33%	H 2.5 : V 1 40%	2145	
3	H 2.5 : V 1 40%	H 1 : V 1 100%	632	
4	H 1 : V 1 100%	1:1 > 1:1 INFINITY	8	
TOTAL SQUARE FOOTAGE = 41,004				

SURVEYOR'S STATEMENT:

THIS MAP, REPRESENTING A SLOPE ANALYSIS FOR THE PROPERTY KNOWN AS 6257 GAYTON PLACE, WAS PREPARED BY ME, ROBERT HENNON, PLS 5573, AND IS BASED ON FIELD TOPOGRAPHIC SURVEY OF SAID PROPERTY MADE ON THE GROUND BY ME. THE SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY ME.

April 1, 2025

ROBERT DAVID HENNON, PLS 5573 (LIC. EXPIRES 9-30-27)

DATE: APRIL 01, 2025
SCALE: 1" = 16'
CONTOUR INTERVAL: FIVE FOOT
PROJECT NO: 4673
SHEET 1 OF 1 SHEETS

601 E. GLENOAKS BLVD, SUITE 208
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HENNON
Surveying & Mapping, Inc.

SLOPE BAND ANALYSIS SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1	08/25/25	TDSF ADDED	RDH

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THOMAS GUIDE: 667-E1
LA CITY DIST. MAP: N/A
ASS. PARCEL NO.: 4467-019-021
DWG: 4673-TOPO-2025-03-18
SURVEYED BY: HENNON

Filename: Z:\MAPS\4673\4673-SBA-SCREEN-2025-03-18, was plotted on: 2025/11/12 By: Jon Hennon

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

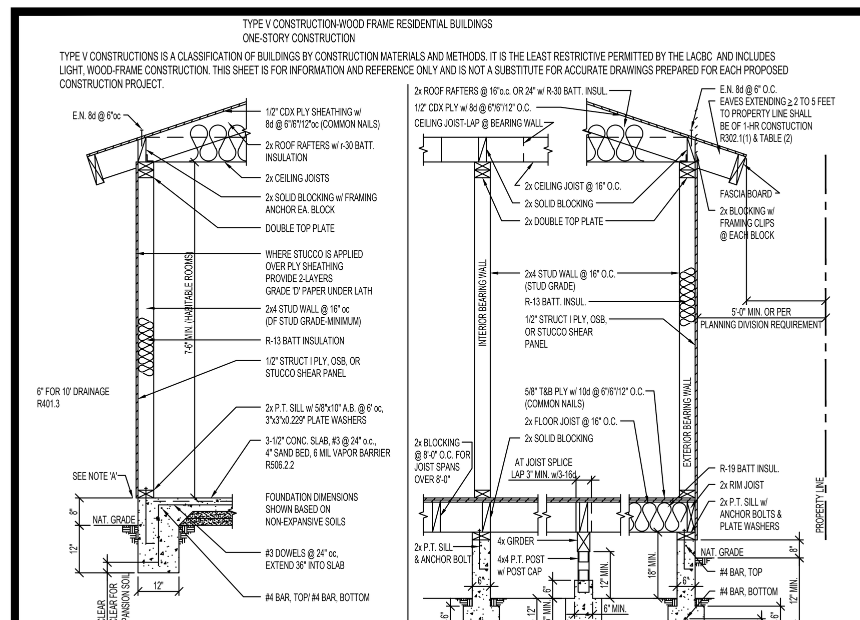
SHEET TITLE

DEVELOPMENT COLOR SLOPE ANALYSIS

DRAWING NO.
T-1.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1" = 10'
DRAWN BY	D.W.B.,

C:\Users\douglas\Documents\Library\Autodesk\Applications\Basic Basic\Basic\Archive\2025 RESID PROJECTS\GAYTON Place - 6257 Gayton Place\2D_SCHOLTANIAN - V23* 2025-02-27.pln

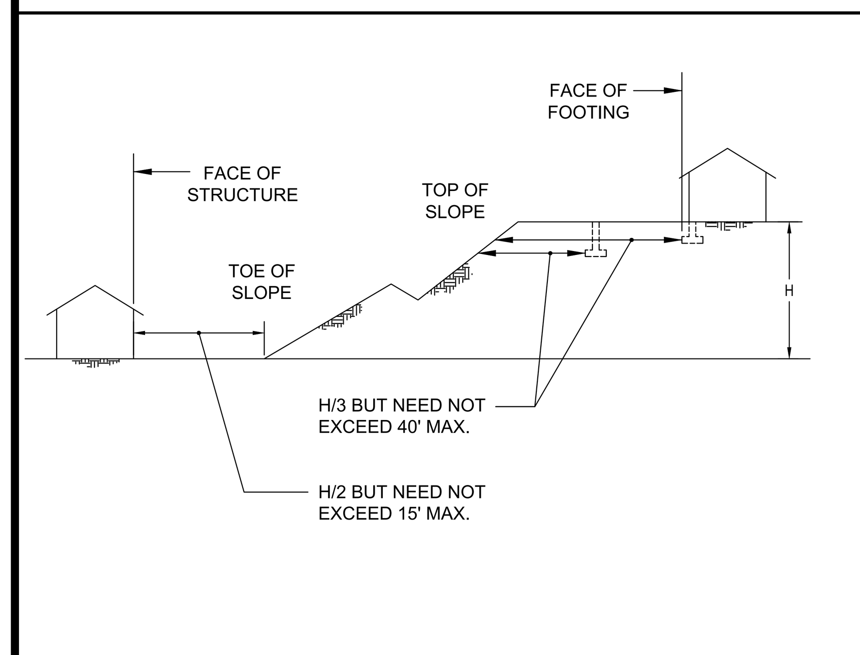


NOTES:
1. ANCHOR BOLTS: 5/8"x10" EMBEDDED 7" AND SPACED 6'-0" OC WITH 3"x3"x0.229" PLATE WASHERS, WITH MINIMUM 2 ANCHOR BOLTS PER PIECE, LOCATED NOT MORE THEN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE.
2. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD.
3. MINIMUM CONCRETE STRENGTH: 2500 psi
4. BEARING WALLS AND BRACED WALL PANELS REQUIRE CONTINUOUS FOOTINGS.
5. FOR EXPANSIVE SOIL: A SOILS REPORT OR UPDATE LETTER IS REQUIRED FOR ALL NEW FOUNDATIONS.
6. WHERE INTERIOR WALLS ARE SHEAR WALL PANELS, WALL FRAMING AND SHEATHING SHALL EXTEND TO THE ROOF SHEATHING.
7. UNDER FLOOR AREAS SHALL BE VENTILATED BY APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL BE LOCATED 3 FEET FROM CORNERS AND PROVIDE VENTILATION. THE OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO SIDES. CORROSION RESISTANT MESH W/ MINIMUM 1/4" OPENINGS.
8. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS MAY BE 1/300 OF THE AREA PROVIDED 50% OF THE OPENING AREA IS PROVIDED WITH VENTILATORS IN THE UPPER PORTION AT LEAST 3' ABOVE THE EAVE OR CORNICE WITH THE BALANCE OF THE VENTILATORS PROVIDED BY EAVE OR CORNICE VENTS. PROVIDE BAFFLES TO PREVENT ATTIC INSULATION FROM BLOCKING EAVE VENTS.
9. FOR STEM WALLS GREATER THAN 24" HIGH: REFER TO LOCAL JURISDICTION REQUIREMENTS.

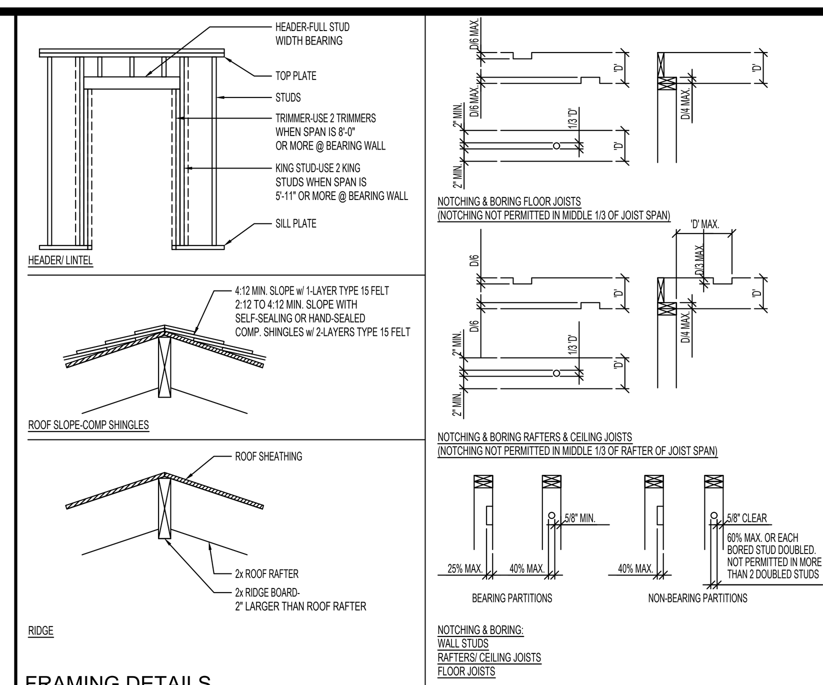
BUILDING SECTIONS

NAILING SCHEDULE	
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" o.c.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d per 16"
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	10d @ 24" o.c.
DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" o.c.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OT RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	3-10d
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	4-10d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d
RAFTER TO PLATE, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	10d @ 16" o.c.
2" PLANKS	2-16d @ EACH BEARING

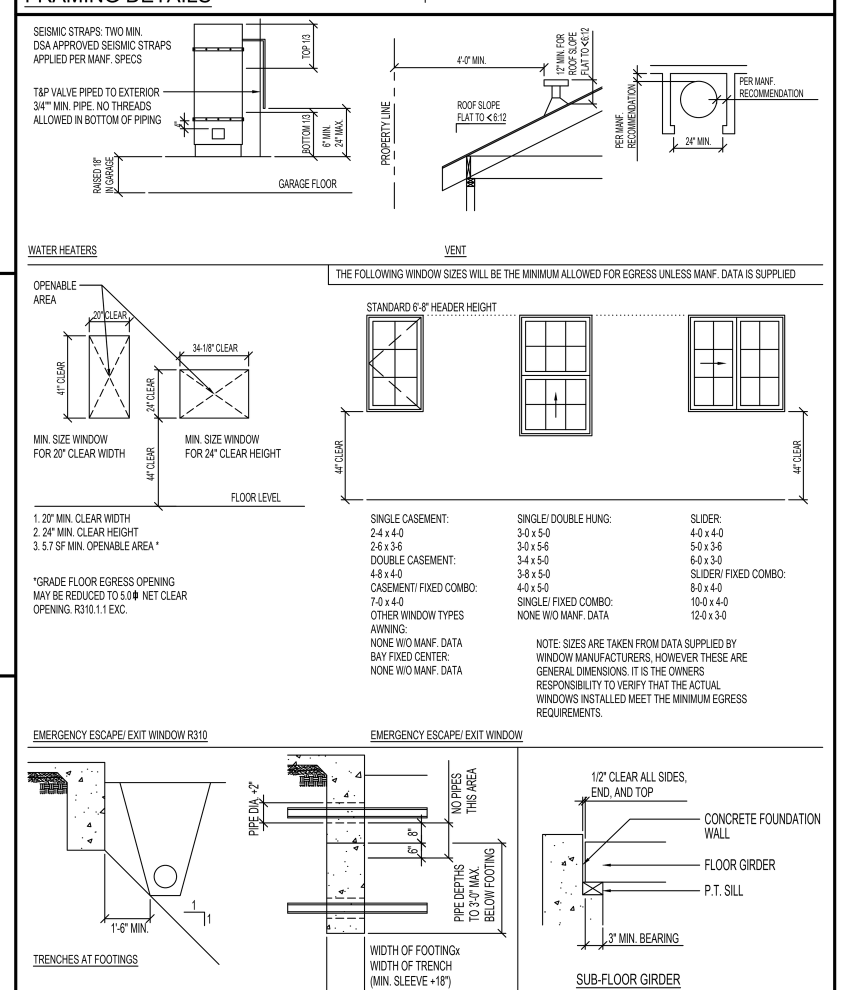
FASTENER NAILING SCHEDULE



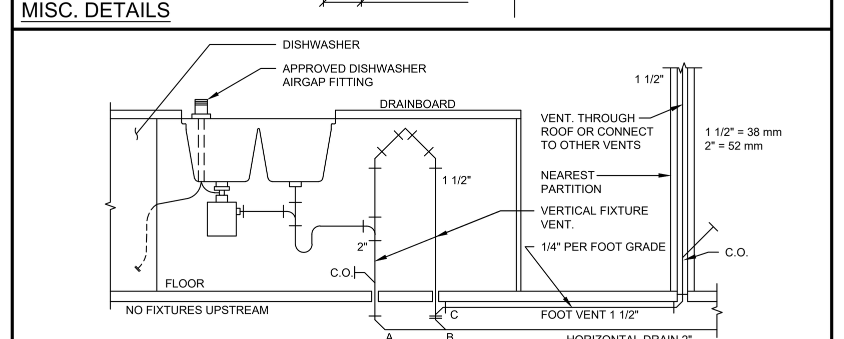
MINIMUM SLOPE SETBACK



FRAMING DETAILS



MISC. DETAILS



ISLAND VENT

SITE PLAN:

1. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE DWELLING.
2. LANDING AT EXTERIOR DOORS: PROVIDE A LANDING EQUAL TO THE WIDTH OF THE DOOR OR STAIR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36".
3. GRADE SHALL SLOPE AWAY FROM FOUNDATION 6" IN THE FIRST 10' OR 2% WITH SWALE WHEN WITHIN 10' OF PROPERTY LINE. [§R401.3 LACRC]

FOUNDATIONS:

1. USE FOUNDATION GRADE PRESSURE-TREATED FOUNDATION PLATES AND SILLS.
2. ALL STRUCTURAL WOOD MATERIAL EXPOSED TO WEATHER TO BE PRESSURE-TREATED. THIS INCLUDES ALL VERTICAL AND HORIZONTAL MEMBERS OF DECK CONSTRUCTION UNLESS A ROOF SYSTEM IS USED.
3. BOLT FOUNDATION PLATES AND SILLS TO THE FOUNDATION WITH 5/8" BOLTS SPACED NOT MORE THAN 6' APART. PROVIDE MIN. 2 BOLTS PER PIECE AND WITHIN 12" OF ENDS. EMBED BOLTS AT LEAST 7" IN CONCRETE OR MASONRY. USE 3" SQUARE x 0.229" THICK MINIMUM PLATE WASHERS ON EACH ANCHOR BOLT.
4. PROVIDE UNDER-FLOOR VENTILATION EQUAL TO 1 sq. ft. FOR EACH 150 sq. ft. OF UNDER-FLOOR AREA. VENTILATION OPENINGS SHALL BE APPROXIMATELY EQUALLY AND WITHIN 3 FEET OF EACH CORNER.
5. PROVIDE 18" x 24" UNDER-FLOOR ACCESS OPENING.
6. DAMPPROOF FOUNDATION WALLS ENCLOSING A BASEMENT BELOW FINISHED GRADE BY AN APPROVED METHOD.
7. THE MINIMUM THICKNESS FOR CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL BE NOT LESS THAN 3 1/2". [§R506.1 LACRC]

FRAMING:

1. ALL LUMBER, WOOD STRUCTURAL PANELS, PARTICLE- BOARD, STRUCTURAL GLUED-LAMINATED TIMBER, END- JOINTED LUMBER, FIBERBOARD SHEATHING, HARDBOARD SIDING, PILES AND POLES SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. [§602 LACRC]
2. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE BONDED BY INTERMEDIATE GLUE UNLESS THE SHEATHING IS EXPOSED ON THE UNDERSIDE, IN WHICH CASE IT SHALL BE BONDED WITH EXTERIOR GLUE.
3. NO HORIZONTAL BORING FOR DWV PLUMBING IN 2x4 FRAMED WALLS. USE 2x6 OR DOUBLE WALL.
4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT 10 FOOT INTERVALS HORIZONTALLY AND VERTICALLY AT CEILING AND FLOOR LEVELS.
5. PROVIDE 22"x30" ATTIC ACCESS IN HALLWAY. ACCESS MUST BE 30"x30" IF NECESSARY TO REMOVE MECHANICAL EQUIPMENT. ACCESS MUST BE LARGER THAN THE LARGEST MECHANICAL COMPONENT. [§304.4 LACMC]
6. ROOF TRUSSES, RAFTERS, AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT LATERAL DISPLACEMENT AND ROTATION. ENGINEERED DESIGN FOR TRUSSES TO BE ON SITE. BRACING PER MANUFACTURER'S REQUIREMENTS.
7. INSTALL HURRICANE CLIPS AT EVERY TRUSS OR RAFTER OR PER MANUFACTURER'S INSTRUCTIONS.
8. PURLINS AND STRUTS SHALL BE SUPPORTED BY BEARING WALLS.
9. PROVIDE RAFTER TIES WHERE CEILING JOISTS AND RAFTERS ARE NOT PARALLEL.
10. IF 40%-50% OF THE REQUIRED VENT AREA IS LOCATED AT MOST 3 FEET BELOW THE HIGHEST POINT OF THE SPACE W/ BALANCE AT THE EAVES, THEN THE AREA MAY BE REDUCED TO 1/300TH OF THE CEILING AREA. [§806.2 LACRC]
11. CUTTING, NOTCHING, OR BORING SHALL NOT EXCEED 25% OF THE STRUCTURAL MEMBER UNLESS SPECIFIED IN (SEE FRAMING DETAILS - THIS SHEET)
12. STUCCO WEEP SCREEDS SHALL BE MINIMUM 4" ABOVE SOIL OR 2" ABOVE PAVED SURFACE. [§604.3 LACPC]
13. THE SIZE, HEIGHT, AND SPACING OF WOOD STUDS SHALL NOT EXCEED TABLE R602.3(5) UNLESS JUSTIFIED BY AN ANALYSIS.

WEATHER PROTECTION:

1. ALL WEATHER EXPOSED SURFACES SHALL HAVE AN APPROVED WEATHER-RESISTIVE BARRIER UNDER THE SIDING, OR BE OF APPROVED WEATHER PROOF PANELS. TWO LAYERS OF 15# FELT OVER PLYWOOD PANELS. [§703.2 LACRC]
2. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED WITH APPROVED MATERIALS AND SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE.
3. PROVIDE MINIMUM NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL ON ROOF VALLEY FLASHING, WHICH SHALL ALSO EXTEND AT LEAST 12" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AND END LAP OF NOT LESS THAN 4". [§R903 LACRC]

ENERGY:

1. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY PER CEnC, Sec. 150.0 (k) 1.A & T-150.0-A.
2. LUMINAIRES TO BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. CEnC, Sec. 150.0(k)2.
3. ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY PER CEnC, Sec. 150(k)3 AND T-150.0-A.
4. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND BY A MOTION SENSOR OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM PER CEnC, Sec. 150.0(k)3..
5. RECESSED LIGHTING IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC TYPE) BY UL PER CENC, CEnC 150.0(k)(1)(C).
6. AIR DISTRIBUTION DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6 (OR R-4.2 WHEN ENTIRELY IN CONDITIONED SPACE AS CONFIRMED THROUGH FIELD VERIFICATION). CEnC, Sec. 150.0(m)1.
7. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER, OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. [§150.0(O) CEnC]
8. EACH KITCHEN SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. [§150.0(O) CEnC].

INSTRUCTIONS FOR USING THIS SHEET

TYPE V CONSTRUCTION GENERAL NOTES AND DETAILS FOR RESIDENTIAL CONSTRUCTION PROJECTS BASED ON THE 2023 LA COUNTY RESIDENTIAL CODE.

TYPE V CONSTRUCTION IS A CLASSIFICATION OF BUILDINGS BASED ON CONSTRUCTION MATERIALS AND METHODS. IT IS THE LEAST RESTRICTIVE CONSTRUCTION TYPE PERMITTED BY THE LA COUNTY BUILDING CODES AND INCLUDES LIGHT, WOOD-FRAMED CONSTRUCTION. THIS SHEET IS FOR INFORMATION AND REFERENCE PURPOSE ONLY, AND IS NOT A SUBSTITUTE FOR COMPLETE, ACCURATE DRAWINGS PREPARED SPECIFICALLY FOR EACH PROPOSED CONSTRUCTION PROJECT.

THIS SHEET MAY BE USED IN CONJUNCTION WITH PROJECTS DESIGNED AND REVIEWED UNDER THE 2023 LA COUNTY BUILDING CODE. THIS SHEET IS INTENDED TO EXPEDITE PLAN REVIEW WHILE AT THE SAME TIME PROMOTING SAFE, HEALTHY, CODE COMPLIANT CONSTRUCTION, BY PROVIDING STANDARD NOTES AND DETAILS ASSOCIATED WITH MOST LA COUNTY RESIDENTIAL CODE PROJECTS.

IT IS UNDERSTOOD THAT ALL OF THE NOTES AND DETAILS CONTAINED ON THIS TYPE V SHEET DO NOT APPLY TO ALL RESIDENTIAL PROJECTS. BY SIGNING AND ATTACHING THIS SHEET TO PREPARED PLANS, THE APPLICANT ACKNOWLEDGES THAT HE/ SHE HAS REVIEWED THE NOTES AND DETAILS CONTAINED ON THIS SHEET, AND UNDERSTANDS AND AGREES THAT ALL NOTES AND DETAILS ARE A PART OF THE APPROVED PLANS AND REQUIRED FOR THE PROJECT AS APPLICABLE. THE APPLICANT ALSO ACKNOWLEDGES THAT AN OMISSION OF A NOTE OR DETAIL ON THIS SHEET DOES NOT ALLOW FOR A NONCOMPLIANT FIELD CONDITION.

INSTRUCTIONS:

1. REVIEW SUBMITTAL REQUIREMENTS BASED ON THE TYPE OF PROJECT YOU ARE DESIGNING, SUCH AS SINGLE-FAMILY-RESIDENCE, RESIDENTIAL ADDITION, DETACHED ACCESSORY STRUCTURE, ETC. SUBMITTAL CHECKLISTS MAY BE DOWNLOADED ONLINE
2. PREPARE ALL NECESSARY PLAN SHEETS AND DOCUMENTS FOR YOUR PROJECT AS LISTED ON THE SUBMITTAL CHECKLIST, INCLUDING SITE PLAN, FOUNDATION PLAN, FLOOR PLAN, ROOF PLAN, ELEVATIONS, FRAMING DETAILS, SOILS REPORT, T-24 ENERGY REPORT, ETC. COMPLETE THE DESCRIPTION OF SCOPE OF WORK, AND LIST ALL PREPARED SHEETS BELOW.
3. FILL IN THE BUILDING DATA AND STRUCTURAL DATA ON THE TYPE V SHEET, COMPLETE THE PLAN SHEET TABLE OF CONTENTS, SIGN THE APPLICANT SIGNATURE LINE, AND ATTACH YOUR PREPARED SHEETS TO THE TYPE V COVER SHEET. EACH SHEET MUST BE SIGNED BY THE PREPARER.

THIS TYPE V SHEET IS TO MAKE QUICK PROCESSING OF YOUR APPLICATION, USEFUL IN AVOIDING CODE COMPLIANCE PROBLEMS DURING CONSTRUCTION, AND EFFICIENT IN KEEPING YOU, YOUR FAMILY AND/ OR CLIENT SAFE AND HEALTHY DURING OCCUPANCY.

PLAN SHEET TABLE OF CONTENTS:

1.____________________
2.____________________
3.____________________
4.____________________
5.____________________
6.____________________
7.____________________

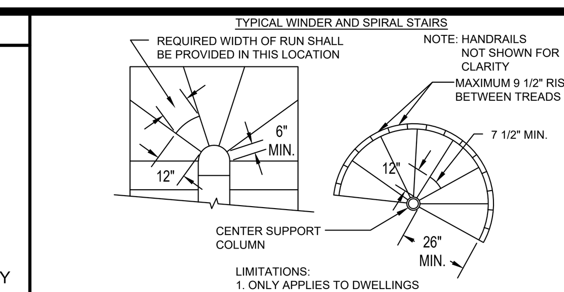
APPLICANT SIGNATURE:____________________

BY SIGNING THIS SHEET THE APPLICANT ACKNOWLEDGES THAT HE/ SHE HAS READ AND UNDERSTANDS ALL DETAILS AND NOTES HEREIN, AND AGREES THAT ALL NOTES AND DETAILS ARE PART OF THE APPROVED PLANS.

FLOOR PLANS & GENERAL REQUIREMENTS:

This project shall comply with Title 24 and 2023 LA County Residential Code (LACRC), LA County Mechanical Code (LACMC), LA County Plumbing Code (LACPC), LA County Electrical Code (LACEC), and California Energy Code (CEnC).

1. FLOOR PLAN SHOWING USE OR OCCUPANCY OF ALL PARTS OF THE ADDITION, PLACEMENT OF ELECTRICAL, PLUMBING AND HEATING OUTLETS AND FIXTURES, DOOR WITH DIRECTION FOR SWING, AND LOCATIONS AND SIZE OF WINDOWS AND HEADERS. INCLUDE IMMEDIATELY ADJOINING ROOMS TO THE ADDITION, THE USE, EXISTING WINDOW SIZES AND ANY WINDOWS REMOVED, SHOW EXISTING, DEMO, AND NEW WALL LOCATIONS.
2. PROVIDE EXTERIOR GLAZED OPENINGS FOR 8% OF THE FLOOR AREA FOR NATURAL LIGHT IN HABITABLE ROOMS. [§R303.1 LACRC]
3. PROVIDE OPENABLE EXTERIOR OPENINGS OF 4% OF THE FLOOR AREA. FOR NATURAL VENTILATION IN HABITABLE ROOMS. [§R303.1 LACRC]
4. PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE FROM BASEMENTS AND FROM EVERY ROOM USED FOR SLEEPING PURPOSES. WINDOWS TO BE 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, 5.7 sq. ft. (5' FOR GRADE FLOOR), MINIMUM OPENING AREA, AND 44" MAXIMUM SILL HEIGHT ABOVE THE FINISHED FLOOR. (SEE MISC. DETAILS - THIS SHEET) [§R310 LACRC]
5. 7'-0" MINIMUM HEADROOM IS REQUIRED IN HABITABLE AREAS. [§R305.1 LACRC]
6. MINIMUM ROOM SIZES: AT LEAST ONE 120 sq. ft. ROOM IS REQUIRED. OTHER HABITABLE ROOMS SHALL BE A MIN. 70 sq. ft. WITH A 7'-0" MINIMUM WIDTH IN ANY DIRECTION. (EXCEPT KITCHENS) [§R304.1 LACRC]
7. PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN ANY WALL WITHIN A 24" ARC OF EITHER EDGE OF THE DOOR IN THE CLOSED POSITION, AND ANY GLAZING IN WALLS OR FENCES ENCLOSING, CONTAINING, OR FACING, WITHIN 5' HORIZONTALLY, HOT TUBS, SPAS, SHOWERS, BATHTUBS, SWINGING AND SLIDING DOORS, ETC. WHERE THE BOTTOM EDGE IS LESS THAN 5' MEASURED VERTICALLY. SHOWER DOORS SHALL OPEN OUTWARD. TEMPERED GLASS WITHIN 18" TO FINISH FLOOR, TEMPERED GLASS ADJACENT TO STAIRWAYS, AND RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE. TEMPERED GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD. [§R308.4 LACRC]
8. THE GARAGE AND/ OR CARPORT SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM $\frac{1}{2}$" GYPBOARD APPLIED TO THE GARAGE/ CARPORTS SIDE. [§R302.6 LACRC].
9. EGRESS DOORSSHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT [§R311.2 LACRC].
10. LANDINGS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXTERIOR LANDINGS WITH DOORS THAT DO NOT SWING OVER THE LANDING MAY HAVE A DIFFERENCE IN ELEVATION OF 7-3/4" MAXIMUM BELOW THE TOP OF THE THRESHOLD. [§R311.3.1 LACRC].
11. INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. [§R303.7 LACRC].
12. PROVIDE LIGHT OVER STAIRS WITH SWITCH TOP AND BOTTOM. [§R303.7 LACRC].
13. HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH FOUR OR MORE RISERS. SHOW STAIRWAY RAILING/ HANDRAIL ON THE FLOOR PLAN. [§R311.7.8 LACRC].
14. ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM $\frac{1}{16}$" AND SHALL NOT EXCEED $\frac{1}{4}$". [§R806.1 LACRC]
15. SMOKE ALARM SYSTEM AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED. [§R314.1.1 LACRC]
16. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217. [§R315.1.1 LACRC]
17. FLOORS OF GARAGES/ CARPORTS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [§R309.1 LACRC]
18. WATER-RESISTANT GYPSUM BACKING BOARD COMPLYING WITH ASTM C 840 SHALL BE USED WHEN GYPSUM IS USED FOR A BASE FOR TILE OR WALL PANELS FOR A TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS. MIN. 6'. [§R307.2 LACRC]
19. ENCLOSED, USABLE SPACE UNDER STAIRS TO BE PROTECTED WITH 1/2" GYP BOARD. [§R302.7 LACRC]
20. NEW DWELLINGS AND/ OR REMODEL OR ADDITIONS w/ COST IN EXCESS OF $1000.00 SHALL BE PROVIDED WITH APPROVED SMOKE DETECTORS AND CO DETECTORS. INSTALL SMOKE DETECTORS IN EACH STORY, HALLWAY, EACH SLEEPING ROOM, AND IN BASEMENTS. CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA, EVERY LEVEL, AND BASEMENTS. NEW CONSTRUCTION TO BE HARDWIRED & INTERCONNECTED. [§R314 & R315 LACRC]
21. OPENINGS FROM GARAGES INTO ROOMS USED FOR SLEEPING PURPOSES ARE NOT PERMITTED. [§R302.5.1 LACRC]
22. 5/8" TYPE "X" GWB (OR EQUIVALENT) IS REQUIRED TO SEPARATE GARAGE FROM HABITABLE ROOMS ABOVE. 1/2" FOR SUPPORT WALLS FOR AFFECTED CEILINGS. 1/2" FOR GARAGES LOCATED LESS THAN 3 FEET FROM DWELLING ON SAME LOT. [§R302.6 LACRC]
23. USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS, WHERE FIREWALL OF GARAGE IS PIERCED BY F.A.U. DUCTS. [§R302.5.2 LACRC]
24. SPECIFY SELF-CLOSING, TIGHT-FITTING, 1 3/8" SOLID WOOD DOOR OR 20 MINUTE LABELED DOOR FOR OPENING BETWEEN GARAGE AND DWELLING. [§R302.5.1 LACRC]
25. STAIRWAYS: MAXIMUM RISE 7 3/4", MINIMUM TREAD 10", MINIMUM HEADROOM 6'-8", MINIMUM WIDTH 36". [§R311.7.5 LACRC]
26. PROVIDE A 1 1/4"-2" DIA. GRIPPABLE HANDRAIL FOR STAIRWAYS ON AT LEAST ONE SIDE. TERMINATE AT A NEWEL POST, WALL, OR SAFETY TERMINAL. HANDRAILS SHALL HAVE A MIN. SPACE FROM WALL OF 1 1/2" AND BE BETWEEN 34"-38" ABOVE THE TREAD NOSING. [§R311.7.8 LACRC]
27. UNENCLOSED FLOOR AND ROOF OPENING, OPEN AND GLAZED SIDE OF STAIRWAYS, BALCONIES AND PORCHES 30" OR MORE ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL OF 42" HEIGHT WITH OPENINGS LESS THAN 4" WIDE. [§R312 LACRC]
28. PROVIDE 36" LANDINGS AS MEASURED IN THE DIRECTION OF TRAVEL. LANDING WIDTH SHALL BE AS WIDE AS THE DOOR. [§R311.3 LACRC]



29. LOCATE THE TOP OF THE CHIMNEY AT LEAST 2 FEET ABOVE ANY ROOF WITHIN 10 FEET OF CHIMNEY AND 3 FEET ABOVE ROOF WHERE IT PASSES THROUGH. [§802.5.4 LACMC]
30. THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTER. THE NET FREE AREA OF THE SPARK ARRESTER SHALL BE NOT LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTER SCREEN SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2 INCH AND GREATER THAN 3/8 INCH IN SIZE. IT SHALL BE REMOVABLE FOR CLEANING. [§R1003.9.2 LACRC]

PLUMBING:

1. SPECIFY COPPER WATER LINES SHALL BE TYPE L MINIMUM. ABOVE & UNDERGROUND. [§604.3 LACPC]
2. SHOWERS, BATH TUBS, WHIRLPOOL AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ASSE 1070. [§408.3 LACPC]
3. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK FLOW DEVICE. [§603.5.7 LACPC]
4. ANCHOR OR STRAP WATER HEATERS AT 1/3 FROM TOP AND BOTTOM. [§507.2 LACPC]
5. PLUMBING WHEN CHANGING A WATER HEATER TO A TANKLESS HEATER. THE EXISTING PIPING SHALL BE CHECKED TO DETERMINE IF IT IS ADEQUATE CAPACITY WHERE INADEQUATE, THE EXISTING SYSTEM SHALL BE ENLARGED AS NECESSARY, OR SEPERATE GAS PIPING OF ADEQUATE CAPACITY SHALL BE RUN FROM THE POINT OF DELIVERY TO THE APPLIANCE. [§1215 LACPC]
6. SHOWERS TO BE LARGE ENOUGH TO INSCRIBE MINIMUM 30" DIAMETER CIRCLE AND A MINIMUM OF 1,024 sq. in. SHOWER OPENING MIN. 22". [§408.6 LACPC]
7. FLUSH VOLUMES FOR WATER CLOSETS SHALL NOT EXCEED 1.28 GAL PER FLUSH. [§411.2 LACPC] SHOWER HEADS SHALL NOT EXCEED 1.8 GPM. [§408.2 LACPC]
8. INSTALL BUILT-UP SHOWER PANS PER LACPC 408.7 OR USE AN APPROVED LISTED MATERIAL.
9. WATER HEATERS LOCATED IN AN ATTIC OR ABOVE A CEILING, FLOOR-CEILING OR FLOOR-SUB-FLOOR ASSEMBLY WHERE DAMAGE MAY RESULT FROM A LEAK, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM 3/4" DRAIN TO AN APPROVED LOCATION. [§507.5 LACPC]
10. BATHTUBS TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [§409.6 LACPC]
11. GAS UTILIZATION EQUIPMENT LOCATED IN RESIDENTIAL GARAGES SHALL BE LOCATED OR PROTECTED SO IT IS NOT SUBJECT TO PHYSICAL DAMAGE BY A MOVING VEHICLE. [§305, LACMC]
12. SANITARY DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED PER LACPC, CHAPTER 7.
13. GAS PIPING TO BE SIZED PER TABLES 1215.2 AND INSTALLED PER LACPC, CHAPTER 12
14. NEW OR ALTERED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER LACPC, Sec. 609.9.
15. LAVATORY FAUCETS SHALL HAVE A FLOW RATE NOT MORE THAN 1.2 GALLONS PER MINUTE. [§407.2 LACPC].
16. KITCHEN FAUCETS SHALL HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE. [§420 LACPC].

ELECTRICAL:

1. SHOW ON THE FLOOR PLAN OR ON A SEPARATE ELECTRICAL PLAN THE LOCATION OF MAIN AND SUB PANEL BOARDS ELECTRICAL RECEPTACLES AND LIGHTING FIXTURES. GENERALLY, RECEPTACLES ARE TO BE LOCATED IN A WALL EVERY 12 LINEAR FEET SO THAT A FIXTURE WILL NOT BE MORE THAN 6 FEET FROM ANY RECEPTACLE. [§210.52 LACEC]
2. PROVIDE GFCI PROTECTION FOR ALL RECEPTACLES IN THE FOLLOWING LOCATIONS PER LACEC SEC. 210.8
1. BATHROOM(S)
2. GARAGES AND ACCESSORY BUILDINGS.
3. OUTDOORS.
4. CRAWL SPACES - AT OR BELOW GRADE LEVEL.
5. UNFINISHED BASEMENTS.
6. KITCHENS SERVING COUNTERTOPS.
7. LAUNDRY, UTILITY, WET BAR SINKS, BATHTUBS, OR SHOWER STALLS WHERE RECEPTACLES ARE WITHIN 6FT.
8. BOAT HOUSES
3. ALL 15 AND 20 AMP RECEPTICALS (INCLUDING GFCI'S) SHALL BE TAMPER-RESISTANT. [§406.12 LACEC]
4. PROVIDE A MINIMUM OF ONE WALL SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES PER LACEC SEC. 210.70
5. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY, LIVING, DINING ROOMS, PARLORS, LIBRARIES, DENS, RECRATION ROOMS, CLOSETS, HALL WAYS, KITCHENS, LAUNDRY AREAS AND SIMULAR AREAS OR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS. [§210.12(A) LACEC]
6. PROVIDE A CONCRETE-ENCASED ELECTRODE FOR NEW ELECTRICAL PANELS (WHERE A NEW FOOTING IS AVAILABLE). [§250.52(A)(3) LACEC]
7. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. [§210.11(C)(1) LACEC].
8. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [§210.11(C)(2) LACEC].
9. PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF, GFI PROTECTED RECEPTACLE AT THE FRONT AND THE BACK OF THE DWELLING UNIT. [§210.52 LACEC].
10. COUNTERTOP RECEPTACLES, IN THE KITCHEN, SHALL BE GFCI PROTECTED AND SHALL BE LOCATED IN A WALL EVERY 48 LINEAR INCHES. [§210.52 LACEC].
11. PROVIDE AT LEAST ONE GFCI PROTECTED OUTLET ALONG THE PERIMETER OF BALCONY, DECK, OR PORCH. [§210.52 LACEC].
12. A SWITCHED LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS. [§210.70 LACEC].

MECHANICAL:

1. APPLIANCES INSTALLED IN GARAGES SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUTOF THE NORMAL PATH OF VEHICLES PER LACMC 305.1.1.
2. HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18" INCHES ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. [§604.3 LACMC]
3. DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. DUCTS FOR DOMESTIC RANGE HOODS SHALL ONLY SERVE COOKING APPLIANCES. [§504.3 LACMC]
4. ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT. FROM A PROPERTY LINE, 10 FT. FROM A FORCED AIR INLET, AND 3 FT. FROM OPENINGS INTO THE BUILDING. [§502.2.1 LACMC]
5. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN (14) FEET (4,263 mm), INCLUDING TWO (2) 90 DEGREE (1.57 rad) ELBOWS. TWO (2) FEET (610 mm) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 rad) ELBOW IN EXCESS OF TWO. [§504.4.2.1 LACMC]
6. AN ATTIC UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN TWENTY-TWO (22) INCHES x THIRTY (30) INCHES. (NFPA 54-09:9.5.1) LACMC 304.4 (A) WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN SIX (6) FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED TWENTY (20) FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY. (NFPA 54-09:9.5.1.1) LACMC 304.4.1 (B) THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN TWENTY- FOUR (24) INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE. (NFPA 54:9.5.1.2) LACMC 304.4.2 (C) A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN THIRTY (30) INCHES BY THIRTY (30) INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (NFPA 54:9.5.2) LACMC 304.4.3 (D) A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (NFPA 54:9.5.3) LACMC 304.4.4
7. BUILDING CAVITIES, SUPPORT PLATFORMS FOR AIR HANDLERS AND PLENUMS CONSTRUCTED OF MATERIAL OTHER THAN SEALED SHEET METAL, DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR PER CEnC, Sec. 150.0(m)1.

GREEN BUILDING:

1. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. [§4.503.1 LAGBSC].
2. AN OPERATION AND MAINTENANCE MANUAL SHALL BE SUPPLIED AT FINAL INSPECTION COMPLYING WITH SECTION 4.410 OF THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.
3. MATERIALS AND FINISHES SHALL COMPLY WITH POLLUTION CONTROL LIMITS PER SECTION 4.504 OF THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.

BUILDING DATA

ASSESSORS PARCEL #: ____________________
DESCRIPTION OF USE: ____________________
OCCUPANCY GROUP: ____________________
TYPE OF CONSTRUCTION: ____________________
SPRINKLERS: YES OR NO: ____________________
STORIES: ____________________
HEIGHT: ____________________
FLOOR AREAS: ____________________
GARAGE AREA: ____________________
TOTAL AREA: ____________________

PROVIDE A COMPLETE DESCRIPTION OF THE SCOPE OF WORK:

STRUCTURAL DATA

ROOF/FLOOR LIVE LOAD ________/________ PSF
SITE CLASS ________
SEISMIC DESIGN CATEGORY ________
BASIC WIND SPEED ________
WIND EXPOSURE ________

A SEPARATE PERMIT WILL BE REQUIRED FOR RETAINING WALLS, FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS APPLICABLE.

PLAN CHECK # :
PERMIT # :
ADDRESS:

2023 LA COUNTY RESIDENTIAL CODE
TYPE V COVER SHEET
"THESE CODE REQUIREMENTS GOVERN ANY ERRORS SHOWN ON OTHER PLANS."
SHEET 1 OF 2

WORK DESCRIPTION:

CITY OF:
MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265
310-456-3356

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

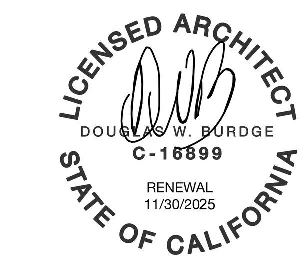
STANDARD NOTES FOR R-3 CONSTRUCTION

DRAWING NO.
T-1.5

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

NEW SINGLE FAMILY RESIDENCE

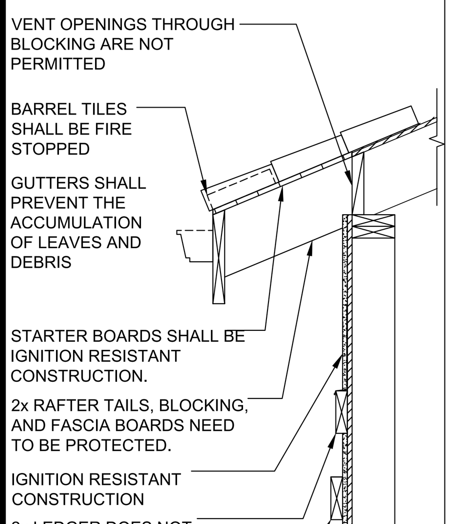
6257 GAYTON PLACE
Malibu, CA



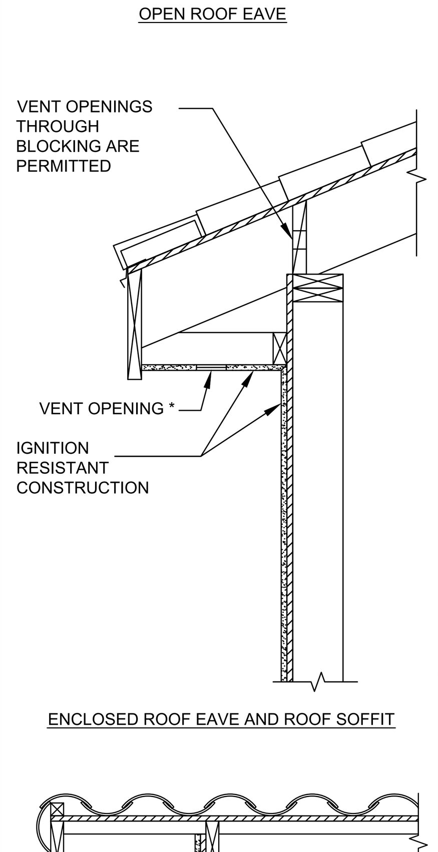
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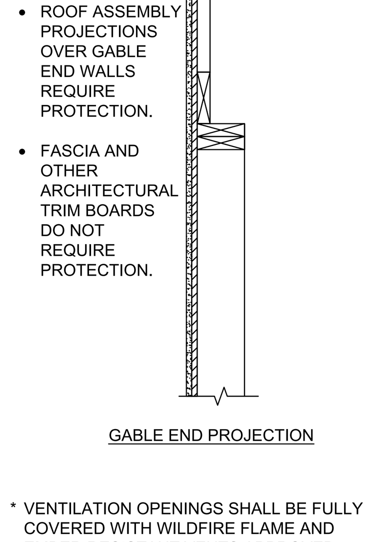
PROTECTION OF ROOF EAVES AND PROJECTIONS:



OPEN ROOF EAVE



ENCLOSED ROOF EAVE AND ROOF SOFFIT



SECTION R337.7.5:

- ROOF ASSEMBLY PROJECTIONS OVER GABLE END WALLS REQUIRE PROTECTION.
- FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION.

GABLE END PROJECTION

* VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED. SECTION R337.6.2, LACRC.

SECTION R337.6.2.1, LACRC, OFF RIDGE AND RIDGE VENTS: VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH THE FOLLOWING:

1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8" IN DIAMETER.
2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:

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

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

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

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

Ducts and Fans:

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

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

Ventilation and Indoor Air Quality:

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

Pool and Spa Systems and Equipment:

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

Lighting:

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

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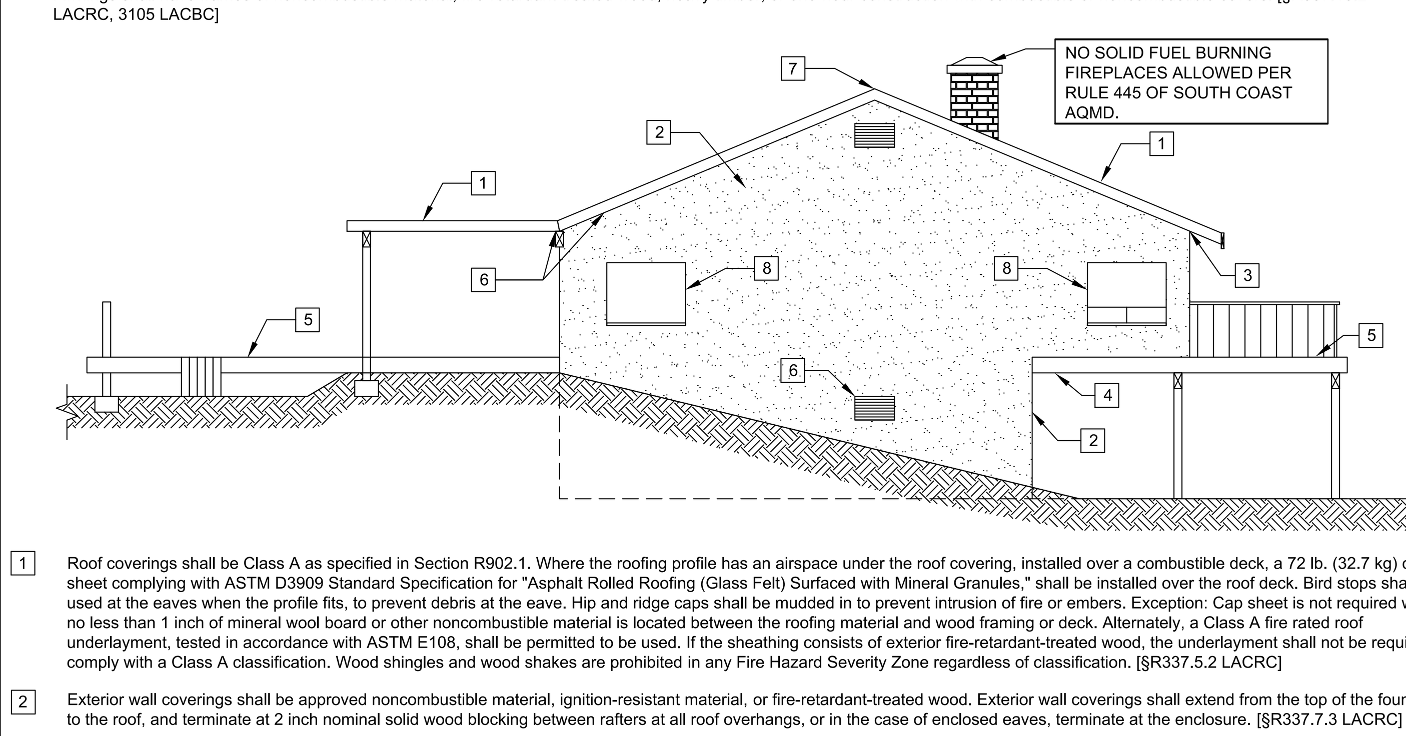
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements,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

Solar Readiness:

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

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE:

- New buildings, and any additions, alterations, or repairs made to existing buildings located in or moved within any Fire Hazard Severity Zone or any Wildland-Urban Interface (WUI) Fire Area designated by the Los Angeles County Fire Department constructed after the application date shall comply with the provisions of Section R337. [§R337.1.3, LACRC]
- Group U occupancy accessory buildings of any size located at least 50 feet from an applicable building on the same lot are exempt from Section R337. Accessory buildings and miscellaneous structures, including additions, alterations, or repairs, as specified in Section R337.10 shall comply only with the requirements of that Section. [§R337.1.3, LACRC]
- Where valley flashing is installed, the flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide running the full length of the valley. [§R337.5.3 LACRC]
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. [§R337.5.4 LACRC]
- Open Roof Eaves: The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following: noncombustible material, ignition resistant material, fire-retardant-treated wood, one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck, or provide the exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263. [§R337.7.5 LACRC]
- Enclosed Roof Eaves and Roof Eave Soffits: The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one or more of the following: noncombustible material, ignition-resistant material, fire-retardant-treated wood, materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side tested in accordance with ASTM E119 or UL 263, one layer of 5/8" Type X gypsum sheathing applied behind the exterior covering or cladding on the underside of the rafter tails or soffit, boxed-in roof eave soffit assemblies with horizontal underside meeting Section R337.7.11 and meeting procedures set forth in ASTM E2957 or SFM standard 12-7A-3. [§R337.7.6 LACRC]
- Exterior Porch Ceilings: The exposed underside of exterior porch ceilings shall be protected by one or more of the following: noncombustible material, ignition-resistant material, fire-retardant-treated wood, materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side tested in accordance with ASTM E119 or UL 263, one layer of 5/8" Type X gypsum sheathing applied behind the exterior covering or cladding on the underside of the ceiling, porch ceiling assemblies with horizontal underside meeting Section R337.7.11 and meeting procedures set forth in ASTM E2957or SFM standard 12-7A-3. [§R337.7.7 LACRC]
- Floor Projections or Underfloor Protection: The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall or the underfloor area of elevated or overhanging buildings shall be protected by one or more of the following: noncombustible material, ignition-resistant material, fire-retardant-treated wood, materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side tested in accordance with ASTM E119 or UL 263, one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection, the exterior portion of an approved one-hour wall assembly or have the horizontal underside meet the performance criteria of SFM 12-7A-3 or ASTM E2957. [§R337.7.8. R337.7.9 LACRC] Exception: Structural columns and beams do not require protection when they are constructed with sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches.
- Awnings shall have frames of noncombustible material, fire-retardant-treated wood, heavy timber, or one-hour construction with combustible or noncombustible covers. [§R337.10.2 LACRC, 3105 LACBC]



1. Roof coverings shall be Class A as specified in Section R902.1. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, a 72 lb. (32.7 kg) cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck. Bird stops shall be used at the eaves when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers. Exception: Cap sheet is not required when no less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck. Alternately, a Class A fire rated roof underlayment, tested in accordance with ASTM E108, shall be permitted to be used. If the sheathing consists of exterior fire-retardant-treated wood, the underlayment shall not be required to comply with a Class A classification. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zone regardless of classification. [§R337.5.2 LACRC]

2. Exterior wall coverings shall be approved noncombustible material, ignition-resistant material, or fire-retardant-treated wood. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. [§R337.7.3 LACRC]

   Exterior wall assemblies of buildings or structures shall be constructed using one or more of the following methods, unless they are covered by an exterior wall covering complying with Section R337.7.3: Assemly of sawn lumber or glue-laminated wood with least dimension of 4 inches, log wall construction, assembly suitable for exterior fire exposure containing one layer of 5/8" Type X gypsum sheathing applied behind the exterior wall covering on the exterior side of the framing, or any of the following assemblies tested in accordance with: ASTM E2707, SFM Standard 12-7A-1, ASTM E119, UL 263. [§R337.7.4 LACRC]

3. See "Open Roof Eaves" or "Enclosed Roof Eaves and Roof Eave Soffits" above.

4. See "Floor Projections or Underfloor Protection" above.

5. Walking surface material of decks, porches, balconies and stairs located within 10 feet of the building shall be constructed with one of the following materials: ignition-resistant material complying with Section R337.9.4, materials that comply with both SFM Standard 12-7A-4 and Section R337.4.3, material that complies with R337.9.4 when tested in accordance with both ASTM E2632 and ASTM E2726, exterior fire-retardant-treated wood, noncombustible material, any material complying with SFM Standard 12-7A-4 when exterior wall covering is also composed of noncombustible or ignition-resistant material, or any material complying with Section R337.9.5 when tested in accordance with ASTM E2632 and when exterior wall covering is also composed of noncombustible or ignition-resistant materials.[§R337.9.2, R337.9.3 LACRC]

6. [§R337.6.2 LACRC] Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested to ASTM E2886 and listed, by complying with all of the following requirements:
   1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
   2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
   3. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit. Roof and underfloor vents shall be protected by corrosion-resistant, noncombustible wire mesh with openings a minimum of 1/16-inch and shall not exceed 1/8-inch.

7. [§R337.6.2.1 LACRC] Vents that are installed on a sloped roof, such as dormer vents, shall comply with all the following:
   1. Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/16" and shall not exceed 1/8" diameter.
   2. The mesh material shall be noncombustible.
   3. The mesh material shall be corrosion resistant.

8. Exterior windows and exterior glazed doors shall be multipane glazing with a minimum of one tempered pane, glass block units, have a fire resistance rating of not less than 20 minutes when tested in accordance with NFPA 257, or meet the requirements of SFM 12-7A-2. [§R337.8.2.1 LACRC]
   Exterior doors shall comply with one of the following: Exterior surface or cladding shall be of approved noncombustible construction or ignition-resistant material, solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1-1/4 inches thick, shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, meet requirements of R337.7.3.1 when tested in accordance with ASTM E2707, or meet the requirements of SFM Standard 12-7A-1. [§R337.8.3 LACRC]

2022 Single-Family Residential Mandatory Requirements Summary

Electric and Energy Storage Ready:

§ 150.0 s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0 t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0 u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0 v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

PLAN CHECK # :
PERMIT # :
ADDRESS:

2023 LA COUNTY RESIDENTIAL CODE
TYPE V
COVER SHEET
"THESE CODE REQUIREMENTS GOVERN ANY ERRORS SHOWN ON OTHER PLANS."
SHEET 2 OF 2

WORK DESCRIPTION:

CITY OF:
MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265
310-456-3356

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

STANDARD NOTES FOR R-3 CONSTRUCTION

DRAWING NO.
T-1.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

/Users/carmelmcfayden/Library/CloudStorage/Box-Box/Rebu/ACTIVE REBU PROJECTS/SOLTANIAN Reza- 6257 Gayton Place/2D_3D/SOLTANIAN - V27 2025-02-27.pln

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

ENERGY CALCS.

DRAWING NO.
T-1.7

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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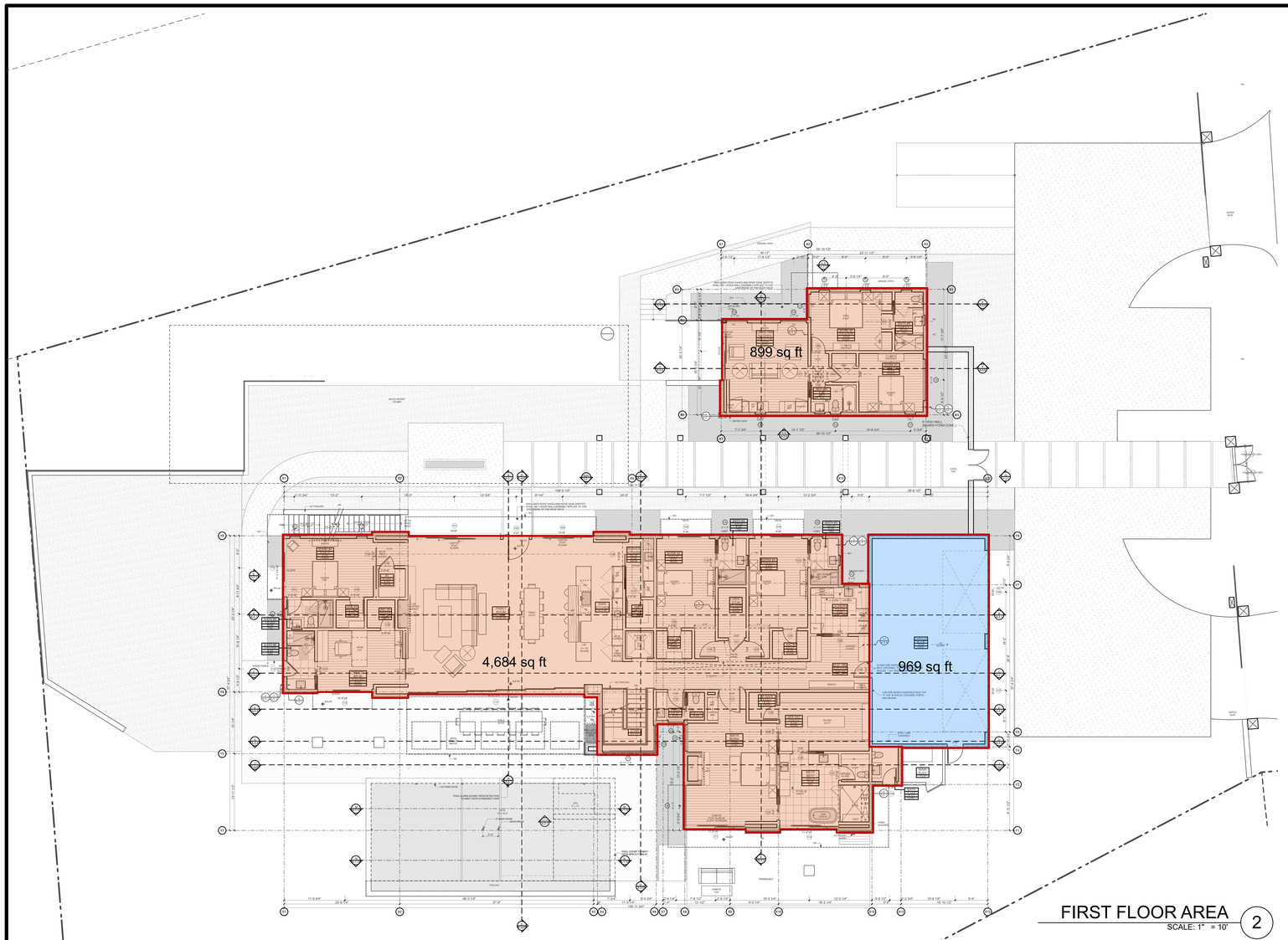
SHEET TITLE

TITLE 24: MANDATORY MEASURES

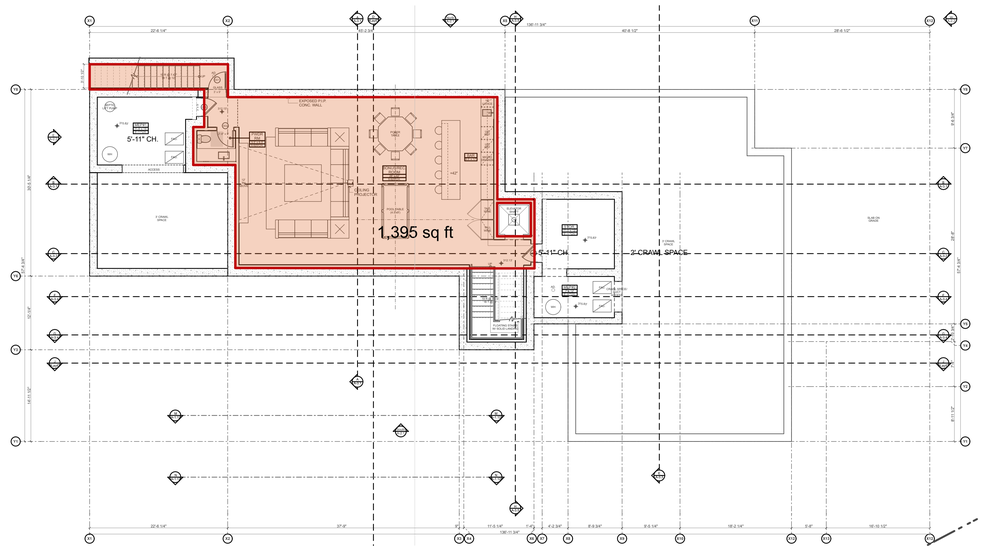
DRAWING NO.
T-1.8

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B., NA

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FIRST FLOOR AREA
SCALE: 1" = 10' 2



BASEMENT AREA
SCALE: 1" = 10' 4

	AREA TABS	
	AREA SUMMARY	**AREA S.F.**
	1.) FIRST FLOOR	4,684.30
	2.) SECOND UNIT / ADU	898.72
	3.) GARAGE	968.87
	SUBTOTAL	**6,551.89 ft²**
	4.) BASEMENT	* 1,394.79
		-1,000
		** 394.79
		394.79 / 2
		197.40
	TOTAL TDSF	**6,749.29 ft²**

* THE FIRST 1,000 SF OF A BASEMENT SHALL NOT BE COUNTED TO THE TDSF

** IN EXCESS OF 1,000 SHALL BE COUNTED AS HALF FOR A BASEMENT

MAX ALLOWABLE TDSF: 6,776 SF

BASEMENT : 1,394.79 - 1,000 = 394.79 / 2 = 197.40

TOTAL TDSF : 6,551.89 + 197.40 = 6,749.29 SF

6,749.29 < 6,776

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
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MALIBU, CA 90265
TEL. 310-456-5905

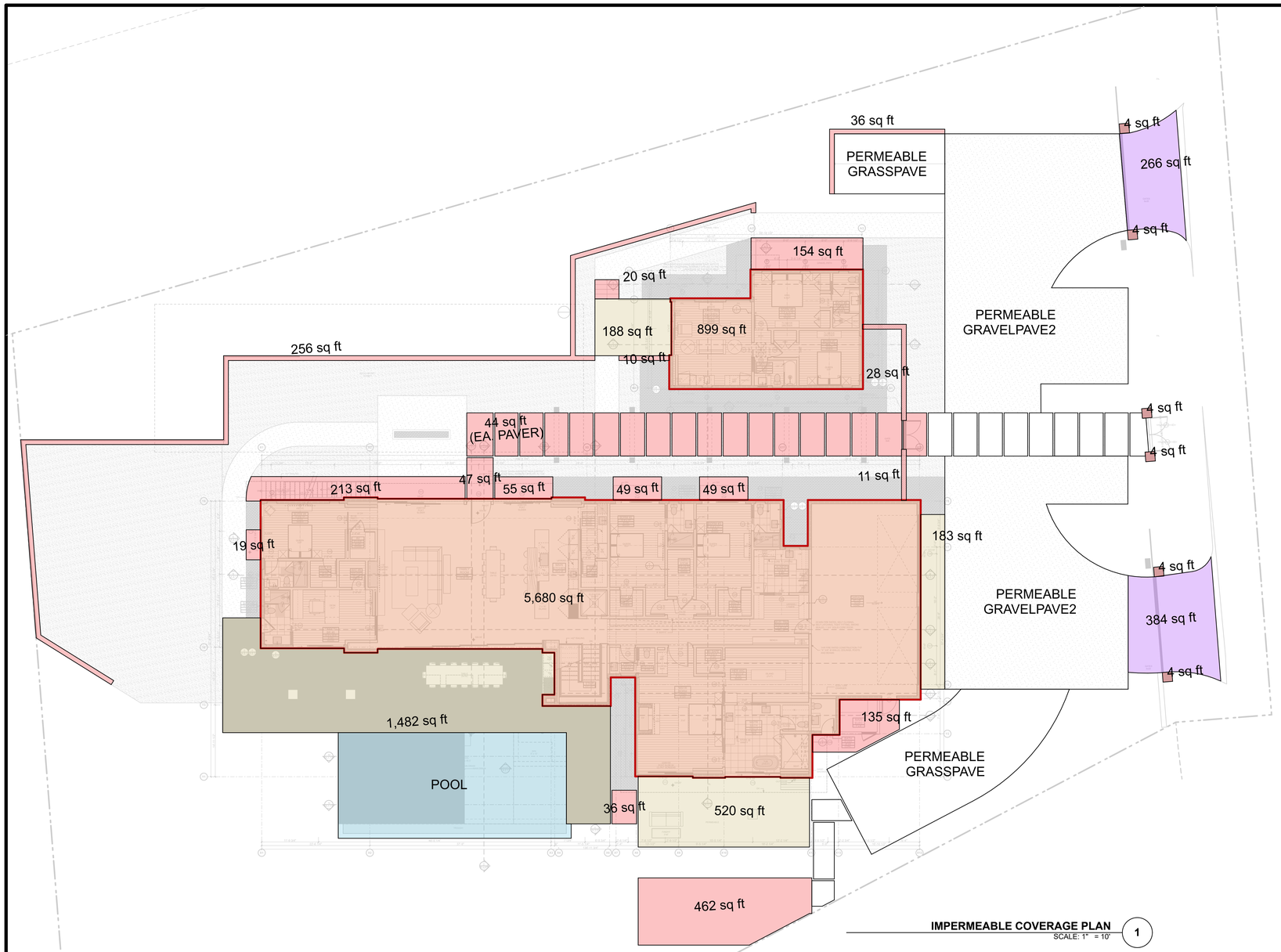
SHEET TITLE

AREA TABULATION

DRAWING NO.
T-1.9

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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IMPERMEABLE COVERAGE PLAN 1
SCALE: 1" = 10'

MAXIMUM IMPERMEABLE COVERAGE:
1/2" ACRE OR MORE: 41,004 X 30% = 12,301.2 S.F.

	PROPOSED IMPERMEABLE COVERAGE	
		AREA (S.F.)
	BLDG. FOOTPRINT	6,578.61
	DRIVEWAY	649.94
	HARDSCAPE	2,372.41
	WALKWAYS, STAIRS, MISC.	2,412.62
		12,013.58 ft²

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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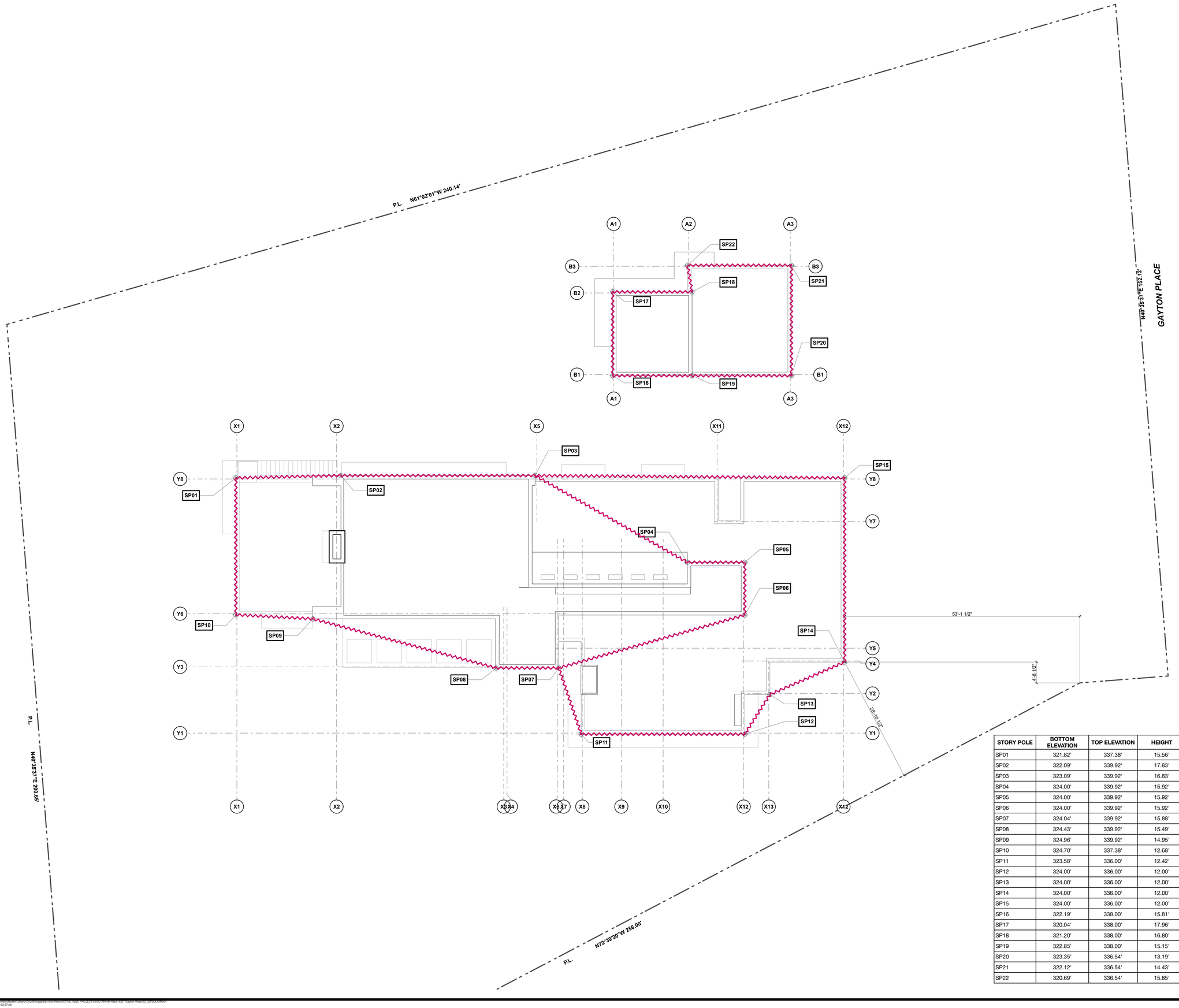
SHEET TITLE

IMPERMEABLE CALCULATIONS

DRAWING NO.
T-1.10

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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STORY POLE	BOTTOM ELEVATION	TOP ELEVATION	HEIGHT
SP01	321.82'	337.38'	15.56'
SP02	322.09'	339.92'	17.83'
SP03	323.09'	339.92'	16.83'
SP04	324.00'	339.92'	15.92'
SP05	324.00'	339.92'	15.92'
SP06	324.00'	339.92'	15.92'
SP07	324.04'	339.92'	15.88'
SP08	324.43'	339.92'	15.49'
SP09	324.96'	339.92'	14.95'
SP10	324.70'	337.38'	12.68'
SP11	323.58'	336.00'	12.42'
SP12	324.00'	336.00'	12.00'
SP13	324.00'	336.00'	12.00'
SP14	324.00'	336.00'	12.00'
SP15	324.00'	336.00'	12.00'
SP16	322.19'	338.00'	15.81'
SP17	320.04'	338.00'	17.96'
SP18	321.20'	338.00'	16.80'
SP19	322.85'	338.00'	15.15'
SP20	323.35'	336.54'	13.19'
SP21	322.12'	336.54'	14.43'
SP22	320.69'	336.54'	15.85'

STORY POLE NOTES

1. STORY POLES SHALL BE CONSTRUCTED OF 2" X 4" LUMBER OR OTHER STURDY BUILDING MATERIAL (PVC PIPE IS NOT ACCEPTABLE). STORY POLES SHOULD BE BRACED AT THE BASE BY USE OF GUY WIRES OR SUPPORTING BEAMS TO ENSURE THAT THEY WILL WITHSTAND WEATHER AND WILL REMAIN CORRECTLY POSITIONED. THE GUY WIRES SHOULD D BE FLAGGED FOR SAFETY PURPOSES.
2. THE TOP ONE FOOT (1'-0") OF THE STORY POLE SHALL BE PAINTED WITH A CLEARLY VISIBLE BLACK PAINT. MARKINGS SHALL ALSO BE MADE AT 18 FEET ABOVE FINISH OR NATURAL GRADE, WHICHEVER RESULTS IN A LOWER BUILDING HEIGHT, AND AT ONE (1) FOOT INCREMENTS ABOVE 18 FEET. BRIGHT ORANGE CONSTRUCTION MESH APPROXIMATELY ONE (1) FOOT IN WIDTH SHALL BE PLACED CONNECTING POLES TO SHOW ALL PROPOSED ROOF & RIDGE LINES. IF AT ANYTIME THE STORY POLE BECOMES UNSAFE, THEY SHALL BE REPAIRED AND RESET IMMEDIATELY. THE STORY POLES SHALL BE REMOVED IMMEDIATELY IF DETERMINED BY THE CITY TO BE A PUBLIC SAFETY RISK.
3. INDICATION OF STORY POLE HEIGHT : THE ELEVATION OF THE HEIGHT OF EACH STORY POLE AND THE NATURAL AND FINISH GRADES SHALL BE INDICATED ON THE PLANS. IN ADDITION, THE APPLICANT SHALL PROVIDE AN ELEVATION PLAN SHOWING A TYPICAL STORY POLE.

WAIVER OF RISK

I HEREBY ABSOLVE THE CITY OF MALIBU ANY LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF, OR DAMAGE CAUSED BY THE PLACEMENT OF THE APPROVED STORY POLES.

PROJECT APPLICANT
CARMEL MCFAYDEN
(BURDGE ARCHITECTS, INC.)

MAY 29TH, 2026
DATE

STORY POLE PLAN
APPROVED BY

AAKASH SHAH
(CONTRACT PLANNER)

DATE

LEGEND

#	POLE NUMBER
~~	CONSTRUCTION MESH CONNECTION TO POLES. ALL MESH TO BE CONNECTED AS STRAIGHT LINE OR SLOPE TO NEAREST POLE.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

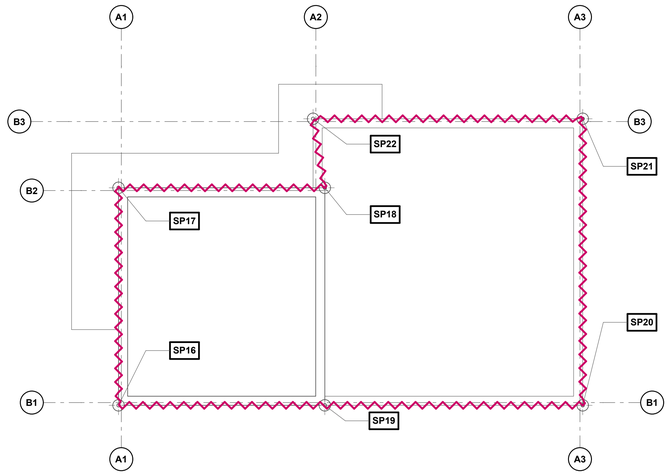
STORY POLE PLAN

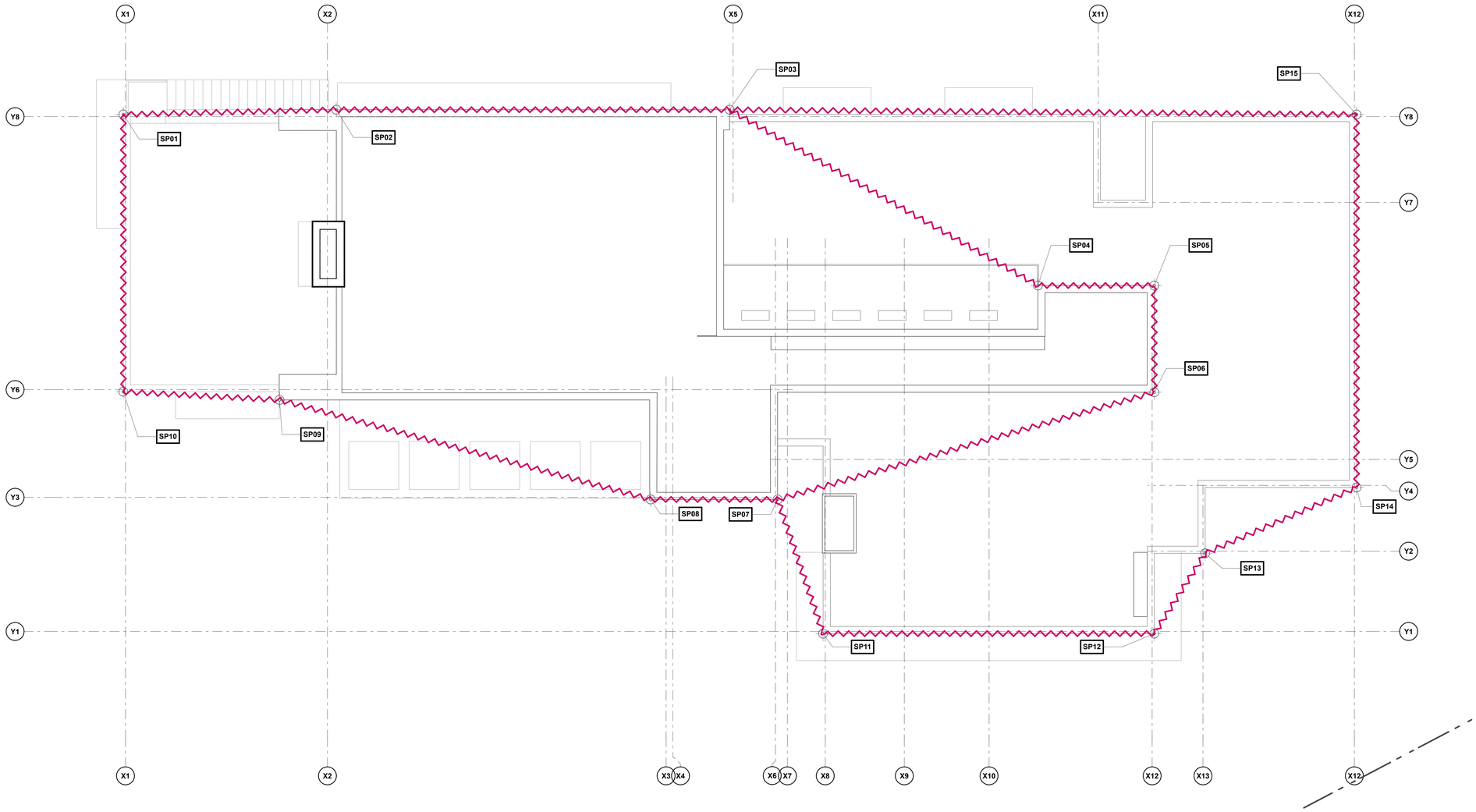
DRAWING NO.
T-1.11

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

Plotted: 03/03/2026 07:38:01 AM By: Carmel McFayden File: C:\Users\carmel\Documents\Revit Local Files\Burdge_Gayton Place_Malibu_CARMEL_2026.rvt Model: T-1.11 STORY POLE PLAN
V27 2025-02-27.pln

STORY POLE	BOTTOM ELEVATION	TOP ELEVATION	HEIGHT
SP01	321.82'	337.38'	15.56'
SP02	322.09'	339.92'	17.83'
SP03	323.09'	339.92'	16.83'
SP04	324.00'	339.92'	15.92'
SP05	324.00'	339.92'	15.92'
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STORY POLE NOTES

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PROJECT APPLICANT
CARMEL MCFAYDEN
(BURDGE ARCHITECTS, INC.)

MAY 29TH, 2026
DATE

STORY POLE PLAN
APPROVED BY

AAKASH SHAH
(CONTRACT PLANNER)

DATE

LEGEND

#	POLE NUMBER
~~	CONSTRUCTION MESH CONNECTION TO POLES. ALL MESH TO BE CONNECTED AS STRAIGHT LINE OR SLOPE TO NEAREST POLE.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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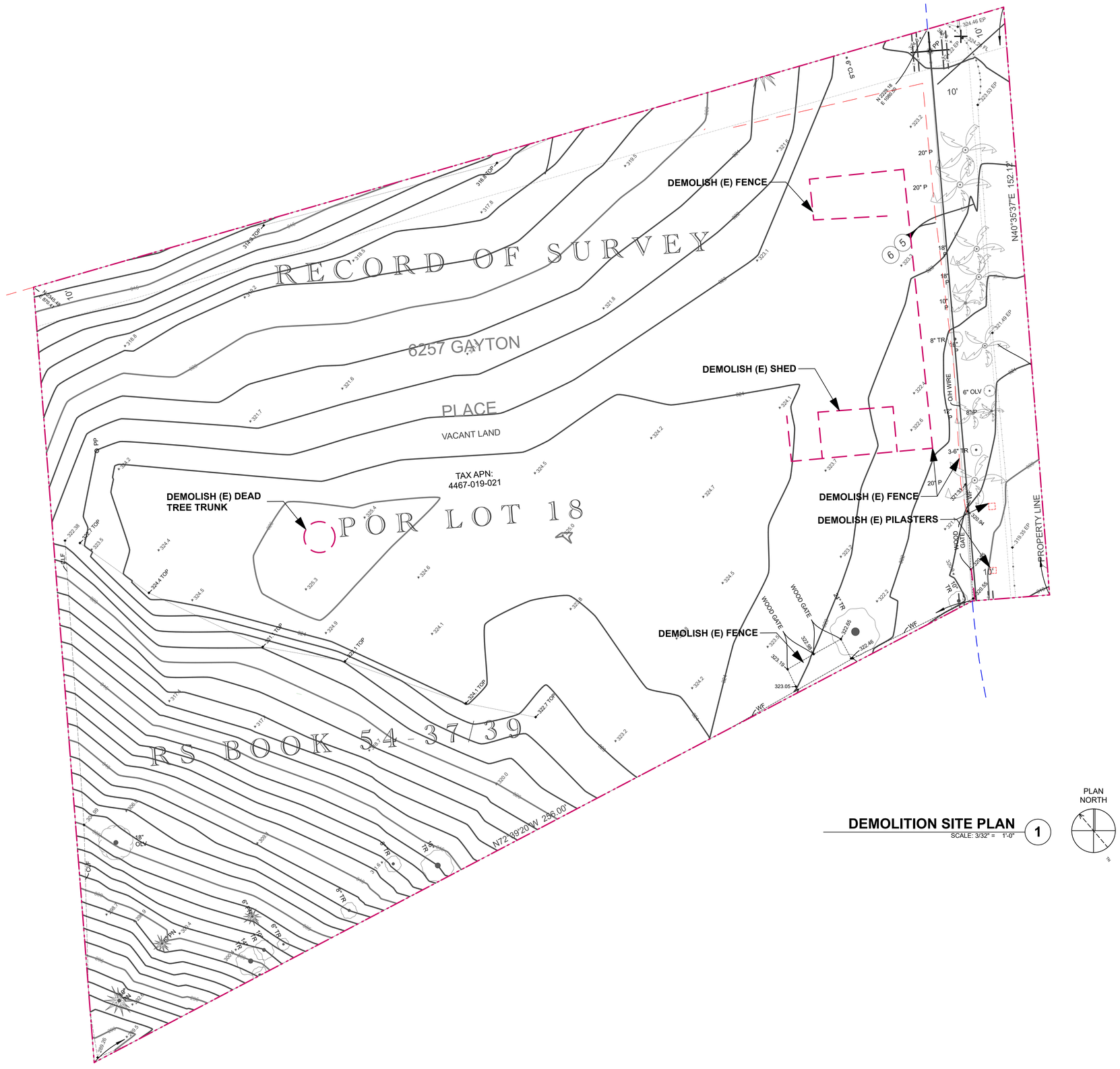
SHEET TITLE

STORY POLE PLAN

DRAWING NO.
T-1.12

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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DEMOLITION SITE PLAN

SCALE: 3/32" = 1'-0"

1

PLAN NORTH

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16599
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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SHEET TITLE

DEMOLITION SITE PLAN

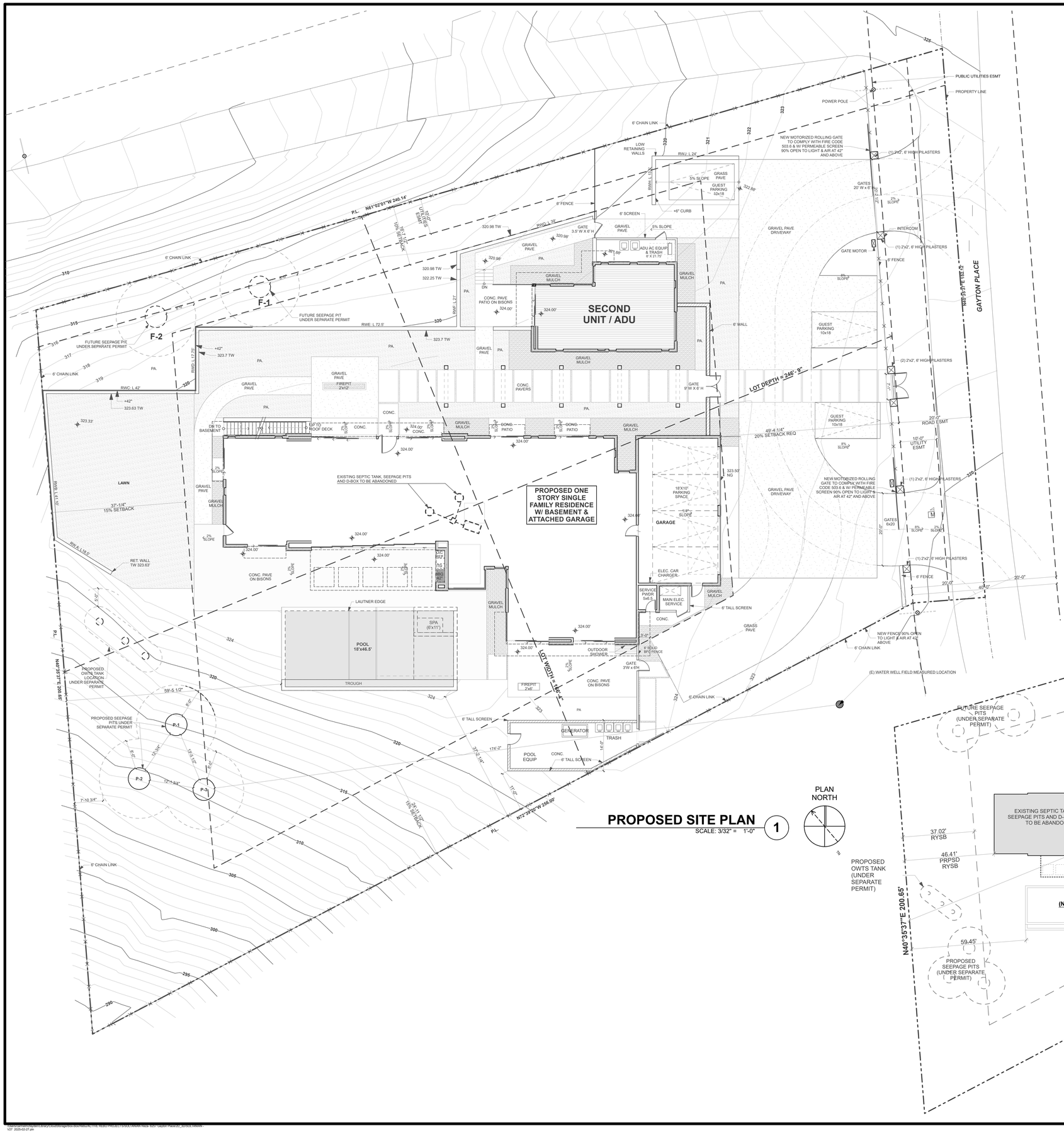
DRAWING NO.
AS-0.1

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DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

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Malibu, CA

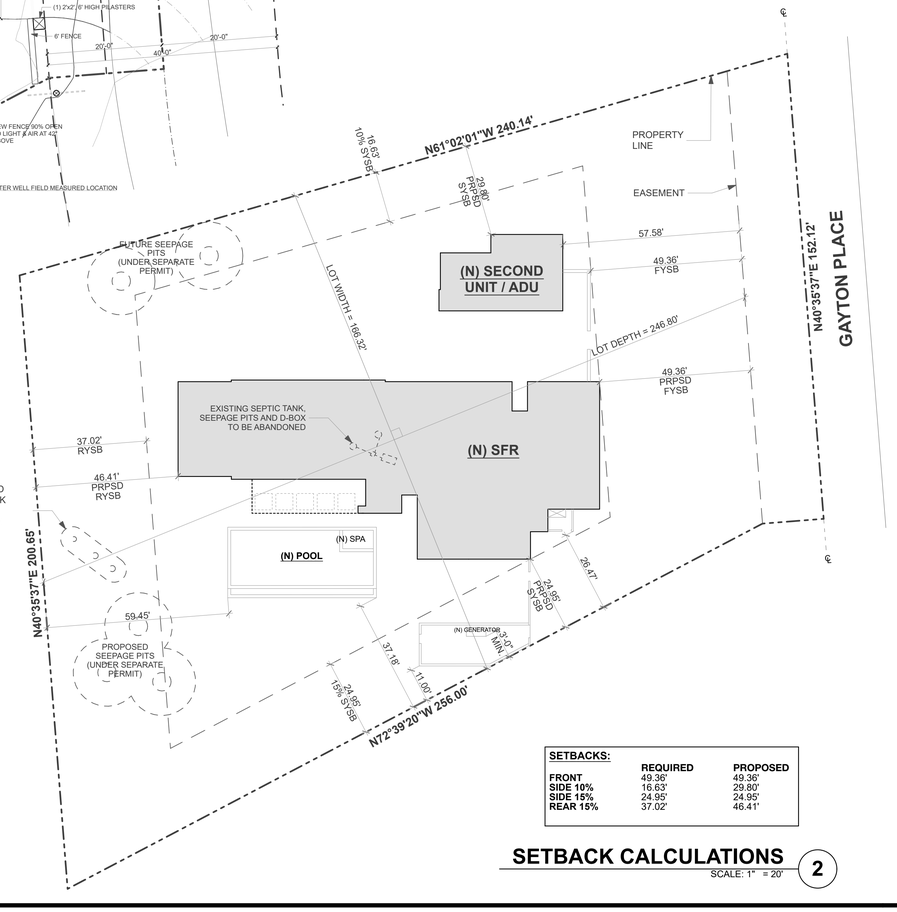


PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

1

PLAN NORTH



SETBACK CALCULATIONS

SCALE: 1" = 20'

2

SETBACKS:	REQUIRED	PROPOSED
FRONT	49.36'	49.36'
SIDE 10%	16.63'	29.80'
SIDE 15%	24.95'	24.95'
REAR 15%	37.02'	46.41'

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
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	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

PROPOSED SITE PLAN AND SETBACKS

DRAWING NO.

AS-0.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED PARTIAL SITE PLAN

DRAWING NO.

AS-0.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0" (1)

GATE ELEVATION
SCALE: 1/8" = 1'-0" (2)

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NOTE: REFER TO LANDSCAPE EXTERIOR LIGHTING PLAN FOR FURTHER DETAIL

PLAN NORTH

P.L. N61°02'01"W 240.14'

10'-0" UTILITIES ESMT

16'-1 1/2" 10% SETBACK

6' CHAIN LINK

F-1

F-2

FUTURE SEEPAGE PIT UNDER SEPARATE PERMIT

RWE: L 72.5'

RWE: L 21'

RWD: L 17.75'

RWC: L 42'

RWB: L 41.10'

RWA: L 18.5'

6' FENCE

6' SCREEN

+6" CURB

LOW RETAINING WALLS

RWJ: L 24'

RWH: L 13.5'

6' WALL

6' TALL SCREEN

6' SOLID BFC FENCE

NEW MOTORIZED ROLLING GATE TO COMPLY WITH FIRE CODE 503.6 & W/ PERMEABLE SCREEN 90% OPEN TO LIGHT & AIR AT 42" AND ABOVE

GATE 3.5' W X 6' H

GATE 9'W X 6'H

GATE 3'W x 6'H

GATES 20' W x 6' H

GATES 6x20

NEW FENCE 90% OPEN TO LIGHT & AIR AT 42" ABOVE

NEW MOTORIZED ROLLING GATE TO COMPLY WITH FIRE CODE 503.6 & W/ PERMEABLE SCREEN 90% OPEN TO LIGHT & AIR AT 42" AND ABOVE

(1) 2'x2', 6' HIGH PILASTERS

(2) 2'x2', 6' HIGH PILASTERS

INTERCOM

GATE MOTOR

POWER POLE

GAYTON PLACE

N40°35'37"E 152.12'

N40°35'37"E 200.65'

LOT DEPTH = 246'- 9"

LOT WIDTH = 156'-4"

49'-4 1/4" 20% SETBACK REQ

37'-1/4" 15% SETBACK

59'-5 1/2"

20'-0" ROAD ESMT

10'-0" UTILITY ESMT

SECOND UNIT / ADU

ADU AC EQUIP. & TRASH 6' X 21.75'

PROPOSED ONE STORY SINGLE FAMILY RESIDENCE W/ BASEMENT & ATTACHED GARAGE

EXISTING SEPTIC TANK, SEEPAGE PITS AND D-BOX TO BE ABANDONED

PROPOSED OWTS TANK LOCATION UNDER SEPARATE PERMIT

POOL 18'x46.5'

SPA (6'x11')

TROUGH

LAUTNER EDGE

FIREPIT 2'x6'

FIREPIT 2'x12'

RET. WALL TW 323.63'

CONC. PAVE ON BISONS

CONC. PAVE PATIO ON BISONS

CONC. PAVERS

CONC. PATIO

OUTDOOR SHOWER

GARAGE

18'X10' PARKING SPACE

ELEC. CAR CHARGER

SERVICE PWDR 5x6.5

MAIN ELEC. SERVICE

ADU AC EQUIP. & TRASH

GUEST PARKING 10x18

GRASS PAVE

GRAVEL PAVE

GRAVEL MULCH

GRAVEL PAVE DRIVEWAY

LAWN

UP TO ROOF DECK

DN TO BASEMENT

UIC REF.

TS

BBQ 42"

(E) WATER WELL FIELD MEASURED LOCATION

EXTERIOR LIGHTING PLAN

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

DARK SKIES ORDINANCE (MMC CHPT 17.41)

EXTERIOR LIGHTING SHALL BE MINIMIZED, SHIELDED, OR CONCEALED & RESTRICTED TO LOW INTENSITY FEATURES, SO THAT NO LIGHT SOURCE IS DIRECTLY VISIBLE FROM PUBLIC VIEW. PERMITTED LIGHTING SHALL CONFORM TO THE FOLLOWING STANDARDS:

A.) FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY OR PUBLIC SPACE, THE MAXIMUM ALLOWABLE LIGHT TRESPASS SHALL BE 0.1 FOOT-CANDLES. MMC 17.41.050G1
B.) THE LIGHT FIXTURE SHALL BE SHIELED TO PREVENT LIGHT POLLUTION ABOVE THE HORIZONTAL PLANE OF THE LOWEST POINT ON THE ILLUMINATED PART OF THE LIGHT. CMC 17.41.050A . SELECTED AREA BUG RATING IS B-0 U-1-G-0
C.) THE LEVEL OF LIGHT TRESPASS (IN FOOT-CANDLES) SHALL BE TEN FEET BEYOND THE PROPERTY LINE.
D. LIGHTING AROUND THE PERIMETER OF THE SITE WHICH PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED AS PER MMC 17.41.050B
D.) EXCEPTION: SECURITY LIGHTING THAT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN 10 MINUTES AFTER ACTIVATION.

E.) THE EXTERIOR LIGHTS TO BE EQUIPPED WITH MOTION SENSORS AND TIMERS TO MEET CURFEW REQUIREMENTS. MMC 17.41.050D
F.) EXTERIOR LIGHTS TO BE EQUIPPED WITH PHOTOCONTROLS WHICH EXTINGUISH THE LIGHT WHEN SUFFICIENT DAYLIGHT IS AVAILABLE. MMC17.41.050D
G.) THE COLOR TEMPERATURE OF ALL OUTDOOR LIGHTING IS REQUIRED TO BE LESS THAN OR EQUAL TO 3000 KELVIN.COMPLY WITH MMC 17.41.050E.
H.) LIGHT FIXTURE NOT TO EXCEED 850 LUMENS. MMC 17.41.060B2
I.) LIGHT FIXTURE TO BE DIRECTED DOWNWARD. MMC 17.41.060B2
J.) THE LIGHT FIXTURE TO BE MOUNTED LESS THAN 18 FEET ABOVE THE FINISHED FLOOR. MMC 17.41.060B2
K.) NO LIGHT FIXTURES LOCATED MORE THAN 50 FEET HABITABLE STRUCTURE OR SWIMMING POOL. MMC 17.41.060B3 (NOT APPLICABLE TO DRIVEWAYS AND WALKWAYS).
L.) LIGHT FIXTURES AT DRIVEWAYS AND WALKWAYS TO COMPLY WITH THE FOLLOWING:
L.a.) WALKWAYS USED FOR ENTRY, EXIT OR PARKING AREAS, TO BE SHIELDED, DIRECTED DOWNWARD, 850 LUMENS MAX. AND NOT EXCEED 2' IN HEIGHT.
L.b.) DRIVEWAY LIGHT FIXTURES NOT TO EXCEED 850 LUMENS.

M.) ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A
N.) PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H
O.) LIGHTING SHALL BE DIRECTED AWAY FROM ESHA, ESHA BUFFER, THE OCEAN, BEACHES, AND PUBLIC VIEWING AREA TO NOT BE DIRECTLY VISIBLE FROM PUBLIC VIEWING AREAS. MMC 17.41.050A
P.) LIGHT POLLUTION SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT, THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS. MMC 17.41.050C
Q.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS FOR RESIDENTIAL PROPERTIES. MMC 17.41.060B1
R.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR CLOSE OF BUSINESS FOR COMMERCIAL/ INDUSTRIAL PROPERTIES. MMC 17.41.060C2
S.) SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

LIGHT DETAIL



LIGHTING LEGEND

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

SYMBOL	DESCRIPTION	QUANTITY	MANUFACTURER	MODEL	LUMEN	WATTAGE
	CONTROLLER	1	CONNECT TO HOUSE CONTROL SYSTEM		N/A	N/A
	PATH LIGHT	31	HINKLEY	ATLANTIS LED PATHLIGHT 1518SK-LL	150	1-1.50
	IN GROUND PATH LIGHT	26	WAC	2101-27BS	6	4.1
	MOONLIGHT	11	FX LUMINAIRE	VE - ZD - 1LED - FB	91	1.9
	WALL LIGHT- RESIDENCE	30	KUZCO	ER3003-BK	250	4

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
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MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

EXTERIOR LIGHTING PLAN

DRAWING NO.
AS-0.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

FIRE FLOW AVAILABILITY FORMS

FORM 195
Rev. 02/22

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 6257 Gayton Place

City or Area: Malibu APN 4467-019-021

Nearest Cross Street: Kanan Dume Text

Distance of Nearest Cross Street: .5 Mile

Property Owner: Reza Soltanian Telephone: ( ) 805-431-9678

Address: PO Box 261400

City: Encino, CA Zip Code 91426

Occupancy (Use of Building): R-3/U Sprinklered: Yes ■ No ☐

Type of Construction VB

Square Footage: 6777.4 sf Number of Stories: 1

Rodger Moreaux
Applicant's Signature

3.21.23
Date

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 200'

feet via vehicular access. The fire flow services will be rendered from a 8"

inch diameter water main. The hydrant is located on Gayton Place
(Direction/side) (Street)

800' (Feet) south (Direction) of Cavalleri Road (Nearest Cross - Street)

Static PSI 95 Residual PSI 67 Orifice size 4",2.5" Pitot N/A

Fire Flow at 20 PSI 1,250 for one-hour duration ☐ Flow Test Date / Time N/A
■ Hydraulic model

Domestic Meter Size 1"

PART II (B)

LA County Waterworks District #29
Water Purveyor

(310) 456-6621 ext. 238 4/4/2023
Phone Number Date

Signature
William Johnson, Senior Civil Engineer
Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

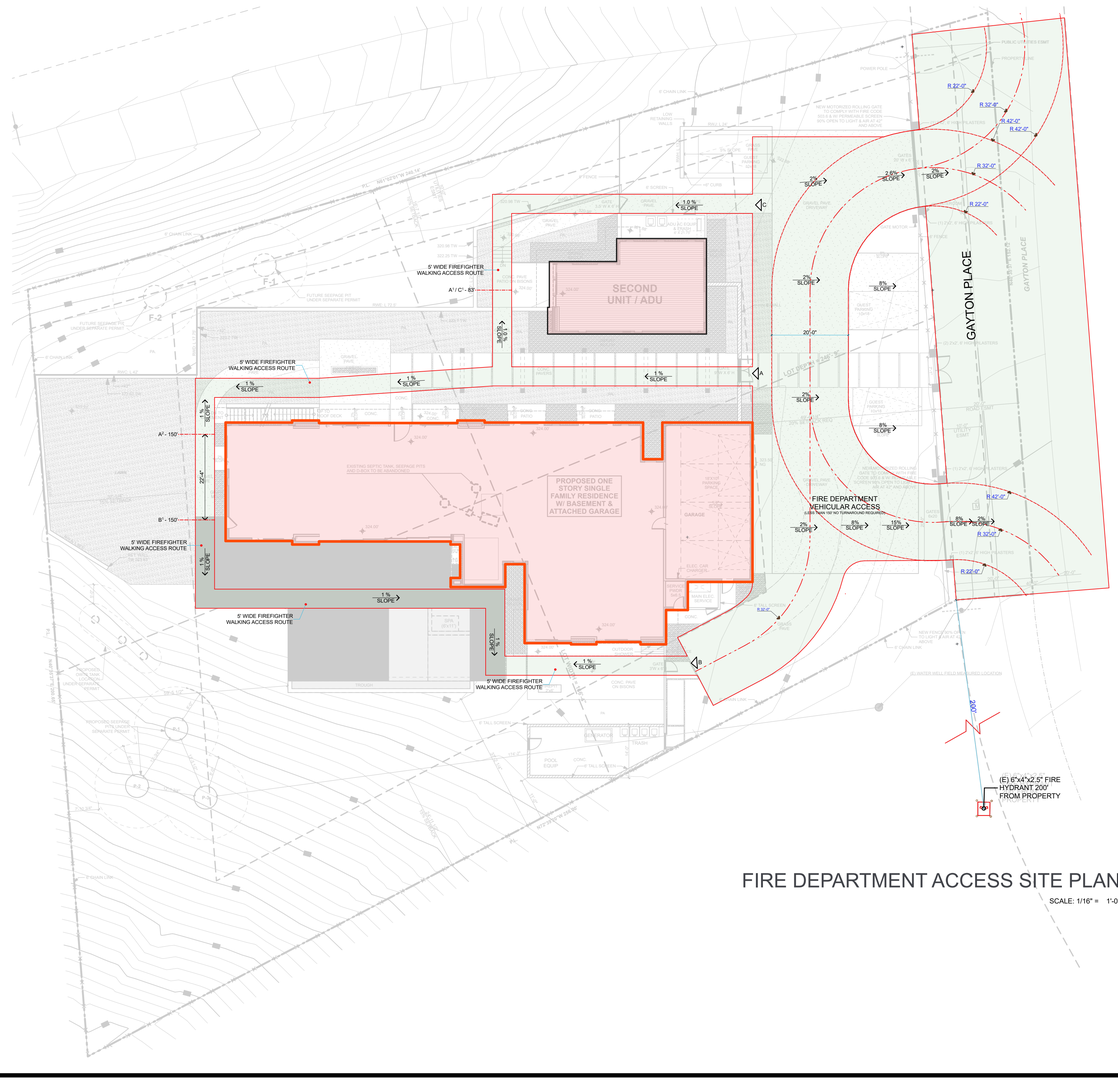
This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the **Building Department,** the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

6257 Gayton Pl.

WILL SERVE LETTER

REFER TO A-0.5 FOR FURTHER INFORMATION



FIRE DEPARTMENT ACCESS SITE PLAN
SCALE: 1/16" = 1'-0"

LEGEND

PROPOSED MAIN HOUSE FOOT-PRINT

FIRE DEPARTMENT VEHICULAR & WALKING ACCESS (MIN. 5'-0" WIDE < 10% SLOPE)



FIRE DEPARTMENT VICINITY PLAN
SCALE: 1" = 200'

NEW SINGLE FAMILY RESIDENCE

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Malibu, CA

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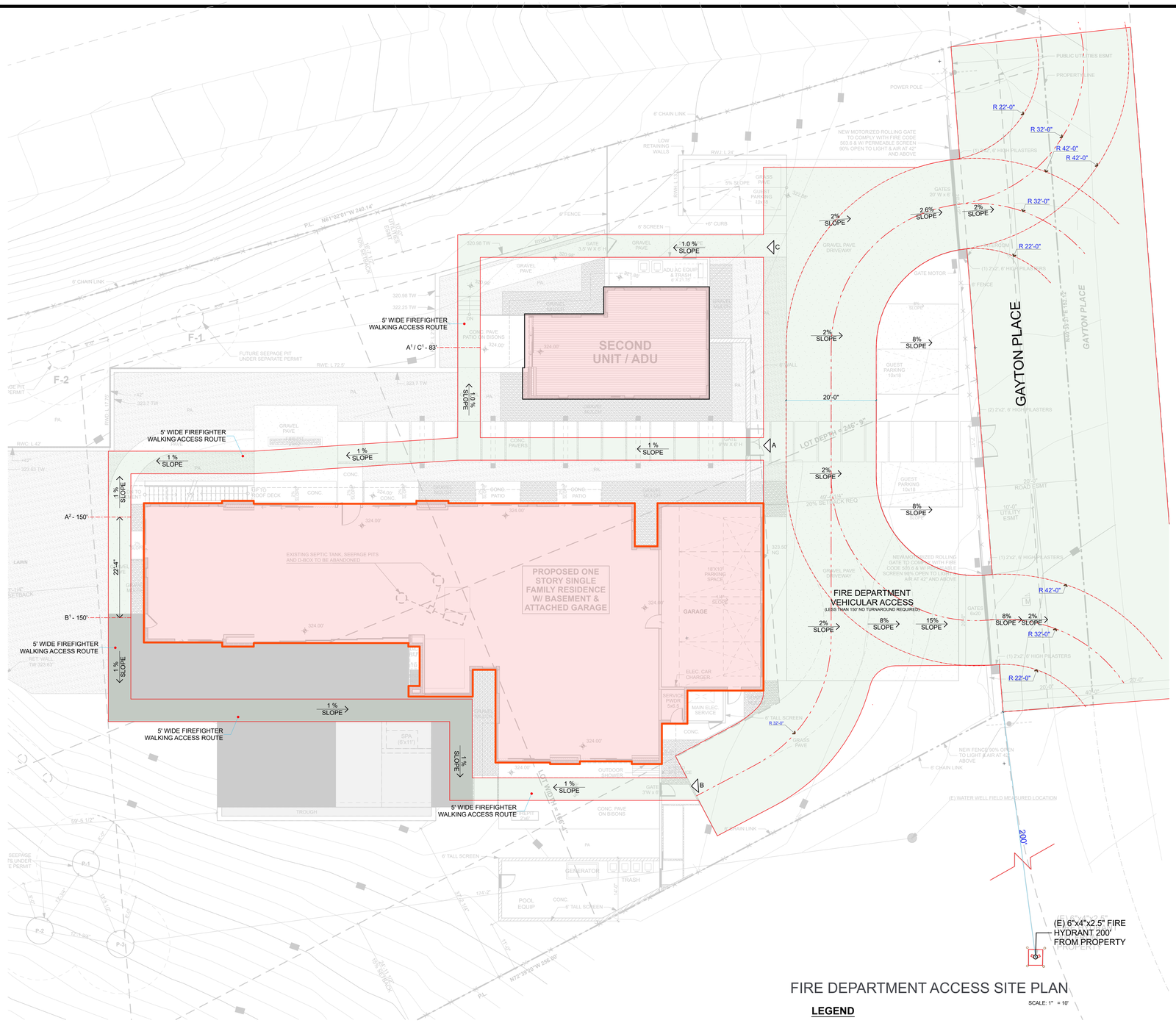
SHEET TITLE

FIRE DEPARTMENT OVERALL SITE PLAN

DRAWING NO.
AS-0.5

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1"=10'
DRAWN BY	D.W.B.,

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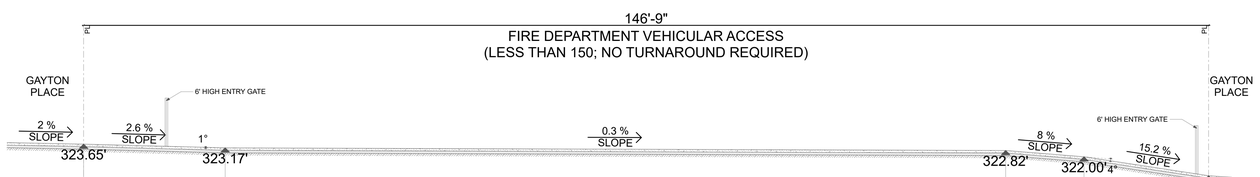
FIRE DEPARTMENT ACCESS SITE PLAN

SCALE: 1" = 10'

LEGEND

PROPOSED MAIN HOUSE FOOT-PRINT

FIRE DEPARTMENT VEHICULAR & WALKING ACCESS (MIN. 5'-0" WIDE < 10% SLOPE)



ROAD PROFILE

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

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1
2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5
3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7
5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.
7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6
8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: RESIDENTIAL CODE & FIRE CODE 903.1 & FIRE FLOW REDUCTION TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3
9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3
10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.1
12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9
13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.0019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)
16. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
17. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRNCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
19. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIEM OF CONSTRUCTION. FIRE CODE 501.4
20. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEEET CLEAR WIDTH. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL THIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHELL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIAL THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
21. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
22. ALL REQUIRED PUBLIC HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2 1/2" BRASS OR BRONZE CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503 OR APPROVED EQUAL.
23. THE EXISTING BUILDING HAS NO INTERIOR FIRE SPRINKLER.
24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION- RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8 INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RC R327.6.1 AND BC 706A.1)
25. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM COMMERCIAL SOURCE AND SHALL BE EQUPED WITH A BATTERY BACKUP. (RC R314.4)
26. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

FIRE FLOW AVAILABILITY

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

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	0.94 AC
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,125 GPM
TOTAL FIRE FLOW REQUIRED:	1,250 GPM (MIN)

FIREFIGHTER WALKING ACCESS HOSE PULL DISTANCE

A - A¹ = 83' C - C¹ = 83'
A - A² = 150' B - B¹ = 150'

MAXIMUM TDSF CALCULATION

21,780 x .177 = 3,855 + 1,000 = 4,855.0 SF
40,988 - 21,780 = 19,208 x .10 = 1,920.8 SF
TOTAL = **6,775.8 SF**

AREA SUMMARY:

AREA TABS	
AREA SUMMARY	**AREA S.F.**
1.) FIRST FLOOR	4,684.30
2.) SECOND UNIT / ADU	898.72
3.) GARAGE	968.87
SUBTOTAL	**6,551.89 ft²**

4.) BASEMENT	* 1,394.79
	-1,000
	** 394.79
	394.79 / 2
	197.40
TOTAL TDSF	**6,749.29 ft²**

* THE FIRST 1,000 SF OF A BASEMENT SHALL NOT BE COUNTED TO THE TDSF

** IN EXCESS OF 1,000 SHALL BE COUNTED AS HALF FOR A BASEMENT

MAX ALLOWABLE TDSF: 6,776 SF

BASEMENT : 1,394.79 - 1,000 = 394.79 / 2 = 197.40

TOTAL TDSF : 6,551.89 + 197.40 = 6,749.29 SF

6,749.29 < 6,776

PROJECT ADDRESS:	6257 GAYTON PLACE
APN:	4467-019-021
LEGAL DESCR.:	SEE SURVEY
LAND USE ZONING:	RR5
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	1
FIRE ZONE:	VHFHSZ
SPRINKLERED:	YES NFPA 13D (Sprinklers required per LACo. Fire Department Requirement)

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

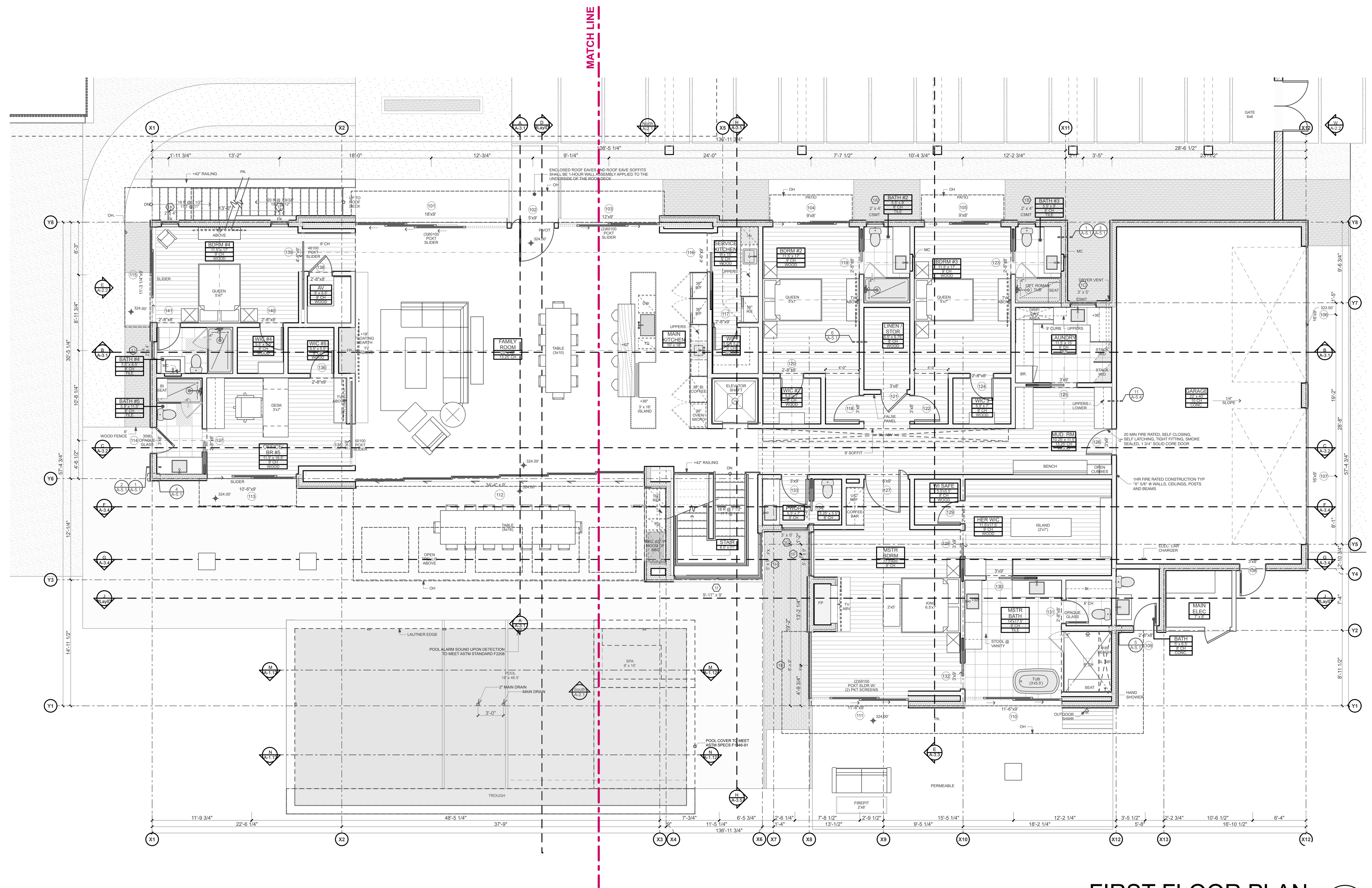
SHEET TITLE

FIRE DEPARTMENT PLAN

DRAWING NO.
AS-0.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1"=10'
DRAWN BY	D.W.B.,

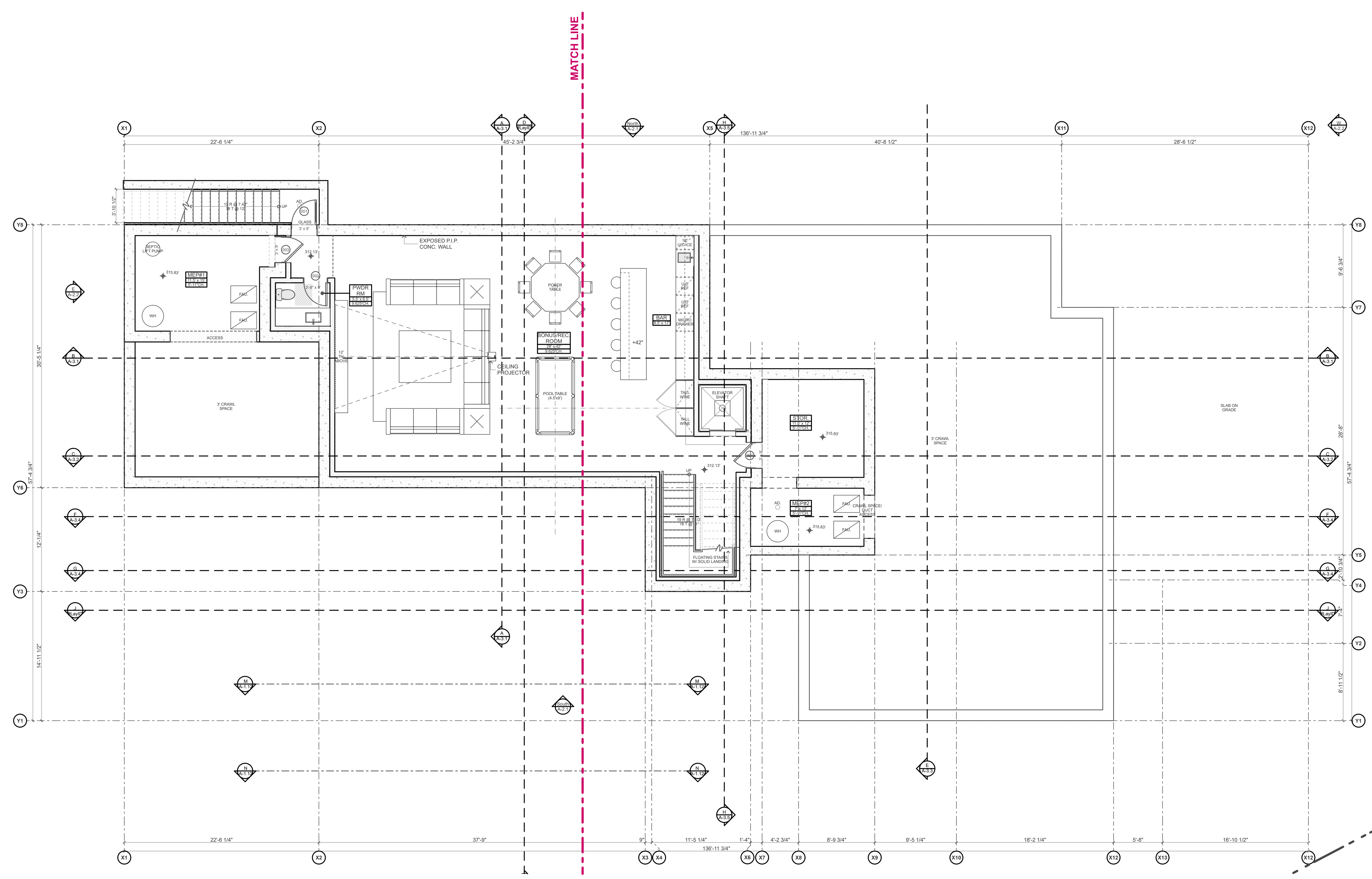
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V27 2025-02-27.pc



FIRST FLOOR PLAN (2)

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

PLAN NORTH



BASEMENT FLOOR PLAN (1)

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

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION:(1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES. CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(o) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11©(1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI >6', <20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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

SHEET TITLE

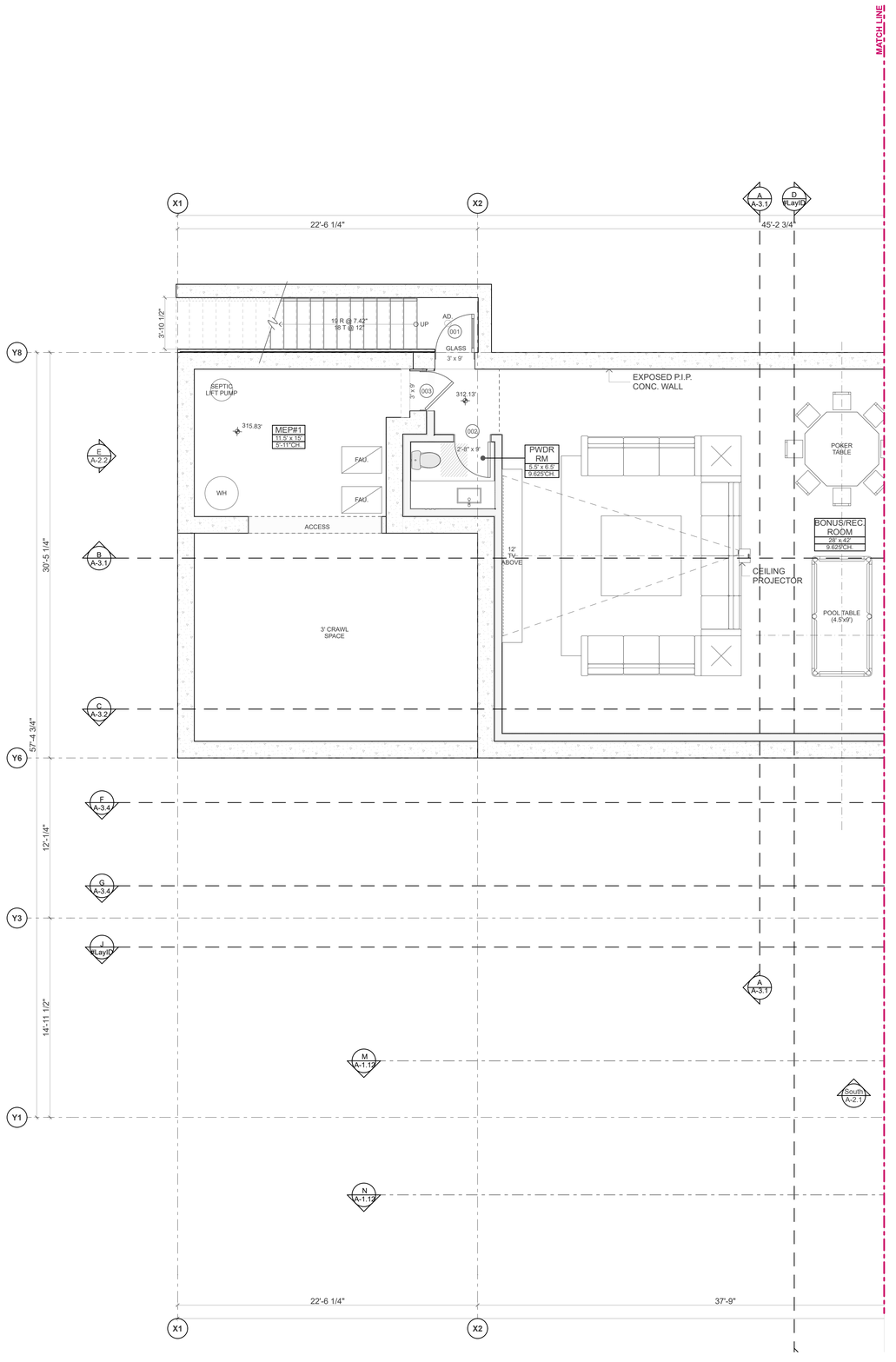
OVERALL BASEMENT AND FIRST FLOOR PLAN

DRAWING NO.

A-1.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.,

/Users/carmelmcfayden/Library/CloudStorage/Box-Box/Rebu/ACTIVE REBU PROJECTS/SOLTANIAN Reza- 6257 Gayton Place/2D_3D/SOLTANIAN - V27 2025-02-27.pln



PARTIAL BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
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12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAVERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
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43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
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62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C)1] CEC]
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72	SLKYLIGHT ABOVE
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75	WATER FEATURE BY OTHERS
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77	TRENCH DRAIN
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85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
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	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

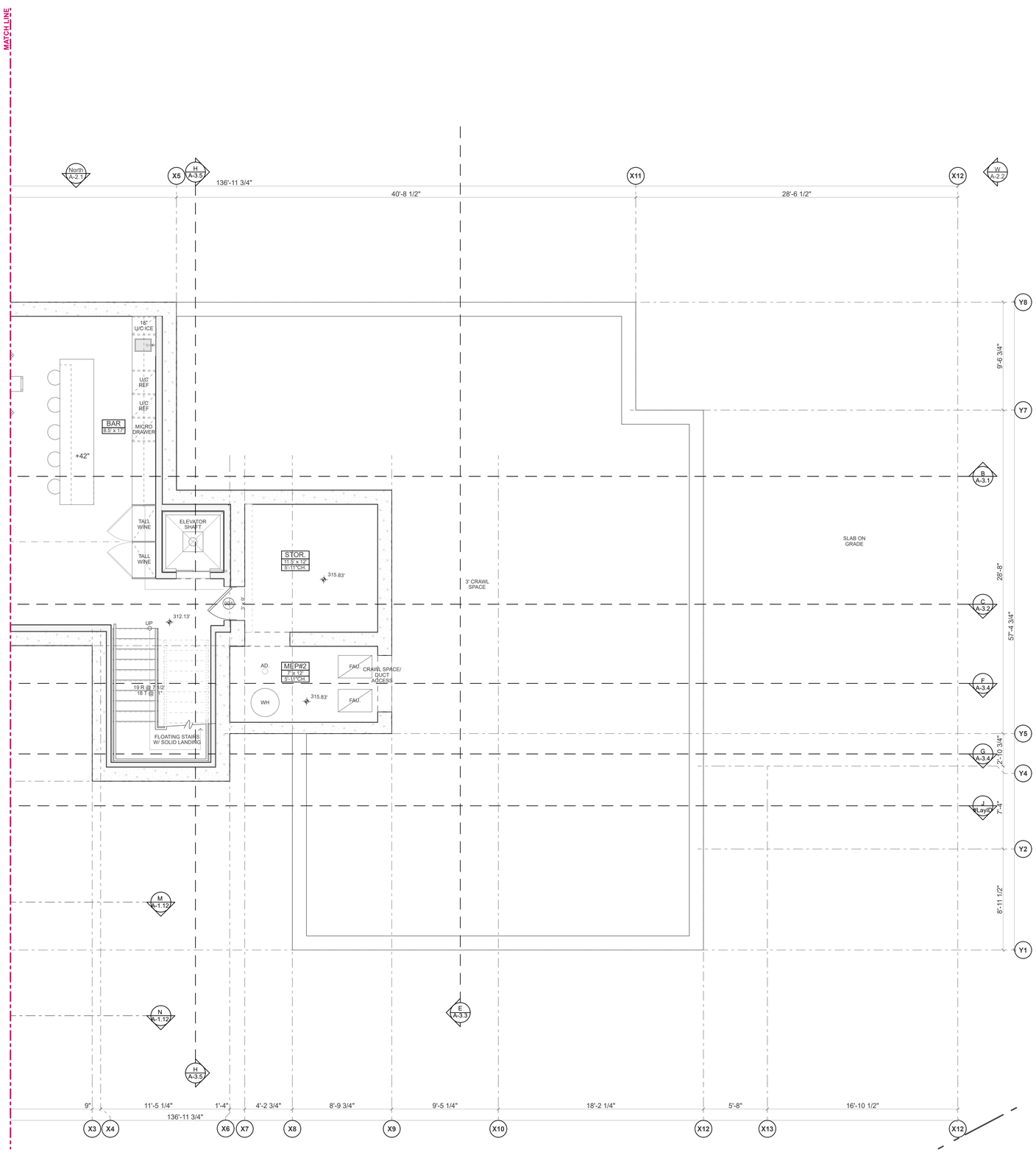
PARTIAL BASEMENT FLOOR PLAN

DRAWING NO.

A-1.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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V:07 2025-02-27.pm



PARTIAL BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

PLAN NORTH

KEYNOTES

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SHEET TITLE

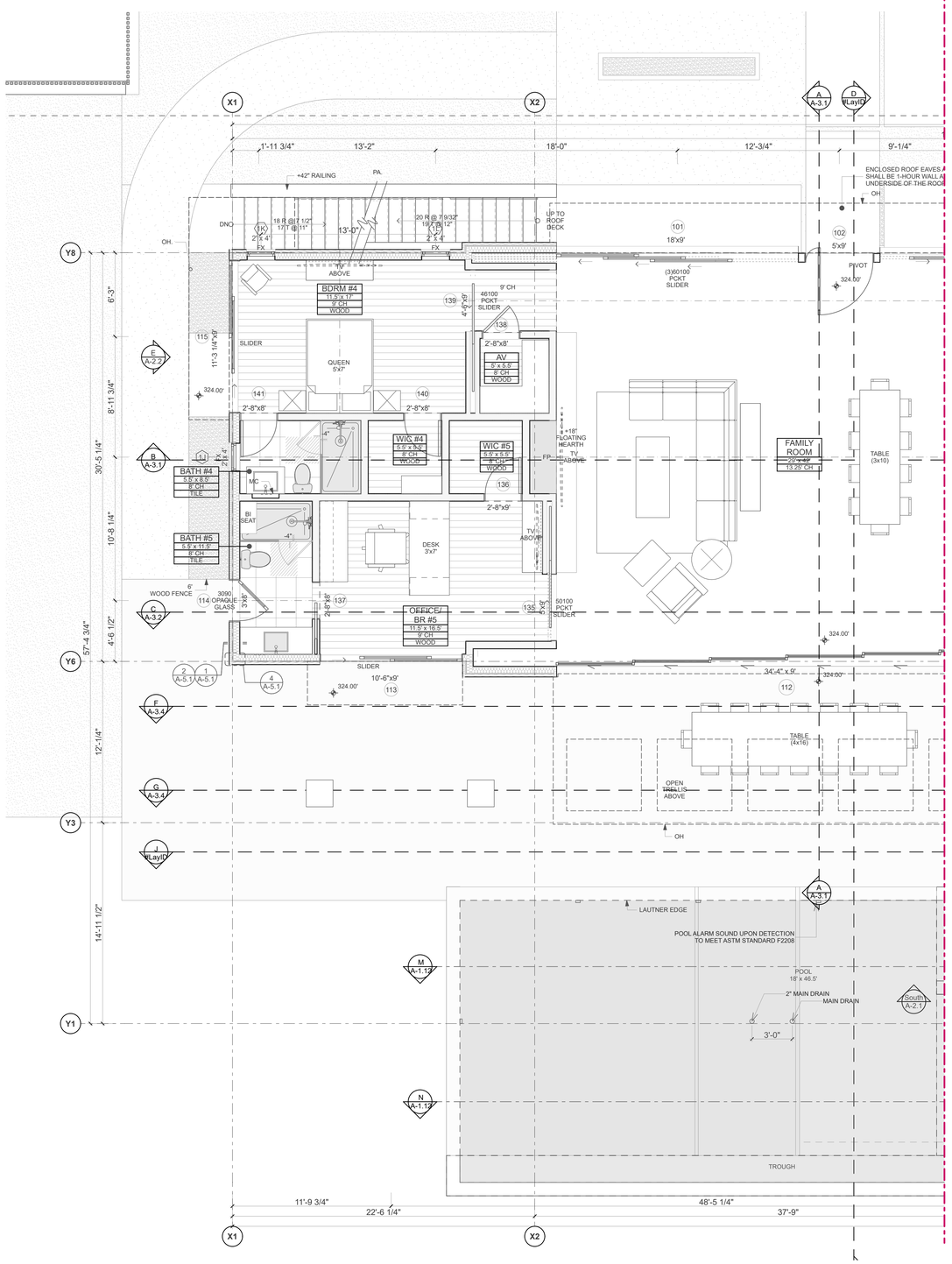
PARTIAL BASEMENT FLOOR PLAN

DRAWING NO.

A-1.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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9/3/2026 8:03:07 AM



PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

PLAN NORTH

NOTES:
1. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5

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	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

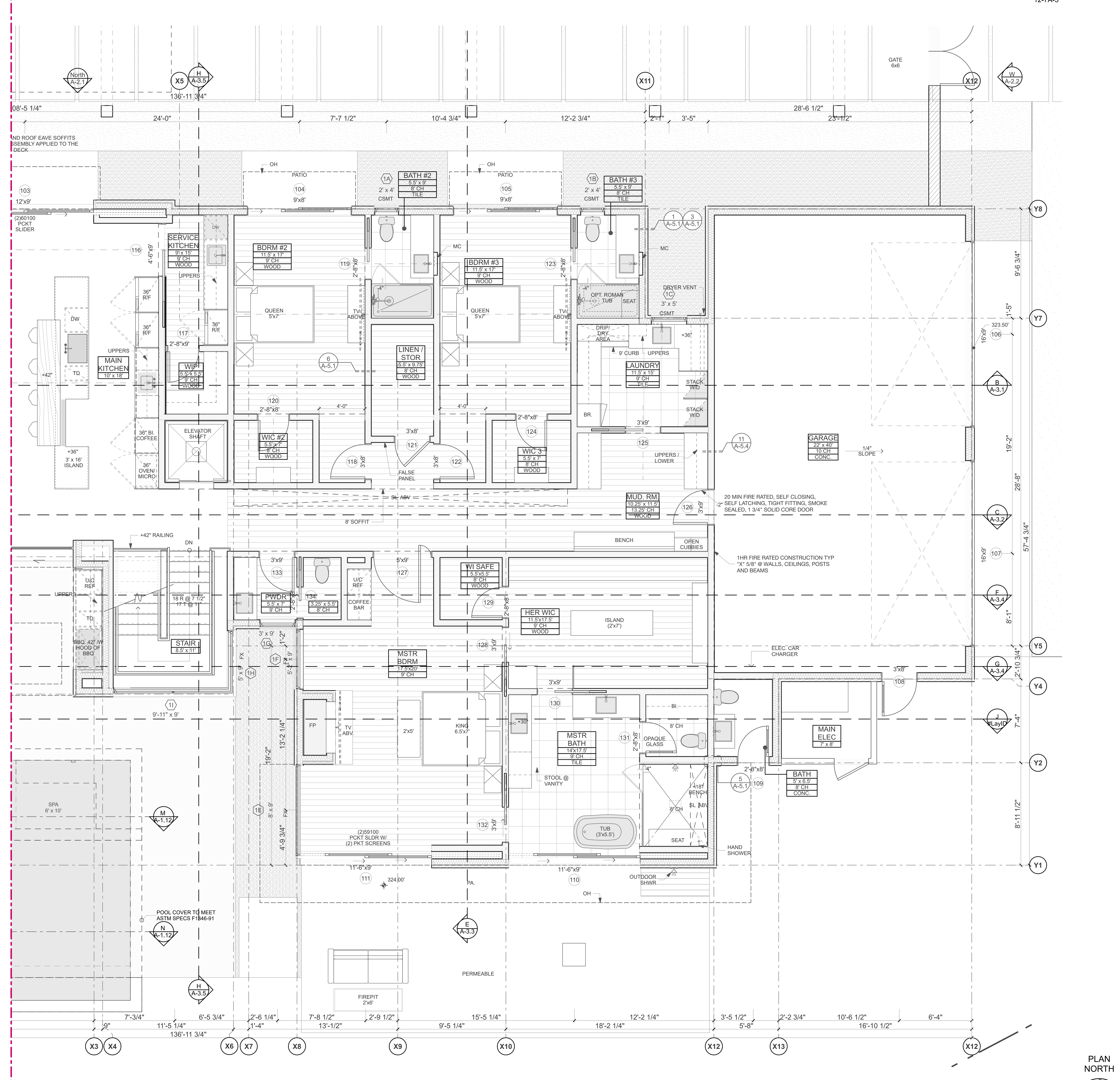
SHEET TITLE

PARTIAL FIRST FLOOR PLAN

DRAWING NO.
A-1.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

NOTES:
1. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5



PARTIAL FIRST FLOOR PLAN 1

SCALE: 1/4" = 1'-0"

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION:(1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES. CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
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33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
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35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
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39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
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46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(o) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
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53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
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57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
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62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11©(1) CEC]
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72	SLKYLIGHT ABOVE
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75	WATER FEATURE BY OTHERS
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78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
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92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
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96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
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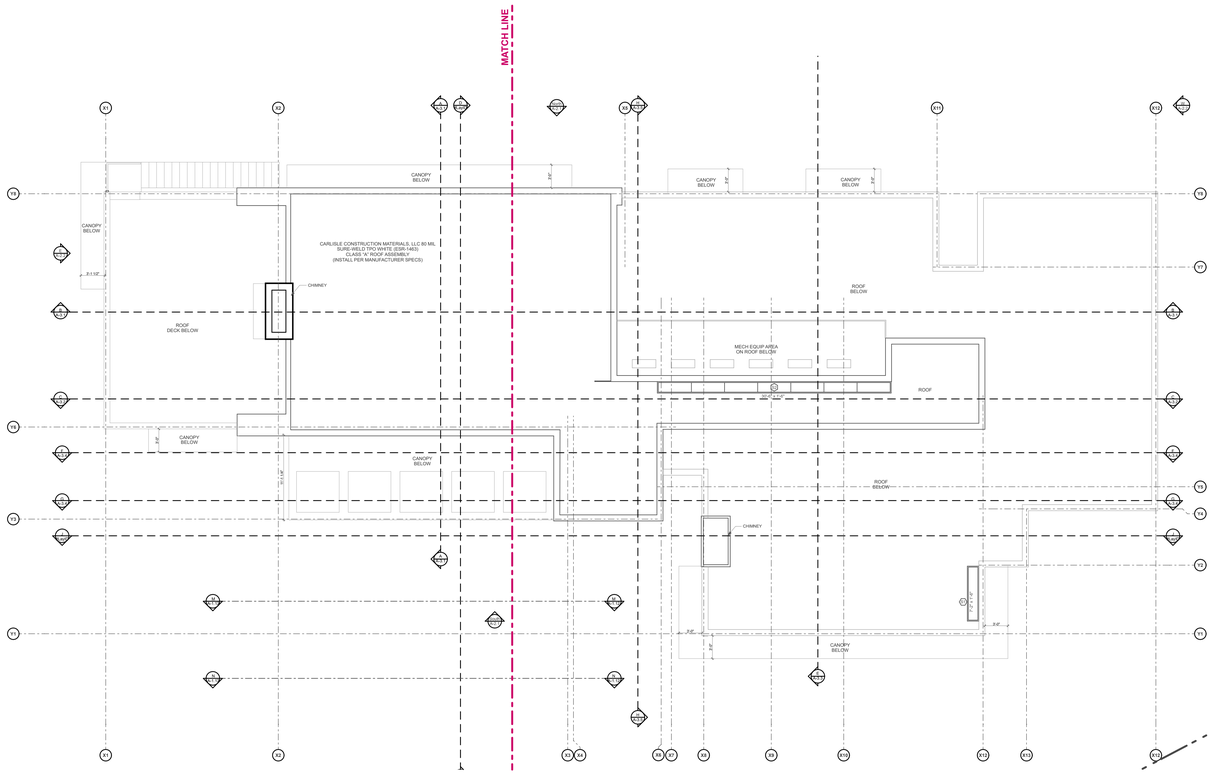
SHEET TITLE

PARTIAL FIRST FLOOR PLAN

DRAWING NO.
A-1.5

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

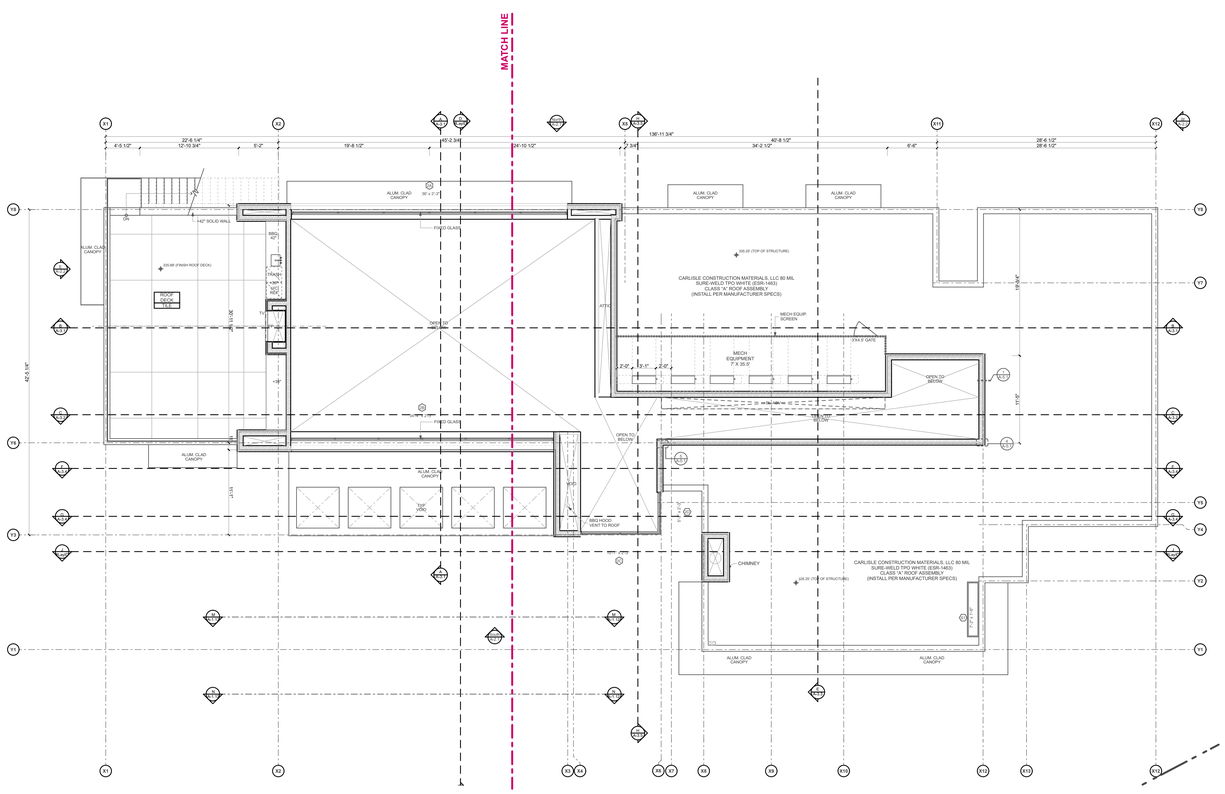
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NOTES:
1. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
2. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4
3. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5

ROOF PLAN
SCALE: 1/8" = 1'-0" (1)

PLAN NORTH



CLERESTORY/ ROOF DECK PLAN
SCALE: 1/8" = 1'-0" (2)

PLAN NORTH

NOTES
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NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

KEYNOTES

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12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
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TEL. 310-456-5905

SHEET TITLE

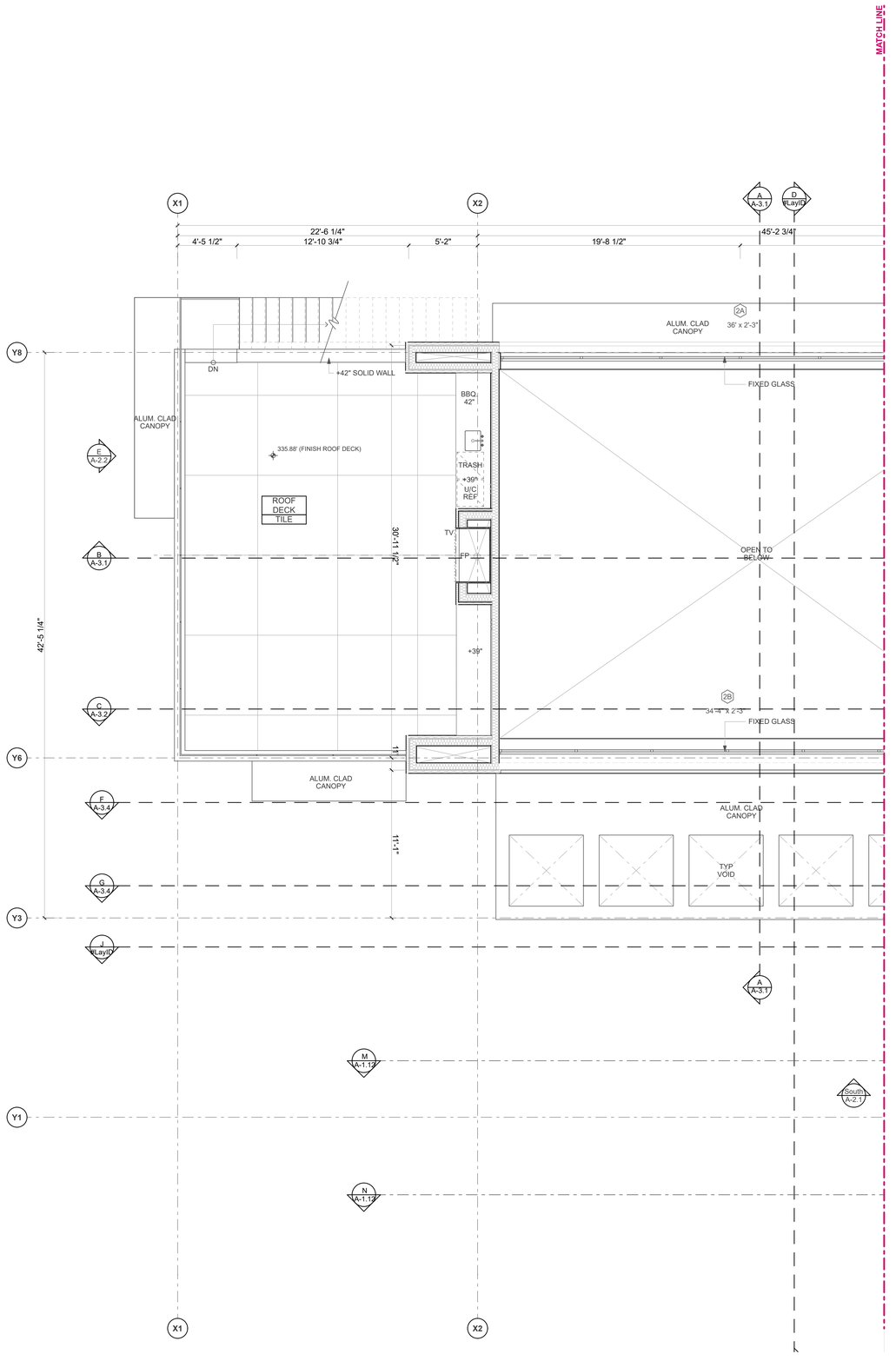
OVERALL CLERESTORY / ROOF DECK PLAN AND ROOF PLAN

DRAWING NO.
A-1.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\dougb\Dropbox (Burdge Architects)\Burdge Projects\6257 Gayton Place\6257 GAYTON PLACE_R20_CURRENT.rvt
6/27/2026 02:22:27 pm

NOTES:
1. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
2. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4
3. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5



PARTIAL CLERESTORY/ ROOF PLAN
SCALE: 1/4" = 1'-0"

1

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. (CBC 1009.5.3)
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1403) (TYP)
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL, 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
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38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE, SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150(o) CEnC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER, BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
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55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
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58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. (CBC 4.106.4)
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C)1] CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI +6'; +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
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74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
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78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314 Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315 - Where combustion appliance/fuel work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
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	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

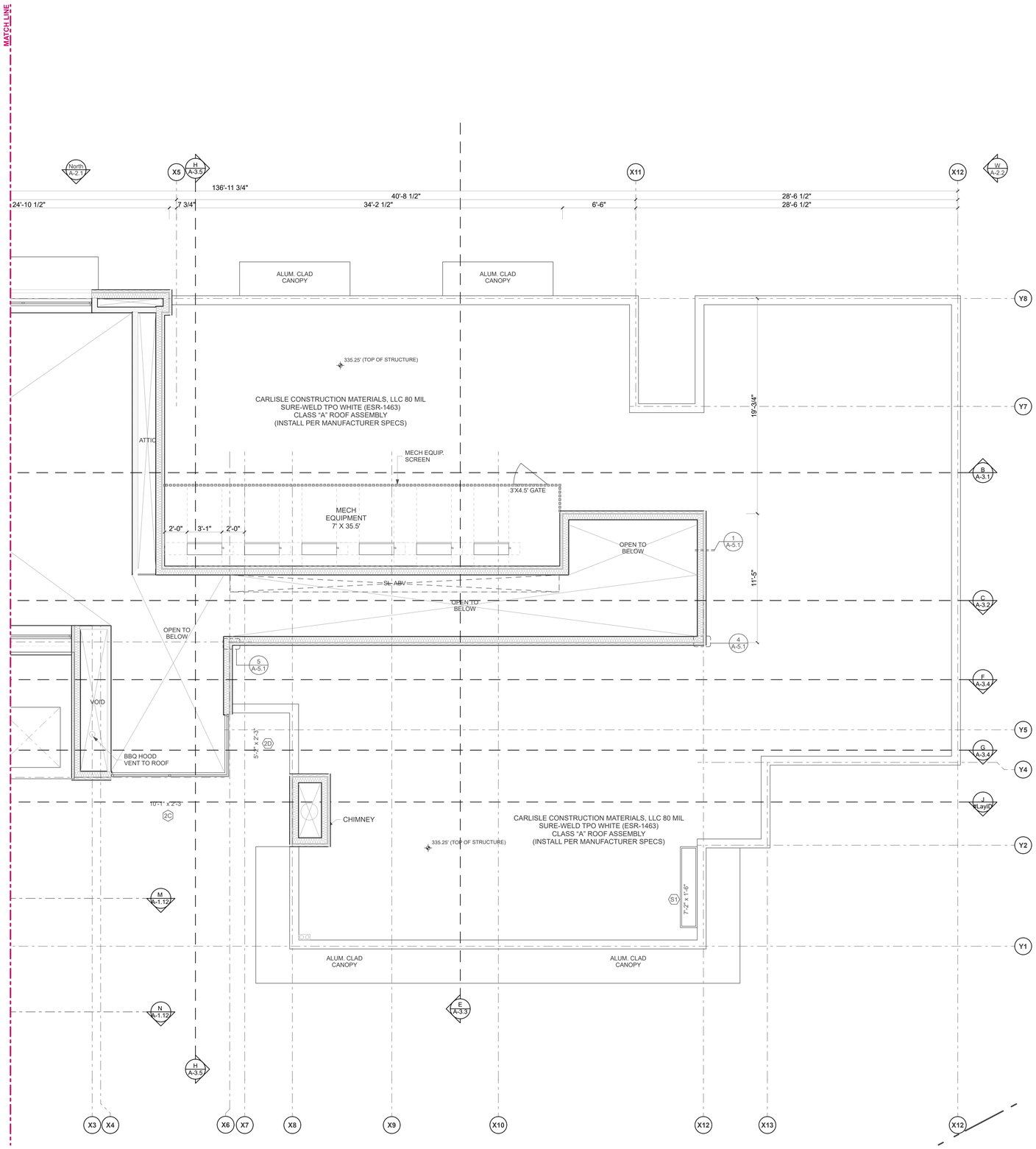
SHEET TITLE

PARTIAL CLERESTORY / ROOF DECK PLAN

DRAWING NO.
A-1.7

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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V:07 2025-02-27.pm



PARTIAL CLERESTORY/ ROOF PLAN

SCALE: 1/4" = 1'-0" (1)

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KEYNOTES

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6257 GAYTON PLACE
Malibu, CA

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DOUGLAS W. BURDGE
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RENEWAL 11/30/2025
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	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

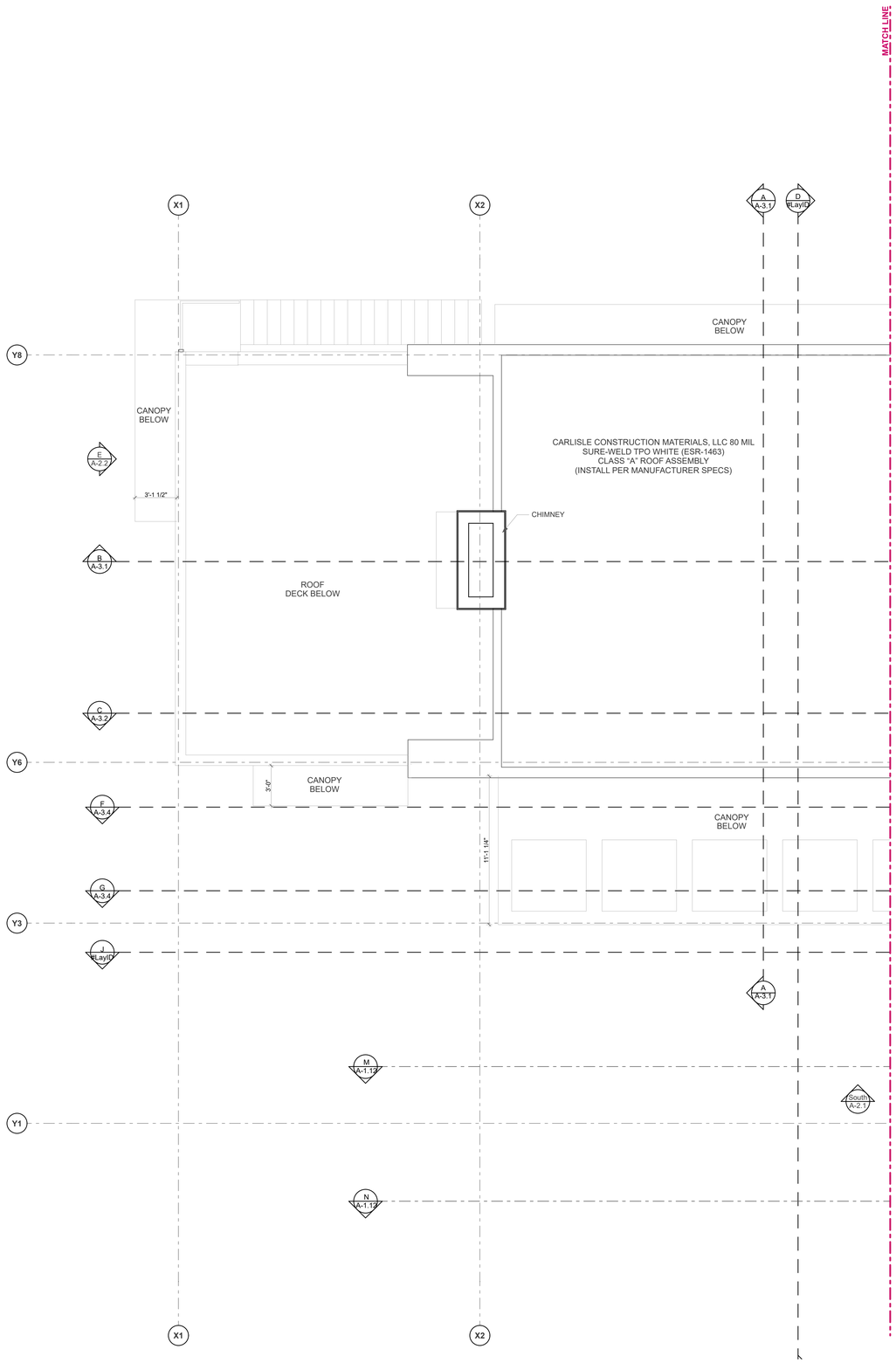
PARTIAL CLERESTORY / ROOF DECK PLAN

DRAWING NO.

A-1.8

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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PARTIAL ROOF PLAN
SCALE: 1/4" = 1'-0"

1

PLAN NORTH

KEYNOTES

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02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRD LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAVERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
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15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
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19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
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40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
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43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB. SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
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64	WP GFCI >6', <20' FROM POOL
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
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92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
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NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

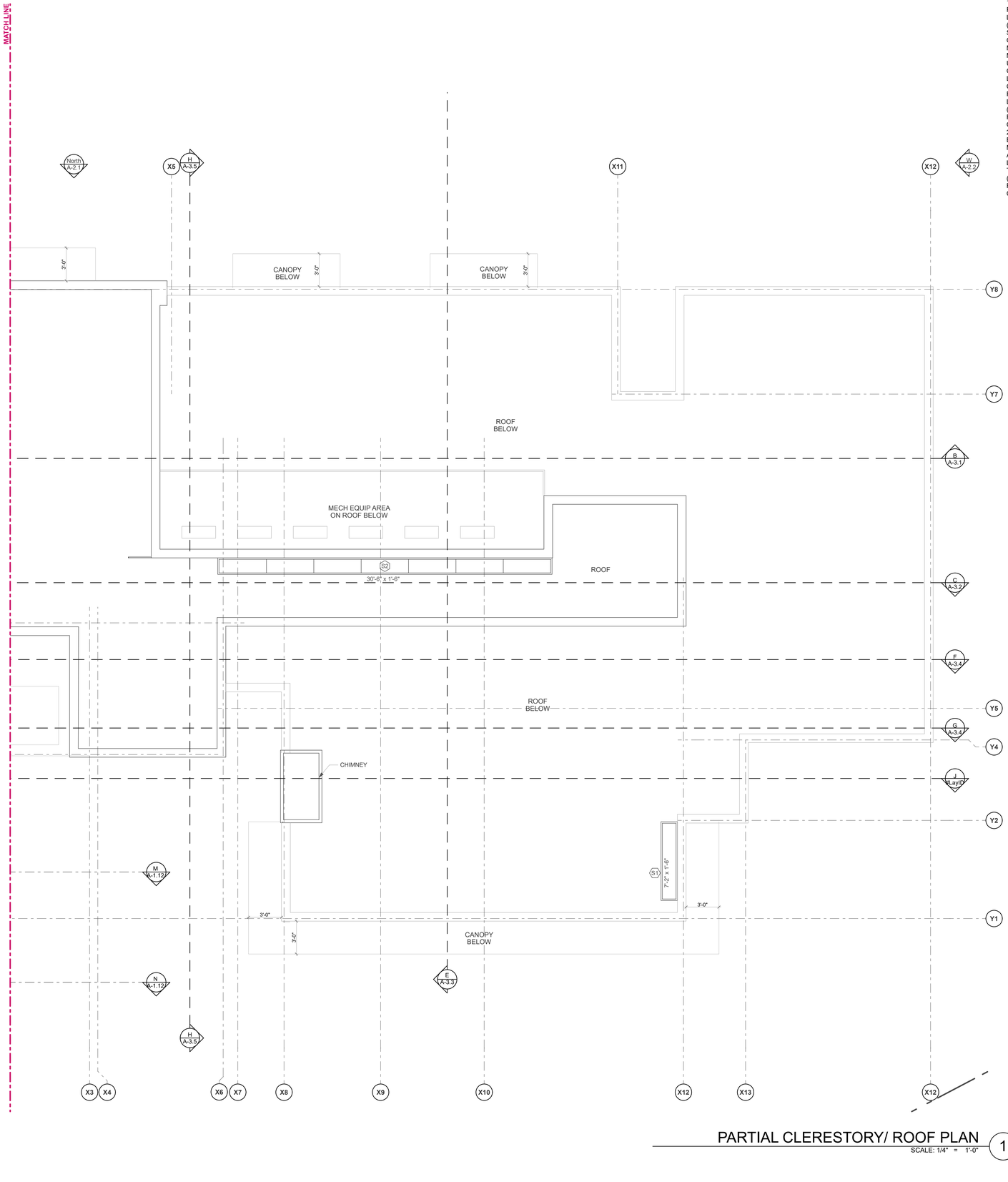
SHEET TITLE

PARTIAL ROOF PLAN

DRAWING NO.
A-1.9

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\dougb\Dropbox\Clients\Burdge\Malibu\Malibu\ACTIVE REBID PROJECT\SHEETS\MAIN Plans 6257 Gayton Place\01_SHEETS\MAIN - V27 2026-02-27.pln



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PARTIAL CLERESTORY/ ROOF PLAN

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Malibu, CA

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BURDGE ARCHITECTS
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MALIBU, CA 90265
TEL. 310-456-5905

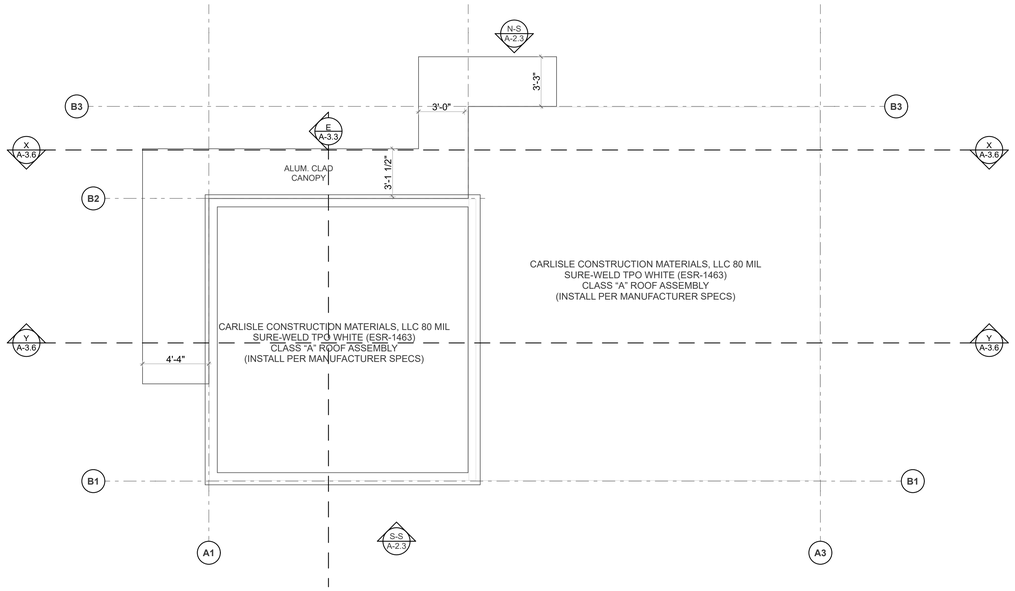
SHEET TITLE

PARTIAL ROOF PLAN

DRAWING NO.
A-1.10

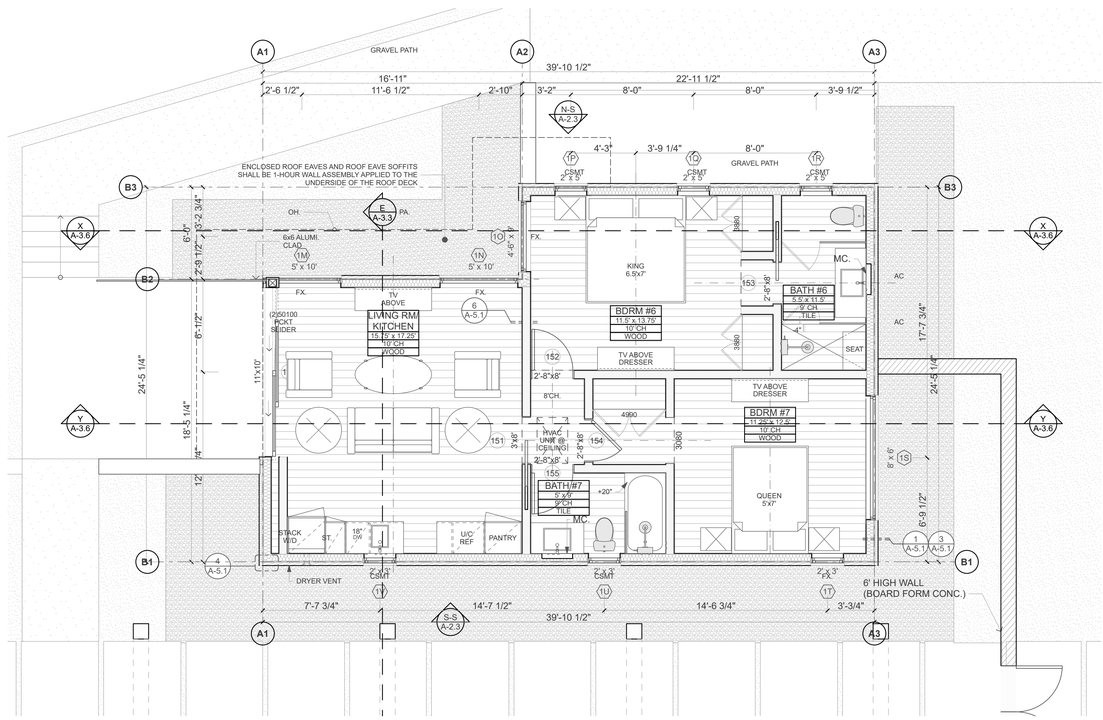
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\admin\Dropbox\Library\Jobs\Working\6257 Gayton Pl\Malibu\Archive files\6257 GAYTON PLACE_R20_V4.rvt
V27 2025-02-27.pln



SECOND UNIT / ADU ROOF PLAN

SCALE: 1/4" = 1'-0" (2)



SECOND UNIT / ADU FLOOR PLAN

SCALE: 1/4" = 1'-0" (1)

PLAN NORTH

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02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. (CBC 1009.5.3)
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (APMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150(o) CEnC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. -SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [CBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS (210.11(C)1) CEC)
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI : >6', <20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP): DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – "LIFESOURCE" WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

SECOND UNIT / ADU PLANS

DRAWING NO.
A-1.11

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\dburdge\Documents\Revit Projects\Working\Gayton Blackbird(ACTIVE REBD PROJECTS\SOUTANIAN Hasb- 6257 Gayton Place\2021_SOUTANIAN -V23_2026-02-22.rvt

DOOR ALARM - Model DAPT-2



POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms **since 1982.** All Poolguard products are proudly **Made in the USA**. Poolguard Door Alarms comply with all building codes and are UL Listed under **UL 2017**. The majority of children that drown in pools go out the back door first and Poolguard's Door Alarm can help protect those doors. Adult pass through feature allows 15 seconds for adults to pass through the door without the alarm sounding.

- UL Listed to UL 2017
- Important Safety Feature
- Complies With Building Codes
- Simple To Operate
- Automatic Reset
- Battery Powered
- Easy To Install
- 85 dB Horn At 10 Feet
- Pass Through Feature For Adults
- Low Battery Indicator

POOLGUARD DOOR ALARM
1 Year Warranty



- The Door Alarm will sound in 7 seconds when a child opens the door, and the alarm will continue to sound until an adult comes to the door and resets the alarm.
- Poolguard Door Alarm will sound in 7 seconds even if a child goes through the door and closes it behind them.
- The Door Alarm is always on and will automatically reset under all conditions.
- Poolguard Door Alarm is equipped with an adult pass through feature that will allow adults to go through the door without the alarm sounding.
- Optional screen door kits can be purchased for the alarm, this kit allows you to get air through your screen door without the alarm sounding.
- Poolguard Door Alarm uses one 9-volt battery, (not included) with a battery life of approximately 1 year.
- The Door Alarm is equipped with a low battery indicator that will audibly alert you when your battery is getting low.
- Poolguard is the only door alarm that is UL listed under UL 2017 for water hazard entrance alarm equipment.

INGROUND POOL ALARM - MODEL PGRM-2

NSF Certified to ASTM F 2208-08"

Model PGRM-2 Installation Video





As Well As the states of CA, CT, FL, and TN

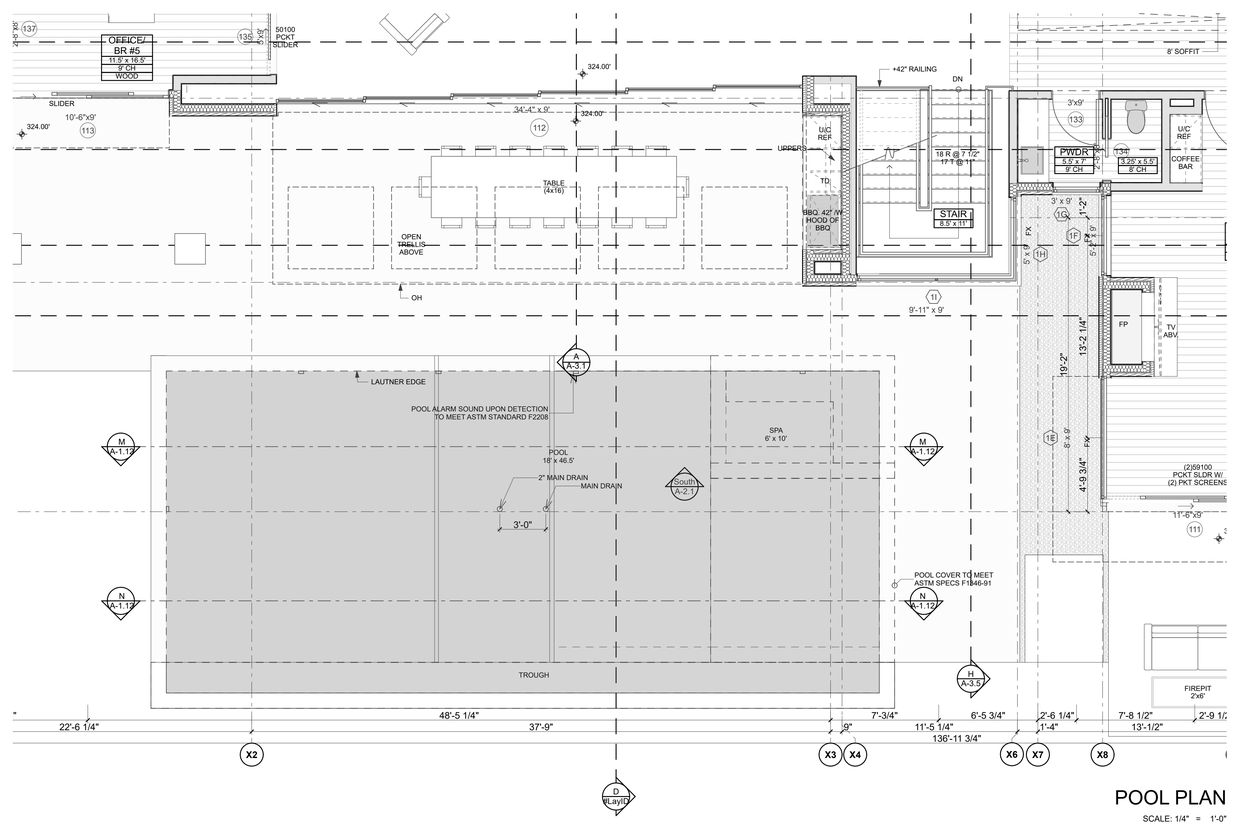
- Detects Intruders
- Sits on Deck
- Battery Powered
- Low Battery Indicator
- New Sensing Technology
- Easy to Use
- Completely Portable
- Automatic Reset
- Affordable Price
- Important Safety Feature
- In House Remote Receiver
- Horns are 85 dB at 10 feet



POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms since 1982. All Poolguard products are proudly Made in the USA. Poolguard Pool Alarms were tested and "Top Rated" by Good Housekeeping Magazine. Poolguard Pool Alarms have been Tested and Certified by NSF International to the ASTM Standard Safety Specification for Residential Pool Alarms, ASTM F 2208-08.

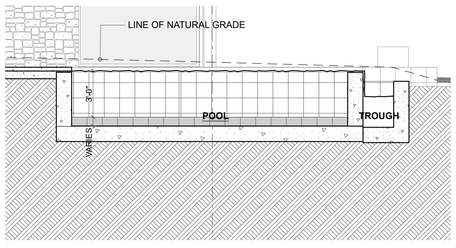
POOLGUARD IN GROUND POOL ALARM
NSF CERTIFIED TO ASTM F 2208-08
NEW Weatherproof Design
NEW Sensing Technology
NEW Microprocessor Technology
3 Year Warranty

- The Poolguard POOL ALARM, once installed in the pool, cannot be de-activated; it is always in the alarm ready mode.
- Tamper Proof: Poolguard POOL ALARM will sound an alarm when removed from the pool.
- Sleep mode: when you would like to use your pool, simply remove the alarm from the pool and put it into sleep mode.
- Automatic Wake-up: The Poolguard Pool Alarm will automatically wake up and run a system test when installed into the pool.
- The Poolguard Pool Alarm comes with an in-house remote receiver that has a range up to 200 ft., and comes with a 12 volt power supply.
- The Poolguard poolside alarm works on a 9-volt battery (not included); with a battery life of approximately one year.
- Audible low battery indicator at the poolside alarm is also indicated by the in house remote receiver.
- New sensing technology provides less chance of false alarms due to wind, rain or small objects such as sticks or toys entering the water.
- Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specification for Pool Alarms ASTM F2208, in a 16' x 32' pool. Poolguard Alarms can be used in pools up to 20' x 40' or 800 square feet.
- The Poolguard Pool Alarm can be used with a solar blanket.
- Most reliable, advanced, and affordable alarm available.
- Poolguard PGRM-2 is designed to detect intrusions similar to a one year old child



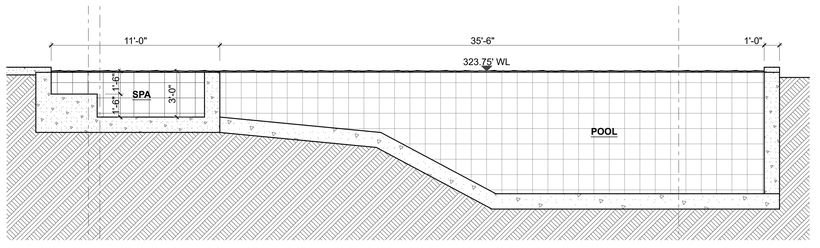
POOL PLAN

SCALE: 1/4" = 1'-0"



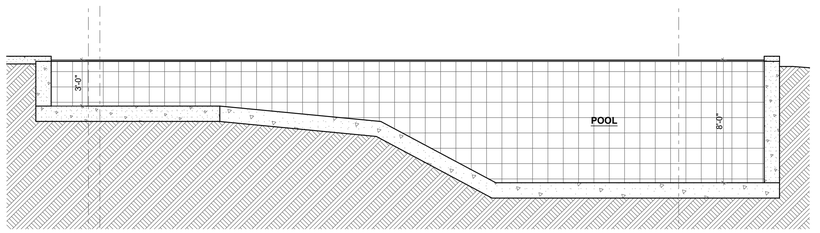
SECTION D

SCALE: 1/4" = 1'-0"



SECTION M

SCALE: 1/4" = 1'-0"



SECTION N

SCALE: 1/4" = 1'-0"

EQUIPOTENTIAL BONDING NOTES:
Comply with section 680.26 (7) of the 2014CoLAEC
Provide connection with minimum #8 AWG solid conductor for bonding all metallic parts in and around the pool area prevents differences of potential from developing in the event of an electrical equipment fault and reduces the possibility of electrical shock. (Provide an equipotential plane created by bonding the metallic parts together)

The NEC requires bonding all of the following metallic parts in permanently installed swimming pool with a #8 AWG solid or larger conductor.

Concrete reinforcing steel & all metallic structural components. Uncoated reinforcing steel and all other metallic structures.

Underwater lighting. All metallic parts (housing & mounting brackets).
Metal fitting. Metal fitting for pipes, drains & water inlets.
Electrical equipment. All metal parts of any electrical equipment associated with pool including pumps & recirculating equipment, heaters and blowers and automatic covers.

Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts.
In addition to metal wiring methods and equipment, any component within 5' horizontally and 12 ft vertically from the water must be bonded.

Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3 Of the CA B.C.

A)-Barrier height and clearances.
The top of the barrier shall be not less than 60inches above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm). [CA BC 3109.4.4.3.2]

B)- Openings.
Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
[CA BC 3109.4.1.1]

C)-Solid barrier surfaces.
Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. [CA BC 3109.4.1.2]

D)- Closely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width.[CA BC 3109.4.1.3]

E)- Widely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width. [CA BC 3109.4.1.4]

F)- Chain link dimensions.
Mesh size for chain link fences shall be not greater than a 2 1/4 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).[CA BC 3109.4.1.5]

G)- Diagonal members.
Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). [CA BC 3109.4.1.6]

H)-Gates.
Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. [CA BC 3109.4.4.3.1]

Mechanical, Electrical and Plumbing notes:
1.The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

2.Potable water supply to swimming pools or spas shall be protected by an air gap or a reduced pressure principle backflow preventer if the unit is equipped with a submerged fill line. [§603.5.21 CPC]

3. Specify gas line material, size and length for pool equipment. [§107.2 CBC] If plastic piping is used, note on plans that it will be installed according to CPC 1210.1.7,including tracer wire. Gas piping shall under any building be encased in an approved conduit designed to withstand imposed loads or piping/ encasement system listed for installations beneath buildings per §1210.16 CPC
Gas line to be used is 2 inch poly pipe (SDR-11 gas) with tracer wire #14 length of run 80 ft.

4. Provide at least one GFCI receptacle located a minimum of 6 ft and not more than 20 ft from the inside of pool. [§680.22 CEC]

5. Equipotential bonding is required to reduce voltage gradients in the pool area. Specify on the plans bond wire system specifications per 680.26 CEC

Ground wire to be # 8 copper wire attached with brass clamps to pool steel bond beam and connect to area deck steel at the corners of pool and mid-distance center of pool with another brass clamp. 12 ft copper ground rod pounded into ground for equipment grounding at equipment deck, also with a brass clamp connector to a #8 copper ground wire to equipment panel, pumps, and htr/filter

6. Outdoor pools or spas that have a heat pump or gas heater shall have a cover [§110.4(b)2 CEnC]

7. Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating [§110.4(b)1 CEnC]

8.All elbows shall be sweep elbows [§150(p)2.C CEnC]

9.Pool shall have directional inlets that adequately mix the pool water, and time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand period [§110.4(b)3 CEnC]

10. The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three
feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

NOTE :

1. FINISH GRADE ARUOND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [§ R401.3 CRC]

2. EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. [§R303.7 CRC]

3. 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 MAYBE 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 EROSION
C.- THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)

4. 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)" MUST BE INSTALLED BY THE FILTRATION OR PUMPING EQUIPMENT.

5. DOOR ALARMS TO BE INSTALLED AT ALL DOORS WITH POOL ACCESS

6. RESIDENTIAL POOL SYSTEM OR EQUIPMENT MEET THE PUMP SIZING, FLOR RATE, PIPING, FILTERS, AND VALVE REQUIREMENTS OF 150(p) CEnC- AND TO BE INSTALLED PER MANUFACTURER.

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
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12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
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17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL – REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150(o) CEnC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & R/CPLIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1"I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LAEEC 220.41)
64	WP GFCI -+6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

POOL PLAN

DRAWING NO.
A-1.12

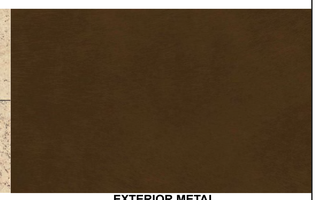
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,



EXTERIOR WOOD SIDING



EXTERIOR STONE VENEER



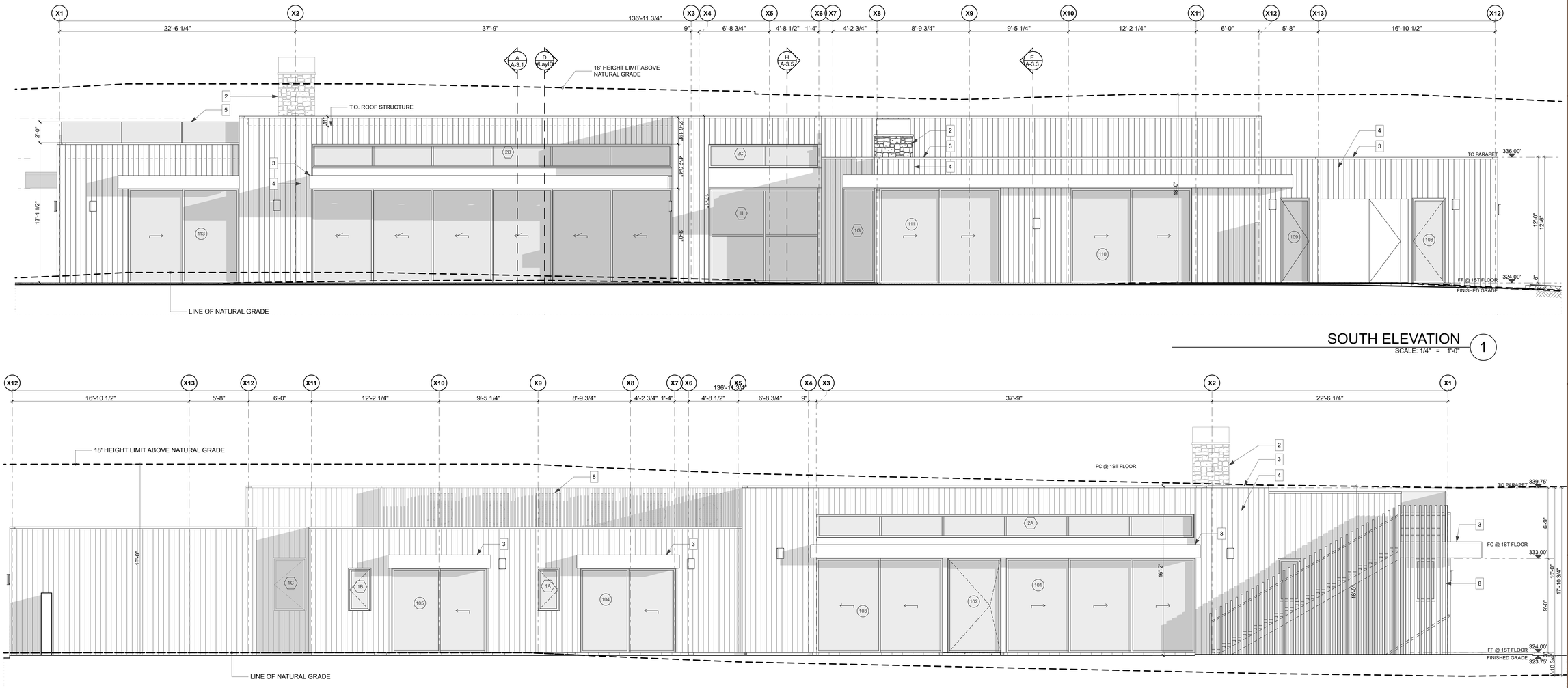
EXTERIOR METAL TRIMS, GUTTERS & DOWNSPOUTS

DECKING:
DECKING, SURFACES, STAIR TREADS, RISERS & LANDINGS OF DECKS, PORCHES & BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION 709A.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 & ASTM E2726
2. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF 704A.3 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
3. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 & SFM STANDARD 12-7A-5.
4. EXTERIOR FIRE RETARDANT TREATED WOOD.
5. NON-COMBUSTIBLE MATERIAL.
6. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
7. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION 709A.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 & WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

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2. IGNITION-RESISTANT MATERIAL.
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTIONS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.



SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (1)

NORTH ELEVATION
SCALE: 1/4" = 1'-0" (2)

MATERIAL SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR	#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR
1	STUCCO	EXTERIOR CEMENT GYPSUM	TBD	-	TBD	TBD	7	STONE FLOOR TILE	TBD	TBD	-	TBD	TBD
2	STONE VENEER	STONE VENEER	TBD	-	TBD	TBD	8	ANODIZED METAL	STRUCTURAL ALUMINUM RAILING	TBD	-	TBD	TBD
3	BRAKE METAL	ANODIZED ALUMINUM	TBD	-	TBD	TBD	9	WOOD DECKING	IPE ON WOOD SLEEPERS	TBD	-	TBD	TBD
4	RECYCLED WOOD SIDING	WOOD SIDING OVER 5/8" DENSGLASS	TBD	-	TBD	TBD	10	PARAPET EDGE	TBD	TBD	-	TBD	TBD
5	GLASS GUARDRAIL	TEMPERED GLAZING	TBD	-	TBD	TBD	11	-	-	TBD	-	TBD	TBD
6	WEEP SCREED	STAINLESS STEEL	TBD	-	TBD	TBD	12	-	-	TBD	-	TBD	TBD

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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

SHEET TITLE

PROPOSED ELEVATIONS - NORTH & SOUTH

DRAWING NO.
A-2.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

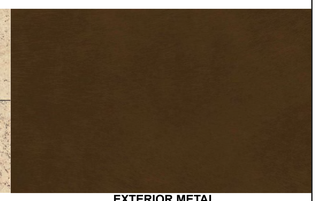
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EXTERIOR WOOD SIDING



EXTERIOR STONE VENEER



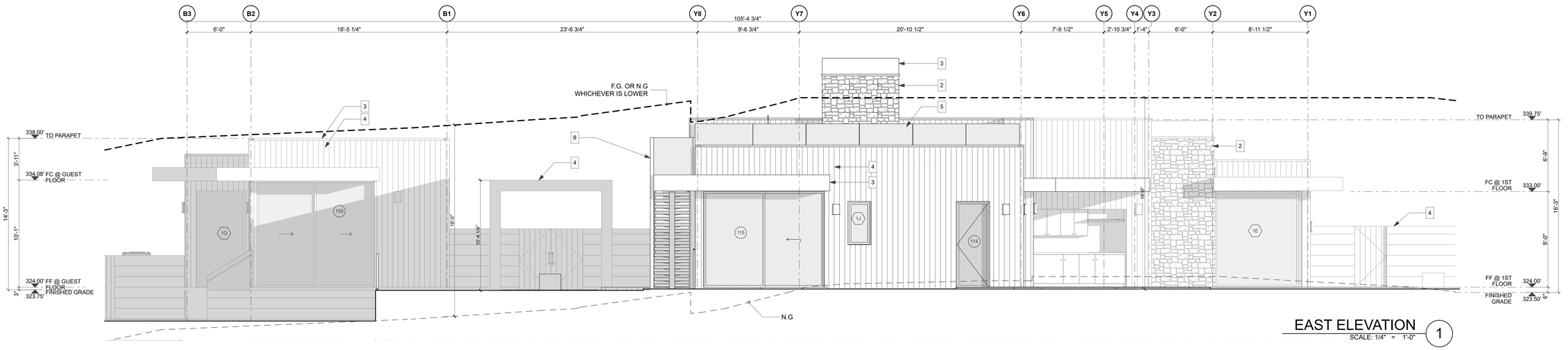
EXTERIOR METAL TRIMS, GUTTERS & DOWNSPOUTS

DECKING:
DECKING, SURFACES, STAIR TREADS, RISERS & LANDINGS OF DECKS, PORCHES & BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

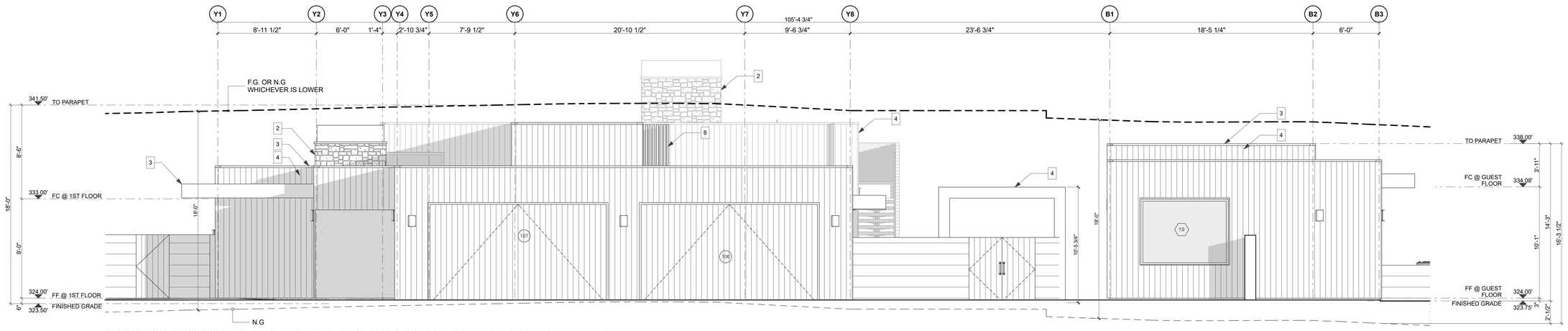
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4. EXTERIOR FIRE RETARDANT TREATED WOOD.
5. NON-COMBUSTIBLE MATERIAL
6. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
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5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.



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



WEST ELEVATION
SCALE: 1/4" = 1'-0"
2

MATERIAL SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR	#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR
1	STUCCO	EXTERIOR CEMENT GYPSUM	TBD	-	TBD	TBD	7	STONE FLOOR TILE	TBD	TBD	-	TBD	TBD
2	STONE VENEER	STONE VENEER	TBD	-	TBD	TBD	8	ANODIZED METAL	STRUCTURAL ALUMINUM RAILING	TBD	-	TBD	TBD
3	BRAKE METAL	ANODIZED ALUMINUM	TBD	-	TBD	TBD	9	WOOD DECKING	IPE ON WOOD SLEEPERS	TBD	-	TBD	TBD
4	RECYCLED WOOD SIDING	WOOD SIDING OVER 5/8" DENSGLASS	TBD	-	TBD	TBD	10	PARAPET EDGE	TBD	TBD	-	TBD	TBD
5	GLASS GUARDRAIL	TEMPERED GLAZING	TBD	-	TBD	TBD	11	-	-	TBD	-	TBD	TBD
6	WEEP SCREED	STAINLESS STEEL	TBD	-	TBD	TBD	12	-	-	TBD	-	TBD	TBD

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
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RENEWAL 11/30/2025
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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED ELEVATIONS _ EAST & WEST

DRAWING NO.
A-2.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

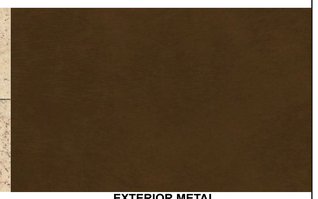
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EXTERIOR WOOD SIDING



EXTERIOR STONE VENEER



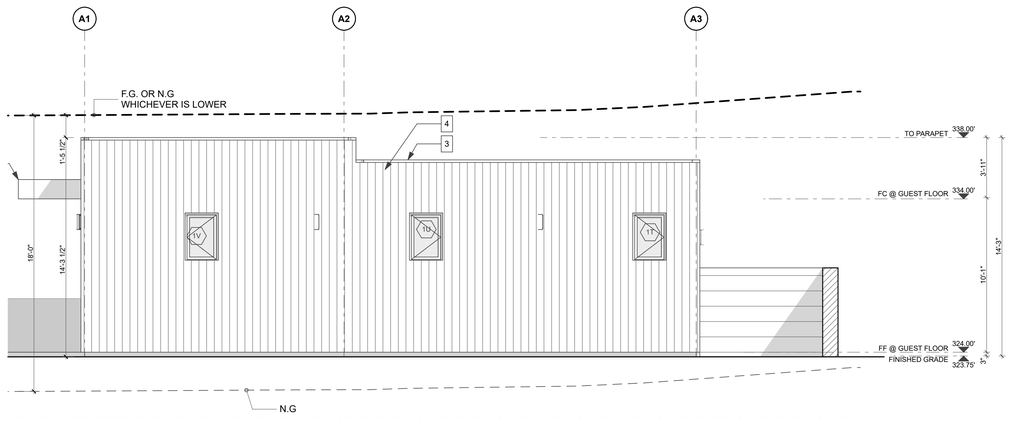
EXTERIOR METAL TRIMS, GUTTERS & DOWNSPOUTS

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DECKING, SURFACES, STAIR TREADS, RISERS & LANDINGS OF DECKS, PORCHES & BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

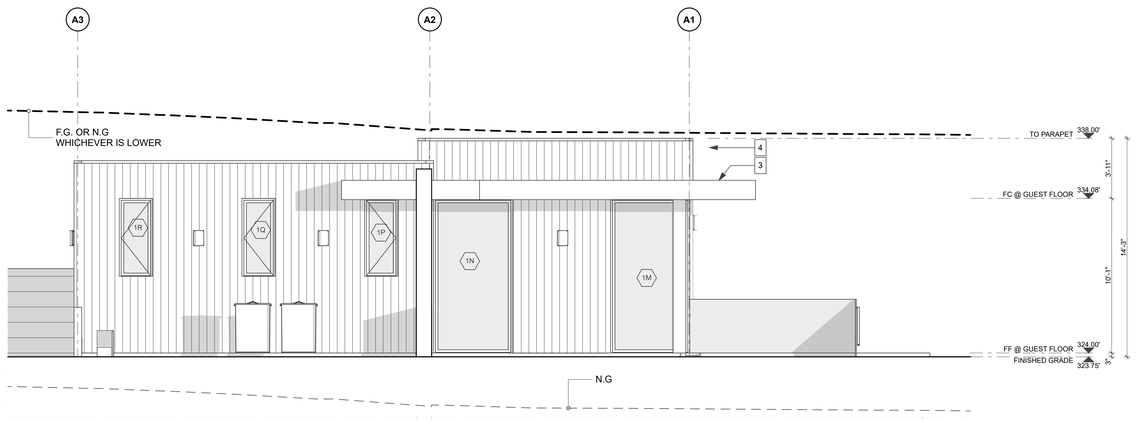
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S-ADU ELEVATION (1)
SCALE: 1/4" = 1'-0"



N-ADU ELEVATION (2)
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR	#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR
1	STUCCO	EXTERIOR CEMENT GYPSUM	TBD	-	TBD	TBD	7	STONE FLOOR TILE	TBD	TBD	-	TBD	TBD
2	STONE VENEER	STONE VENEER	TBD	-	TBD	TBD	8	ANODIZED METAL	STRUCTURAL ALUMINUM RAILING	TBD	-	TBD	TBD
3	BRAKE METAL	ANODIZED ALUMINUM	TBD	-	TBD	TBD	9	WOOD DECKING	IPE ON WOOD SLEEPERS	TBD	-	TBD	TBD
4	RECYCLED WOOD SIDING	WOOD SIDING OVER 5/8" DENSGLASS	TBD	-	TBD	TBD	10	PARAPET EDGE	TBD	TBD	-	TBD	TBD
5	GLASS GUARDRAIL	TEMPERED GLAZING	TBD	-	TBD	TBD	11	-	-	TBD	-	TBD	TBD
6	WEEP SCREED	STAINLESS STEEL	TBD	-	TBD	TBD	12	-	-	TBD	-	TBD	TBD

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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

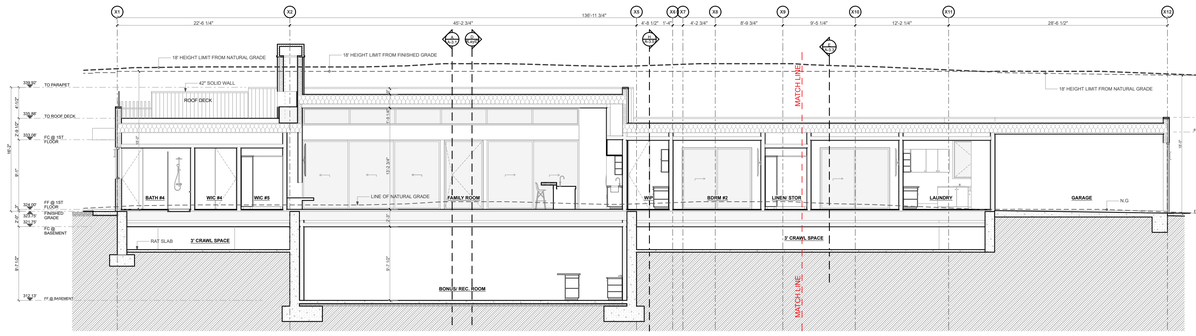
SHEET TITLE

PROPOSED ELEVATIONS _ ADU

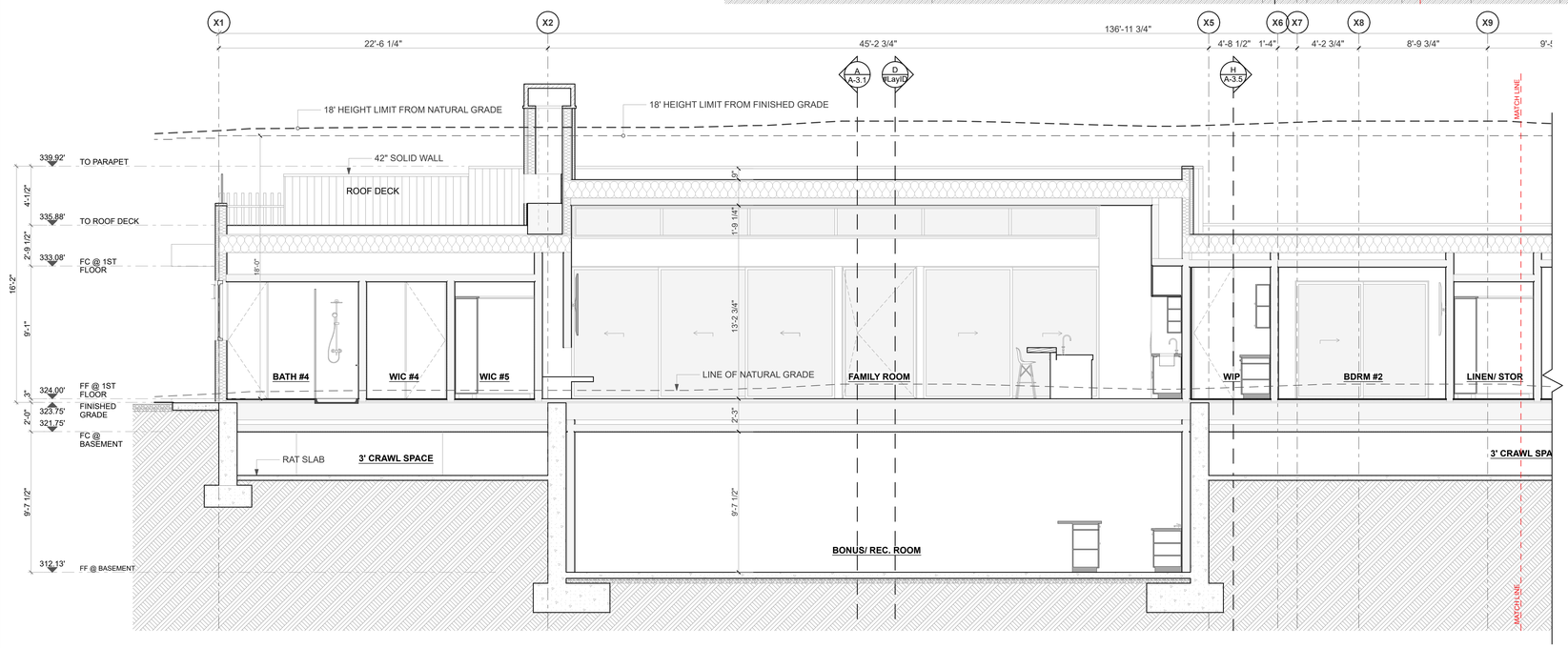
DRAWING NO.
A-2.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

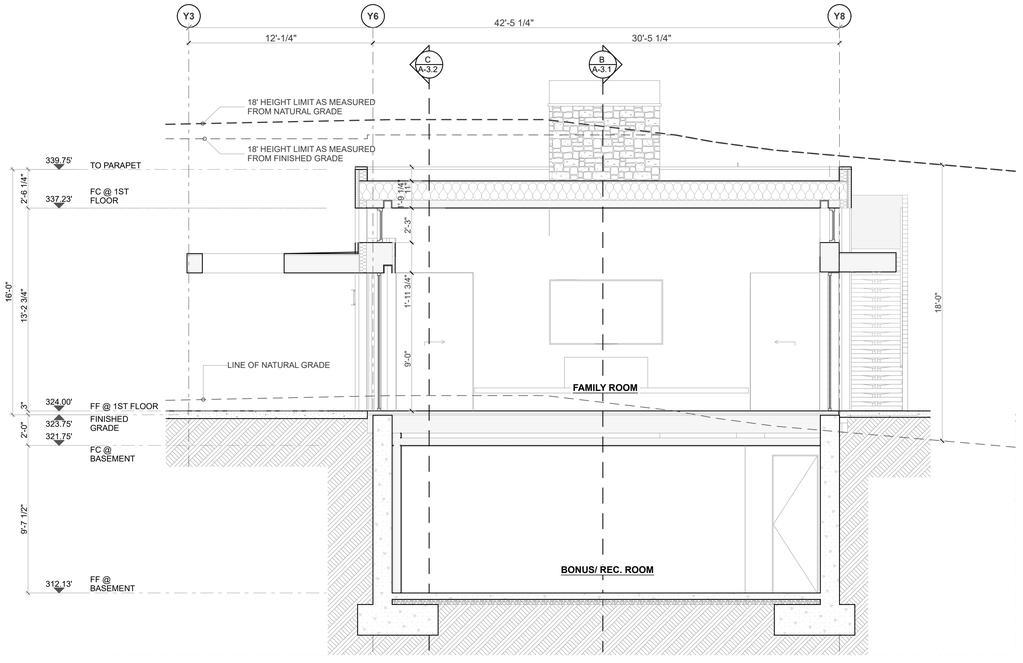
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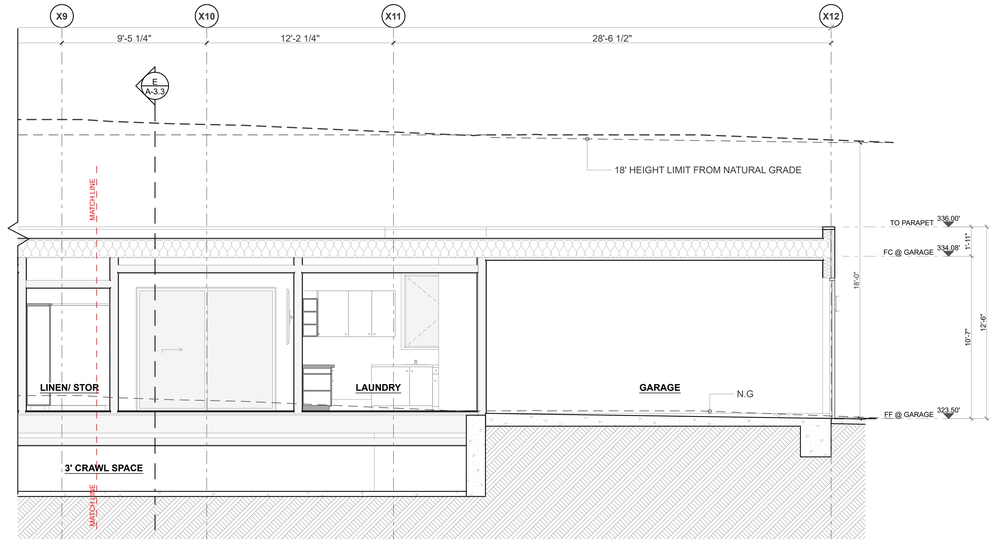
SECTION B (B)
SCALE: 1/8" = 1'-0"



SECTION B (B1)
SCALE: 1/4" = 1'-0"



SECTION A (A)
SCALE: 1/4" = 1'-0"



SECTION B (B2)
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87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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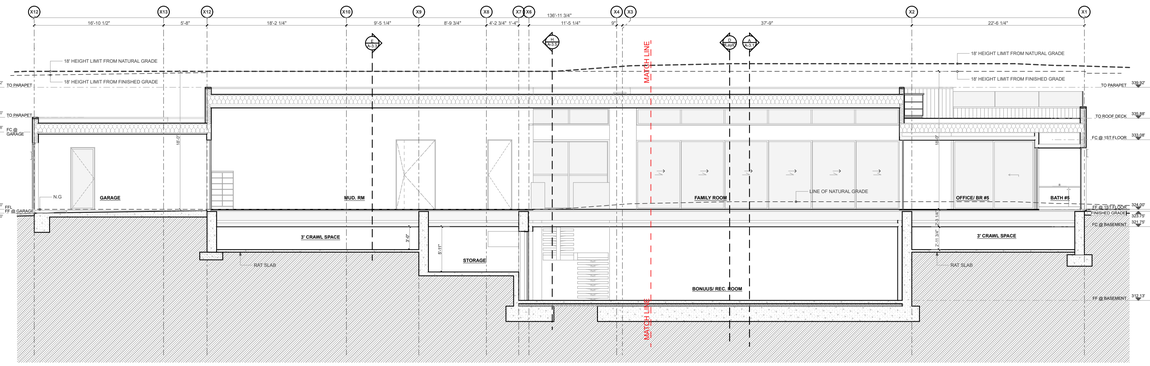
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PROPOSED SECTIONS A & B

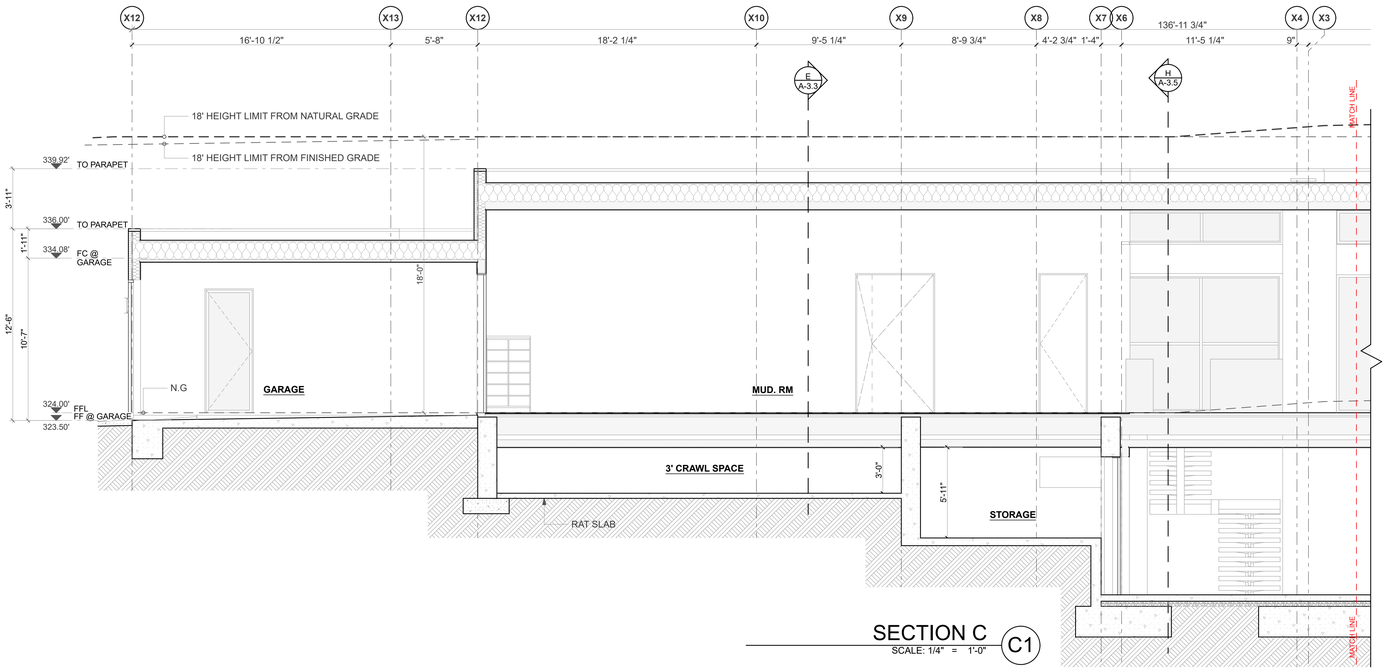
DRAWING NO.
A-3.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

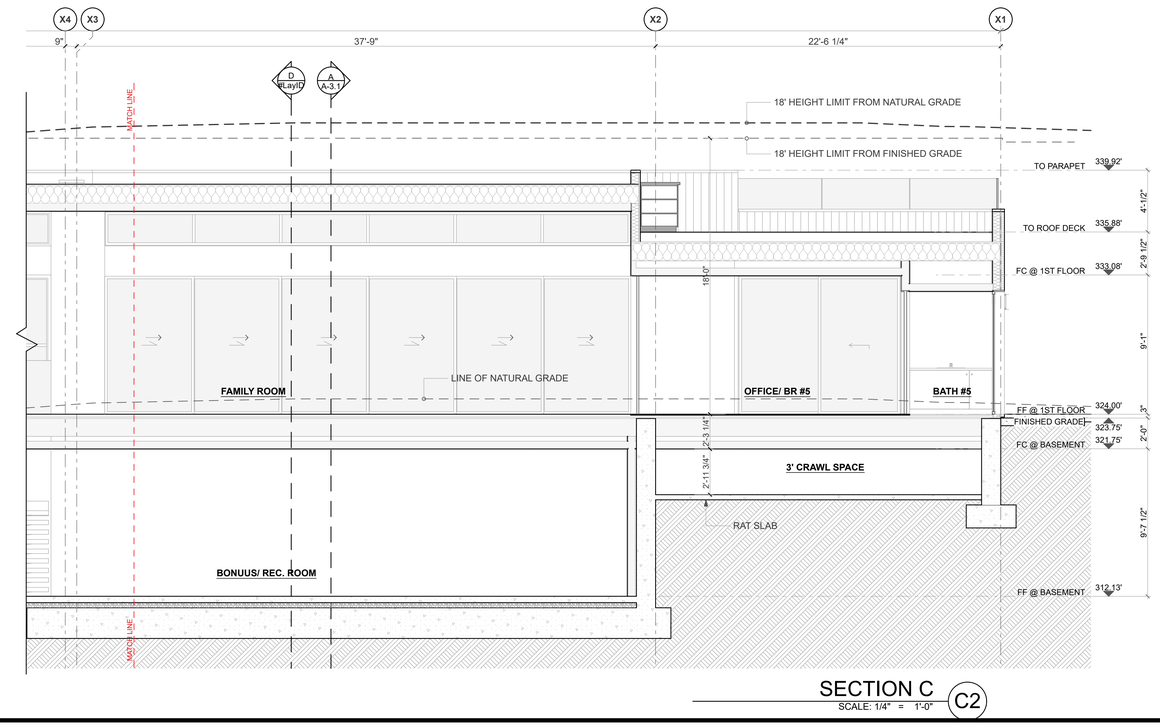
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SECTION C
SCALE: 1/8" = 1'-0"
C



SECTION C
SCALE: 1/4" = 1'-0"
C1



SECTION C
SCALE: 1/4" = 1'-0"
C2

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95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
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	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

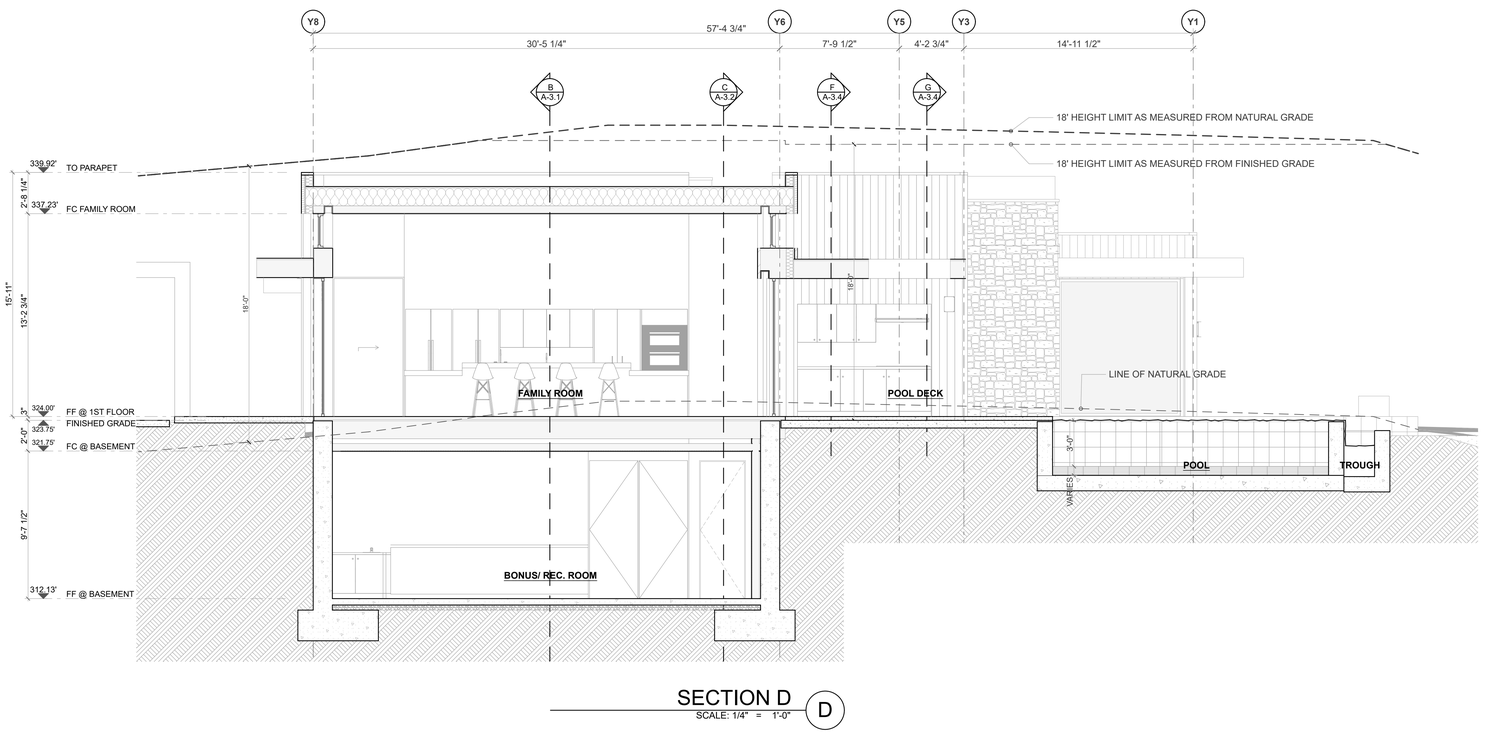
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PROPOSED SECTION C

DRAWING NO.
A-3.2

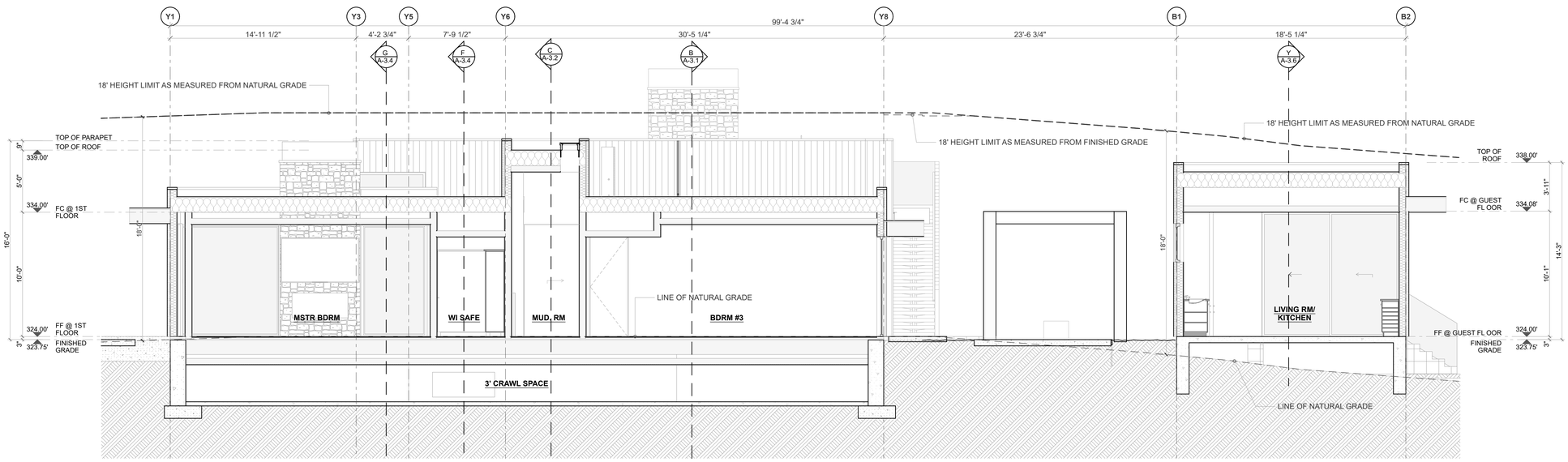
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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SECTION D

SCALE: 1/4" = 1'-0" (D)



SECTION E

SCALE: 1/4" = 1'-0" (E)

KEYNOTES

01	DEMOLISH
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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
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MALIBU, CA 90265
TEL. 310-456-5905

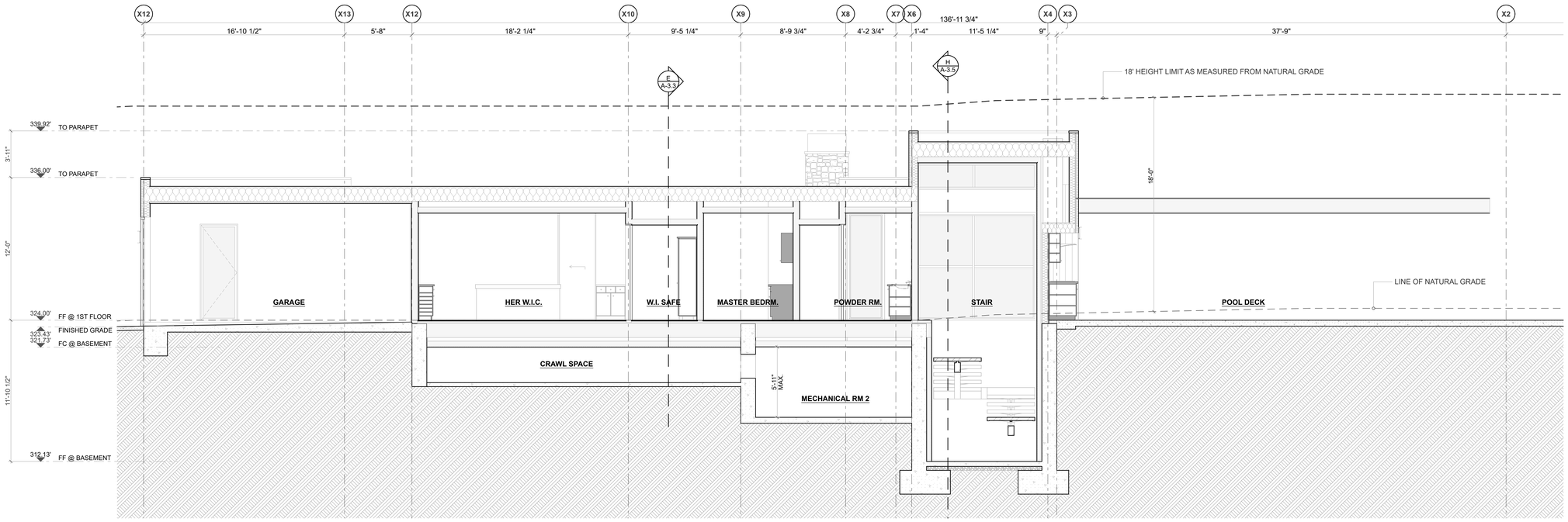
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PROPOSED SECTIONS D & E

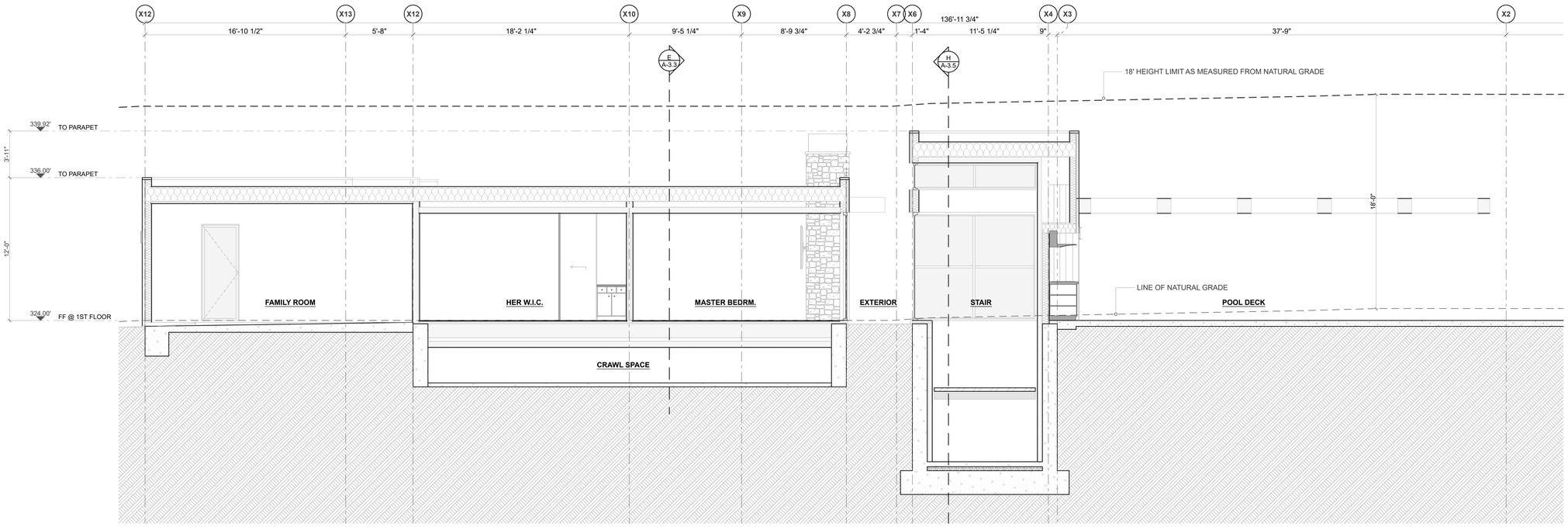
DRAWING NO.
A-3.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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SECTION F
SCALE: 1/4" = 1'-0"
F



SECTION G
SCALE: 1/4" = 1'-0"
G

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
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96	PROTECTIVE STEEL BOLLARD
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NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

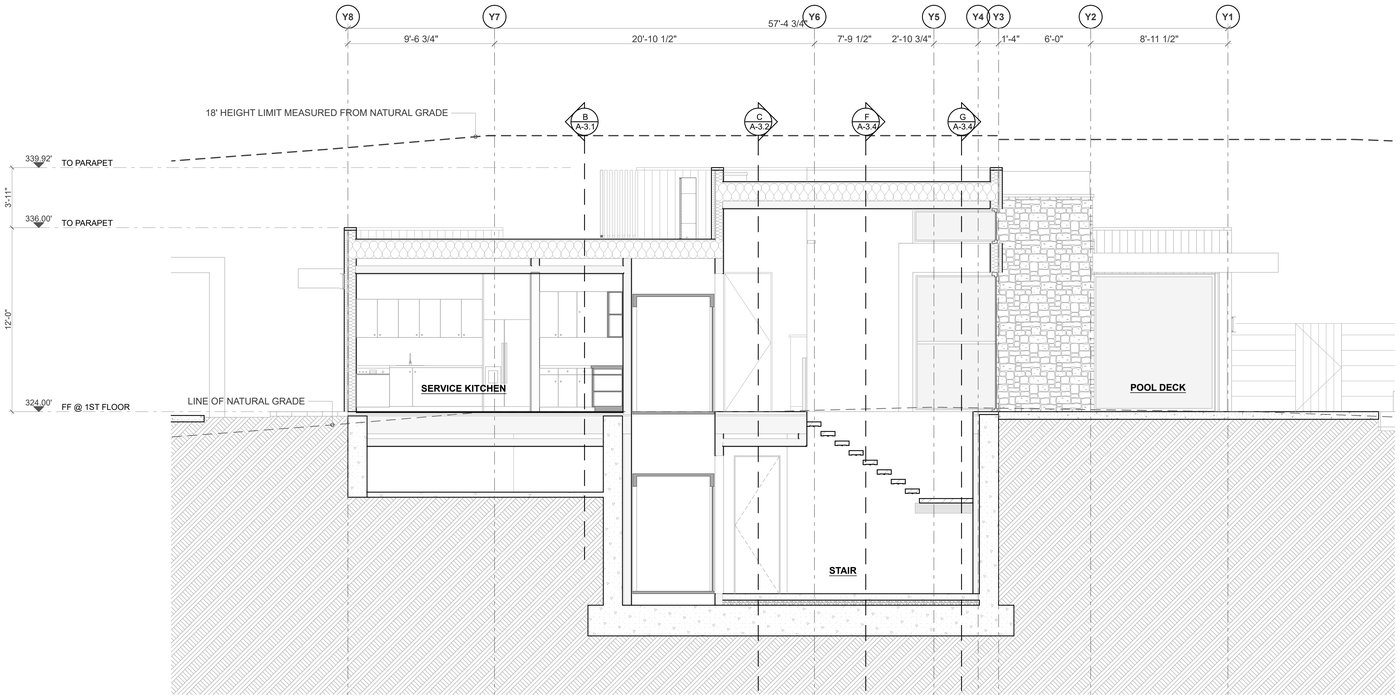
SHEET TITLE

PROPOSED SECTIONS F & G

DRAWING NO.
A-3.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

Autodesk Docs://6257 Gayton Place/6257 Gayton Place_R24_Malibu_CA.rvt
6257 GAYTON PLACE\6257 GAYTON PLACE_R24_Malibu_CA.rvt
VIEW: 2026-02-27.pln



SECTION H (H)
SCALE: 1/4" = 1'-0"

KEYNOTES

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05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
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Malibu, CA

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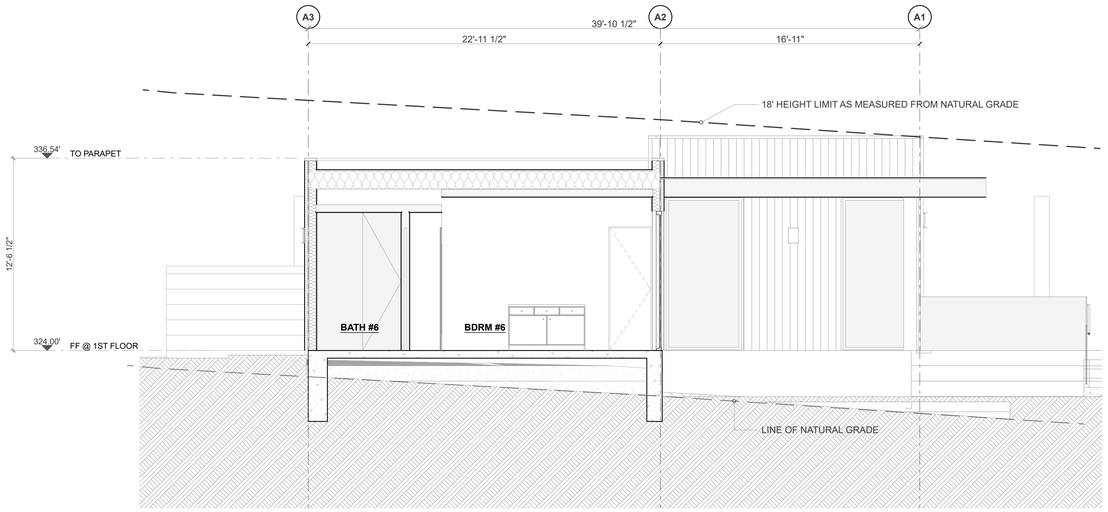
SHEET TITLE

PROPOSED SECTION H

DRAWING NO.
A-3.5

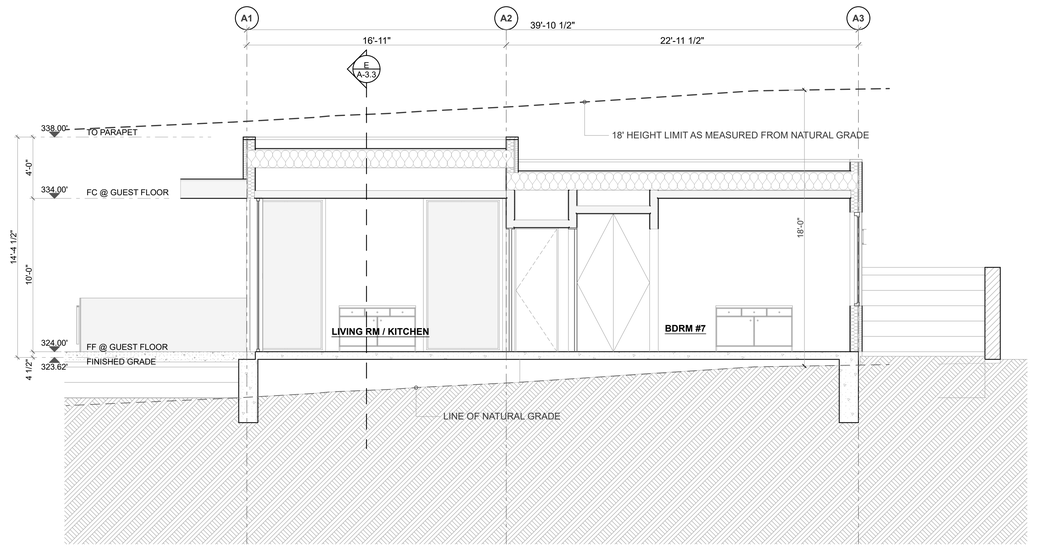
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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SECTION X
SCALE: 1/4" = 1'-0"

X



SECTION Y
SCALE: 1/4" = 1'-0"

Y

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED SECTIONS X & Y

DRAWING NO.
A-3.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

C:\Users\douglas\Desktop\Gayton\Gayton Backup\ACTIVE REVIT PROJECTS\DOUGLAS\NEW Yazdi 6257 Gayton Project_douglas.rvt
V27 2025-02-27 pm

DOOR NOTES

SECURITY PROVISIONS:

A.) SINGLE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND A DEAD-BOLT WITH HARDENED INSERT WITH 1' MINIMUM THROW AND 5/8' MINIMUM EMBEDMENT INTO JAMB, BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.
B.) INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM 'A' NOT KEY OPERATED.OR HARDENED DEADBOLT TOP AND BOTTOM WITH 2" EMBEDMENT.
C.) SWINGING WOOD DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1 3/8' THICK. PANELS OF WOOD DOORS SHALL BE 9/16' THICK AND NOT MORE THAN 300 SQUARE INCHES. STILES AND RAILS TO BE 1 3/8' THICK AND 3' MINIMUM WIDTH.
D.) DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.
E.) DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET.
F.) WINDOWS AND DOOR LIGHTS WITHIN 40' OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/ BURGLARY RESISTANT/ OR PROTECTED BY BARS.
G.) OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK, WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHER LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.
H.) SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN SEC. 6706,7.

NOTES :

1.) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
A.) GLAZING IN ALL DOORS .
B.) GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
C.) PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36' ABOVE THE FLOOR.
D.) GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 69" ABOVE WALKING SURFACE.
E.) WARDROBE DOORS. (2406.5)
F.) DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB , SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
2.) EMERGENCY EGRESS AT WINDOWS
WINDOWS@ SLEEPING ROOMS TO BE MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA & 44' MAX. TO SILL.(91.310.4)
3.) EVERY DOOR SHALL HAVE A LEVEL LANDING ON EACH SIDE. THE LANDING SHALL NOT BE MORE THAN 1" LOWER THAN THE THRESHOLD OF THE DOORWAY AND MAY BE 7. 75' MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. EXTERIOR DOORS SHALL HAVE A CONCRETE LANDING (36'X36' MIN.) WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE.
4.) EXTERIOR DOORS.DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.
5.) EXTERIOR DOORS, OTHER THAN GARAGE DOORS, SHALL BE SOLID-CORE NOT LESS THAN 1-3/4".
6.) EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (R311.2 CRC)

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN INPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)**:**

a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.

b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

h. GLAZING ADJACENT TO STAIRWAYS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF ADJACENT WALKING SURFACE. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE NOSE OF THE TREAD.

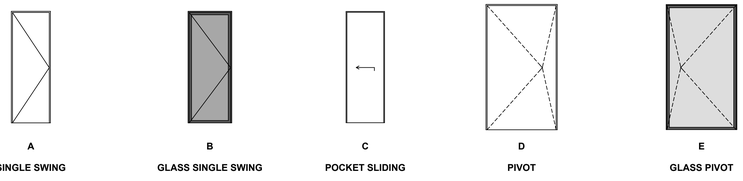
i. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

j. GLAZING IN WALLS OR FENCES ENCLOSING, CONTAINING OR FACING, WITHIN 5 FEET HORIZONTALLY, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, INDOOR AND OUTDOOR POOLS, SHOWER AND BATHTUBS WHERE THE BOTTOM EDGE IS LESS THAN 5' MEASURED VERTICALLY.

EXTERIOR WILDFIRE EXPOSURE:

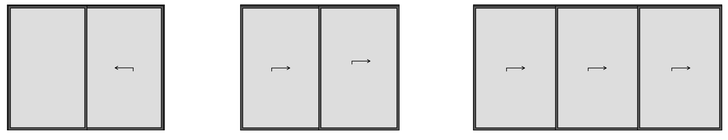
EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE& HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R327.8.2.1 CRC)

DOOR TYPES

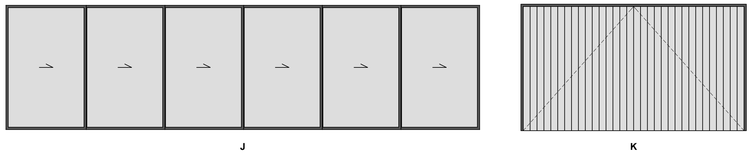


A — SINGLE SWING
B — GLASS SINGLE SWING
C — POCKET SLIDING
D — PIVOT
E — GLASS PIVOT

2D-DR DOOR VIEW



F — GLASS SLIDER
G — 2 PANEL GLASS POCKET SLIDING
H — 3 PANEL GLASS POCKET SLIDING



J — 6 PANEL GLASS POCKET SLIDING
K — GARAGE

DOOR SCHEDULE

NOTE: CONTRACTOR TO VERIFY ALL ROUGH OPENINGS & DOOR SIZES PRIOR TO ORDERING

	MARK	LOCATION	TYPE	DOOR OPERATION TYPE	SIZE W	SIZE H	INT/EXT	MANUF.	MAT'L	GLAZING	ACCESORIES: SCREEN	TRSHLD	DOOR SWEEP	WEATHER STRIPPING	CLOSER	U-FACTOR	SHGC	EGRESS	FIRE RATING	NOTES
MAIN HOUSE	001	BONUS/REC RM	B	GLASS SINGLE SWING	3'-0"	9'-0"	EXT	TBD	ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	002	PWDR RM	A	SINGLE SWING	2'-8"	9'-0"	INT		WOOD							0.00	0.00			
	003	MEP #1	A	SINGLE SWING	3'-0"	9'-0"	INT									0.00	0.00			
	004	STOR	A	SINGLE SWING	3'-0"	9'-0"	INT		▼							0.00	0.00			
	101	FAMILY RM	H	3 PANEL GLASS POCKET SLIDING	18'-0"	9'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	102	FAMILY RM	E	GLASS PIVOT	5'-0"	9'-0"	EXT									0.00	0.00			
	103	FAMILY RM	G	2 PANEL GLASS POCKET SLIDING	12'-0"	9'-0"	EXT									0.00	0.00			
	104	BDRM #2	F	GLASS SLIDER	9'-0"	8'-0"	EXT									0.00	0.00	YES		
	105	BDRM #3	F	GLASS SLIDER	9'-0"	8'-0"	EXT									0.00	0.00	YES		
	106	GARAGE	K	GARAGE	16'-0"	9'-0"	EXT									0.00	0.00			
	107	GARAGE	K	GARAGE	16'-0"	9'-0"	EXT									0.00	0.00			
	108	GARAGE	B	GLASS SINGLE SWING	3'-0"	8'-0"	EXT		▼	DUAL/LOW E/ TEMPERED						0.00	0.00			
	109	BATH	B	GLASS SINGLE SWING	2'-8"	8'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		▼	▼	▼		0.00	0.00			OPAQUE GLASS
	110	MASTER BATH	G	2 PANEL GLASS POCKET SLIDING	11'-6"	9'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	111	MASTER BDRM	G	2 PANEL GLASS POCKET SLIDING	11'-6"	9'-0"	EXT				YES					0.00	0.00	YES		
	112	FAMILY ROOM	J	6 PANEL GLASS POCKET SLIDING	34'-4"	9'-0"	EXT													
	113	OFFICE/BR #5	F	GLASS SLIDER	10'-6"	9'-0"	EXT									0.00	0.00	YES		
	114	BATH #5	B	GLASS SINGLE SWING	3'-0"	8'-0"	EXT									0.00	0.00			OPAQUE GLASS
	115	BDRM #4	F	GLASS SLIDER	11'-3 1/4"	9'-0"	EXT		▼	▼		▼	▼	▼		0.00	0.00	YES		
	116	SERVICE KITCHEN	C	POCKET SLIDING	4'-6"	9'-0"	INT		WOOD							0.00	0.00			
	117	WIP	A	SINGLE SWING	2'-8"	9'-0"	INT									0.00	0.00			
	118	BDRM #2	A	SINGLE SWING	3'-0"	8'-0"	INT									0.00	0.00			
	119	BATH #2	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	120	WIC #2	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	121	LINEN/STOR	A	SINGLE SWING	3'-0"	8'-0"	INT									0.00	0.00			
	122	BDRM #3	A	SINGLE SWING	3'-0"	8'-0"	INT									0.00	0.00			
	123	BATH #3	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	124	WIC #3	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	125	LAUNDRY	C	POCKET SLIDING	3'-0"	9'-0"	INT									0.00	0.00			
	126	GARAGE	A	SINGLE SWING	3'-0"	9'-0"	INT								YES	0.00	0.00		20 MIN	
	127	MASTER BDRM	D	PIVOT	5'-0"	9'-0"	INT									0.00	0.00			
	128	HER WIC	C	POCKET SLIDING	3'-0"	9'-0"	INT									0.00	0.00			
	129	WI SAFE	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	130	MASTER BATH	C	POCKET SLIDING	3'-0"	9'-0"	INT		▼							0.00	0.00			
	131	MASTER BATH	B	GLASS SINGLE SWING	2'-8"	8'-0"	INT		ALUM	TEMPERED						0.00	0.00			OPAQUE GLASS
	132	MASTER BATH	C	POCKET SLIDING	3'-0"	9'-0"	INT		WOOD							0.00	0.00			
	133	PWDR	A	SINGLE SWING	3'-0"	9'-0"	INT		WOOD							0.00	0.00			
	134	PWDR	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	135	OFFICE/ BR #5	C	POCKET SLIDING	5'-0"	9'-0"	INT									0.00	0.00			
	136	WIC #5	A	SINGLE SWING	2'-8"	9'-0"	INT									0.00	0.00			
	137	BATH #5	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	138	AV	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	139	BDRM #4	C	POCKET SLIDING	4'-6"	9'-0"	INT									0.00	0.00			
	140	WIC #4	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	141	BATH #4	A	SINGLE SWING	2'-8"	8'-0"	INT		▼							0.00	0.00			
ADU	150	LIVING RM/KITCHEN	G	2 PANEL GLASS POCKET SLIDING	11'-0"	10'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	151	LIVING RM/KITCHEN	C	POCKET SLIDING	3'-0"	8'-0"	INT		WOOD							0.00	0.00			
	152	BDRM #6	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	153	BATH #6	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	154	BDRM #7	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	155	BATH #7	A	SINGLE SWING	2'-8"	8'-0"	INT	▼	▼							0.00	0.00			

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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

SHEET TITLE

DOOR SCHEDULE

DRAWING NO.
A-6.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

C:\Users\user\Documents\Revit Local Files\Collaboration Models\BURDGE ARCHITECTS_REVIT PROJECTS\BOCK OMAHA Wade 6257 Gayton Malibu_BOCK OMAHA_V23_2025-03-27.rvt

NOTES

SECURITY PROVISIONS:

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B.) INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM 'A' NOT KEY OPERATED.OR HARDENED DEADBOLT TOP AND BOTTOM WITH 2" EMBEDMENT.
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b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

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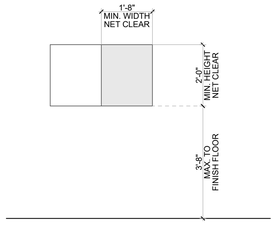
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EXTERIOR WILDFIRE EXPOSURE:

EXTERIOR WINDOWS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R327.8.2.1 CRC)

EMERGENCY EGRESS REQUIREMENT



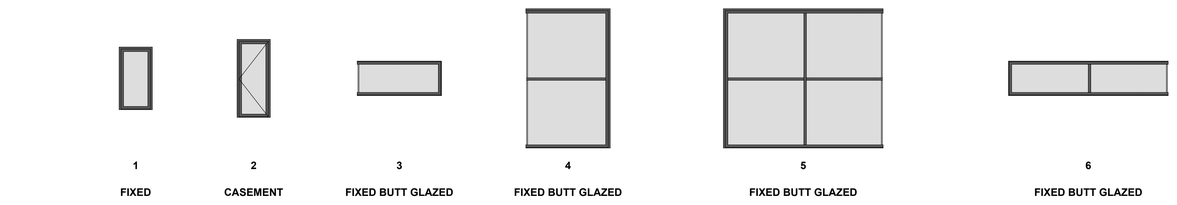
5.7 SF @ WINDOWS ABOVE GRADE FLOOR OPENING
5 S.F. GRADE FLOOR OPENINGS OR BELOW GRADE

WINDOW & SKYLIGHT SCHEDULE

NOTE: CONTRACTOR TO VERIFY ALL ROUGH OPENINGS & WINDOW SIZES PRIOR TO ORDERING

	MARK	LOCATION	TYPE	OPERATION TYPE	W X H	MANUF.	SERIES	MAT'L	GLAZING	SCREEN	FIRE RATING	RATING U-FACTOR	RATING SHGC	EGRESS	NOTES
MAIN HOUSE	1A	BATH #2	2	CASEMENT	2'-0"×4'-0"	TBD	TBD	ALUM	DUAL /TEMPERED/ LOW E		20 MIN	0.00	0.00		
	1B	BATH #3	2	CASEMENT	2'-0"×4'-0"							0.00	0.00		
	1C	LAUNDRY	2	CASEMENT	3'-0"×5'-0"							0.00	0.00		
	1E	MSTR BDRM	1	FIXED	8'-0"×9'-0"							0.00	0.00		
	1F	MSTR BDRM	1	FIXED	5'-2"×9'-0"							0.00	0.00		
	1G	PWDR	1	FIXED	3'-0"×9'-0"							0.00	0.00		
	1H	STAIR	4	FIXED BUTT GLAZED	5'-0"×9'-0"							0.00	0.00		
	1I	STAIR	5	FIXED BUTT GLAZED	9'-11"×9'-0"							0.00	0.00		
	1J	BATH #4	1	FIXED	2'-0"×4'-0"							0.00	0.00		
	1K	BDRM #4	1	FIXED	2'-0"×4'-0"							0.00	0.00		
	1L	BDRM #4	1	FIXED	2'-0"×4'-0"							0.00	0.00		
ADU	1M	LIVING RM/KITCHEN	1	FIXED	5'-0"×10'-0"							0.00	0.00		
	1N	LIVING RM/KITCHEN	1	FIXED	5'-0"×10'-0"							0.00	0.00		
	1O	BDRM #6	1	FIXED	4'-6"×9'-0"							0.00	0.00		
	1P	BDRM #6	2	CASEMENT	2'-0"×5'-0"							0.00	0.00		
	1Q	BDRM #6	2	CASEMENT	2'-0"×5'-0"							0.00	0.00	YES	
	1R	BATH #6	2	CASEMENT	2'-0"×5'-0"							0.00	0.00		
	1S	BDRM #7	1	FIXED	8'-0"×6'-0"							0.00	0.00		
	1T	BDRM #7	1	FIXED	2'-0"×3'-0"							0.00	0.00	YES	
	1U	BATH #7	2	CASEMENT	2'-0"×3'-0"							0.00	0.00		
	1V	LIVING RM/KITCHEN	2	CASEMENT	2'-0"×3'-0"							0.00	0.00		
MAIN HOUSE CLERESTORY	2A	FAMILY ROOM	7	FIXED	36'-0"×2'-3"							0.00	0.00		
	2B	FAMILY ROOM	7	FIXED	34'-4"×2'-3"							0.00	0.00		
	2C	STAIR	6	FIXED BUTT GLAZED	10'-1"×2'-3"							0.00	0.00		
	2D	STAIR	3	FIXED BUTT GLAZED	5'-2"×2'-3"							0.00	0.00		
ROOF	S1	MSTR BATH	8	FIXED SKYLIGHT	7'-2" X 1'-6"						---				
	S2	HALL	9	FIXED SKYLIGHT	---						---				

WINDOW TYPES



1 FIXED
2 CASEMENT
3 FIXED BUTT GLAZED
4 FIXED BUTT GLAZED
5 FIXED BUTT GLAZED
6 FIXED BUTT GLAZED



7 FIXED
8 FIXED SKYLIGHT
9 FIXED SKYLIGHT

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

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

SHEET TITLE

WINDOW SCHEDULE

DRAWING NO.
A-6.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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. 235 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. 235 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:*
    Cut: 2241 cu.yd. Fill: 634 cu.yd.
    Export: 1607 cu.yd. Import: 0 cu.yd.
20. *Total Disturbed Area = 0.32 acres*
    (including grading, clearing, and landscaping area)
    Total Existing Impervious Surface Area: 2325 sq. ft.
    Total Proposed Impervious Surface Area: 11750 sq. ft.
    Flood Zone on FIRM: N/A Base Flood Elevation: N/A 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. *All catch basins and drainage inlets shall be stenciled with the City of Malibu storm drain logo.*

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.***

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS and FILLS) [3312, 3313 & Malibu LCP 8.3]:

1. *Cut material may only be exported to an appropriate landfill or a site permitted to accept material.*

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. *Initial Inspection: When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection.*
2. *Toe Inspection: After the natural ground is exposed and prepared to receive fill and before any fill is placed.*
3. *Excavation Inspection: After the excavation is started and before the depth of excavation exceeds 10 feet.*
4. *Rough Inspection: When approximate final elevations have been established; drainage terrace, swales and other drainage devices necessary for the protection of the building site from flooding are installed; berms installed at the top of slopes; Submit the required "Rough Grading Reports". Foundations shall not be excavated until the Building Official has approved Rough Grading.*
5. *Final Inspection: When grading has been completed, all drainage devices necessary to drain the building pad are installed, slope planting established and all irrigation systems installed. Submit the required "As-built Grading Plan" and "Notification of Completion".*
6. *Subdrain Installation: Provide continuous inspection during subdrain excavation and installation. Continuous inspection by the Soils Engineer or his responsible representative shall be provided during all subdrain installations. [3313.2]*
7. *Fill Inspection:*
   - *7.1. After the fill emplacement is started and before the vertical height of the lifts exceeds 10 ft. [3313.2]*
   - *7.2. During preparation of natural ground and placement and compaction of fill.*
   - *7.3. The soils engineer shall be present during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 ft. or result in a slope surface steeper than 2horizontal to 1 vertical. [3313.7*
8. *Drainage Device Inspection: After forms and pipe are in place and before any concrete is poured.*
9. *Rough Grading: When all rough grading has been completed and erosion protection has been installed. The Geotechnical Engineer shall submit the final compaction report prior to the approval of rough grade.*

COMPACTION TESTING REQUIREMENTS:

1. *Fill shall be compacted (as determined by A.S.T.M. Soil Compaction Test D1557- Latest Version) throughout their full extent to [3313.4]:*
2. *A minimum relative compaction of 90% of maximum dry density within 40 ft. below finished grad, and*
3. *93% of maximum dry density deeper than 40 ft. below finished grade*
4. *Field density shall be determined by Sand-Cone Method, A.S.T.M. D1556 - Latest Version. In fine-grained cohesive soils field density may be determined by the Drive-Cylinder Method, A.S.T.M. D-2937- Latest Version, provided not less than 20% of the required density tests, uniformly distributed, are by the Sand-Done Method. The method of determining field density shall be shown in the compaction report. Other methods may be used if recommended by the Soils Engineer and approved in advance by the Building Official. [3313.4]*
5. *Sufficient tests of soil properties, including soil types and shear strength, shall be made during grading operations to verify compliance with design criteria. The results of such testing shall be furnished to the Building Official upon completion of grading operations, or when necessitated by field conditions upon request of the Building Official. [3313.8] One field density test to be made as follows:*
   - *5.1. One test for each two foot vertical left.*
   - *5.2. One test for each 1,000 cubic yard of material placed.*
   - *5.3. One test will be made at point approximately one foot below the fill slope surface on the basis of one test for each 1,000 square feet of slope surface but not less than one test for each 10 foot of vertical slope height.*

GENERAL NOTES:

1. *Any modifications of or changes in approved grading plans must be approved by the Building Official.*
2. *A copy of the grading permit and approved grading plan must be in the possession of a responsible person and available at the site.*
3. *This plan has been checked on the assumption that the fills shown will not be compacted. Place the following note no the plan stating: "Fills are uncompacted and not suitable for the support of structures. All foundations for future buildings are to be extended through the fill into natural ground." If the fills are to be compacted, comply with correction numbers 94, 95 & 96.*
4. *Engineer must set grade stakes for all drainage devices and the contractor shall obtain inspection before pouring.*
5. *All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the City Building Department.*
6. *Provisions shall be made for contributory drainage at all times.*
7. *Secure permission from (City Engineer), (State Highway Department) for construction, grading and/or discharge of drainage within street right-of-way.*
8. *Separate plans for temporary drainage and Wet Weather Erosion Control measure to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plans must be installed by not later than November 1 and maintained in operable condition until April 15. [3319.3]*
9. *The Grading Contractor shall submit a written statement verifying that the work done under his direction was performed in accordance with the approved plans and requirements of Chapter 33 of the Malibu Building Code or describing all variances from the approved plans and requirements of the code. [3318.1]*
10. *The Design Engineer verifies that this grading plan was prepared under my supervision in accordance with Section 3318.1 of the Malibu Building Code. All soils engineer and engineering geology recommendations were incorporated in plan. (Must be signed and dated by the Design Engineer.)*
11. *All recommendations included in the consultant's soil and geology reports must be complied with and are a part of the grading specifications.*
12. *Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the City Building Department.*
13. *The consulting geologist must approve rough grading by final report. Final report must include an as-built geologic map.*
14. *Grading shall not be started without first notifying the Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Geologist, Grading Inspector, and when required, the Archaeologist and Paleontologist. The required inspections for grading will be explained at this meeting.*
15. *Fill shall be benched into competent material per City of Malibu Standard or Soils Engineer's directions.*
16. *All existing fills shall be approved by the Building Official or removed prior to placing additional fills.*

ADDITIONAL GRADING GENERAL NOTES:

1. *The Building Official shall approve stock piling of excess material prior to excavation.*
2. *The Field Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits and a blue top with witness stake set at the drainage swale high point reflecting the high point elevation for Preliminary Permits.*
3. *All trench backfills shall be tested and approved by the Soil Engineer.*
4. *The Engineering Geologist and Soil Engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence of absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.*
5. *Subdrain outlets shall be completed at the beginning of the subdrain construction and survey for location. The as graded plan shall show all subdrain locations and elevations.*
6. *All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended remediation to the Building Official for approval.*
7. *Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.*
8. *When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.*
9. *The compaction report and approval from the Soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or nuclear gauge, and shall be so noted for each test.*
10. *Export soil must be transported to a legal dump or to a permitted site shown clearly on approved plans.*
11. *The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plan.*
12. *Preliminary soil and geology reports and all subsequent reports, as approved by the City of Malibu, are considered a part of the approved grading plan. All recommendations contained are to be complied with or revisions submitted for review.*
13. *All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.*
14. *Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes. Gutters shall be connected to non-erosive piping or other other method acceptable to the Building Official.*
15. *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 permitee and/or owner.*

City of Malibu

23815 Stuart Ranch Road • Malibu, California 90265-4861 (310) 456-2489 • Fax (310) 317 0950
• www.ci.malibu.ca.us

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER: _____
PROJECT ADDRESS: 6257 GAYTON WAY

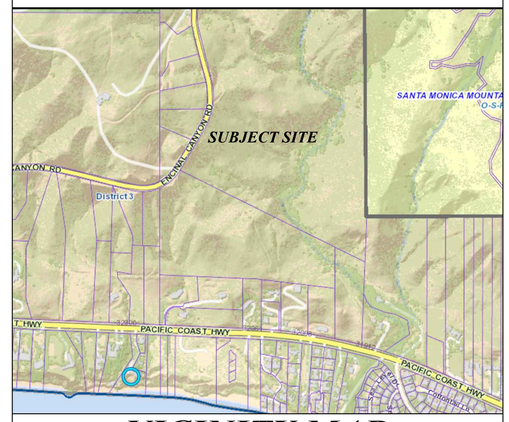
All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations 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-Exempt		
	R&R	Understructure	Safety		Remedial	Total
Cut	0	1866	375	0	0	2241
Fill	0	57	0	577	0	634
Total	0	1923	375	577	0	2875
Import	0	0	0	577	0	0
Export	0	1809	375	0	0	1607

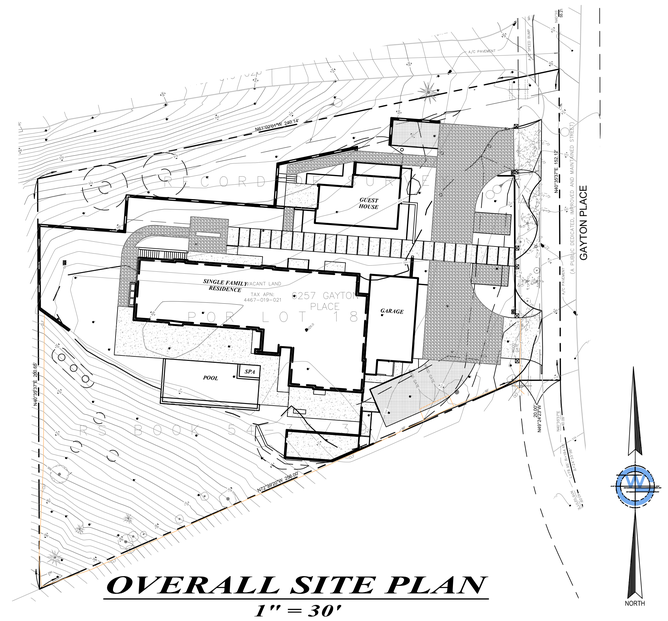
All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction
Safety Grading is required grading for L.A. County Fire Depart. access approval beyond the fifteen foot minimum access and may include tourouts, hammerheads, turnarounds, and access roadway widening. Remedial grading 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.

PREPARED BY: Justin Holt
PRINT NAME
SIGNATURE
DATE: 8/27/26

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA



VICINITY MAP



OVERALL SITE PLAN
1" = 30'

LIST OF CONSULTANTS:

CIVIL: ***GEOWORKS, INC.***
5158 COCHRAN ST.,
SIMI VALLEY, CA., 93063
(805) 522-3206

GEOTECHNICAL: ***ALPINE GEOTECHNICAL, INC.***
BOX 5417
VENTURA, CA 93005
(805) 658-9000
REPORT DATED 03/29/2023

SURVEYOR: ***CHRIS NELSON & ASSOCIATES, INC.***
31238 VIA COLINAS SUITE H
WESTLAKE VILLAGE, CA 91362
(818) 991-1040

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA

PREPARED BY:

GeoWorks Engineering and Consulting Inc.

OWNER INFORMATION:
REZA SOLTANIAN - C/O BURDGE & ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

DATE / REVISIONS / BY

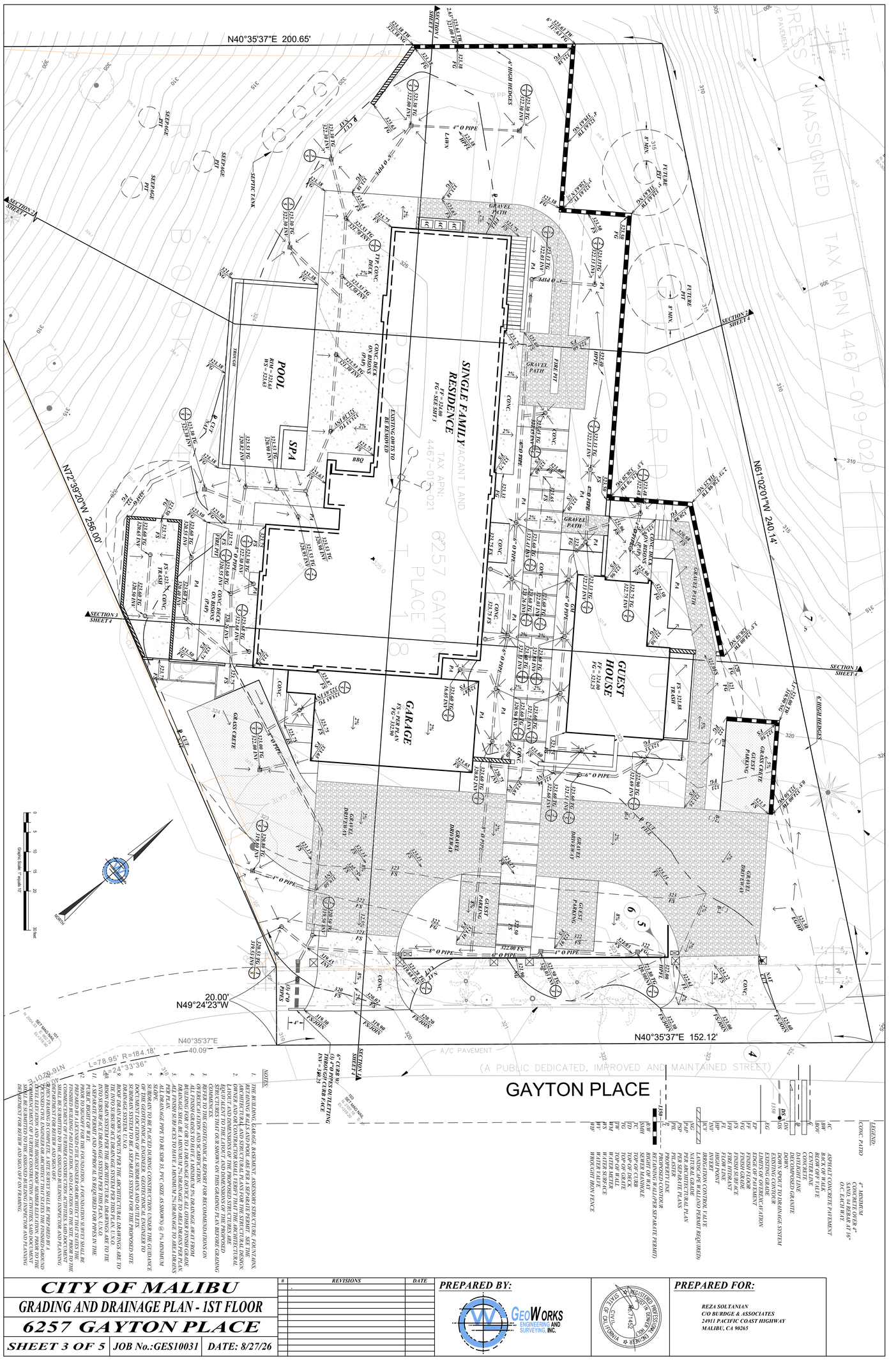
SHT. 1	***COVER SHEET***
SHT. 2	***GRADING PLAN - BASEMENT***
SHT. 3	***GRADING AND DRAINAGE PLAN - 1ST FLOOR LEVEL***
SHT. 4	***SECTIONS***
SHT. 5	***DETAIL SHEET***

SHEET INDEX

APN: 4467-019-021

BENCHMARK:
COUNTY OF LOS ANGELES BENCHMARK NO. DY10346, FOUND 50MM(2") IP W/DPW BM TAG IN WELL 12.5M(41') W/O C/L KANAN DUME RD & 58M(190') N/O C/L CAVALLERI RD 2M(6.5') W/O EDGE AC IP MKR 600MM(2') S/O MON. ELEVATION= 443.649'

CITY OF MALIBU
COVER SHEET
6257 GAYTON PLACE
SHEET 1 OF 5 | ***JOB No.:GES10031*** | ***DATE: 8/27/26***



LEGEND:

CONC. PATIO	4" MINIMUM CONCRETE OVER 4" SAND, #4 REBAR AT 16" O.C. EACH WAY
	ASPHALT CONCRETE PAVEMENT
	BLOW OFF VALVE
	CENTER LINE
	DAYLIGHT LINE
	DECOMPOSED GRANITE
	DOWN SPOUT TO DRAINAGE SYSTEM
	EXISTING CONTOUR
	EXISTING GRADE
	FINISH ELEVATION
	EDGE OF PAVEMENT
	FINISH FLOOR
	FINISH GRADE
	FINISH SURFACE
	FIRE HYDRANT
	HIGH POINT
	INVERT
	IRRIGATION CONTROL VALVE
	LANDSCAPE AREA CALCULATION
	NATURAL GRADE
	NEW CONTOUR (GRADING PERMIT REQUIRED)
	PER ARCHITECTURAL PLAN
	PER LANDSCAPE PLANS
	PLASTER
	PROPERTY LINE
	PROPOSED CONTOUR
	RIGHT OF WAY
	SEE SHEET 3 (SEPARATE PERMIT)
	SEWER MANHOLE
	TOP OF CURB
	TOP OF DECK
	TOP OF GRATE
	TOP OF WALL
	WATER METER
	WATER SURFACE
	WATER VALVE
	WROUGHT IRON FENCE

NOTES:

1. THE BUILDING, GARAGE, BASEMENT, ASSESSORY STRUCTURE, FOUNTAINS, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT. SEE THE OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE CONSISTENT WITH THE DIMENSIONS OF THIS PROPOSED STRUCTURES THAT ARE SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCES.
2. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON SOILS REMEDIAL GRADING.
3. ALL FINISH GRADES TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' OR TO A DRAINAGE DEVICE. ALL OTHER FINISH GRADE SHALL HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
4. ALL FINISH SURFACES TO HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL DRAINAGE PIPE TO BE SDR 35, PVC, SIZE AS SHOWN @ 1% MINIMUM SLOPE.
6. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF A LICENSED CIVIL ENGINEER OR GEOLOGIST.
7. SUBDRAIN SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DEVELOPMENT. LOCATION OF ALL SUBDRAINS AND OUTLETS SHALL BE SHOWN ON AS-BUILT PLANS PREPARED BY A LICENSED CIVIL ENGINEER.
8. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO BE CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
9. ROOF DRAINAGE AND SURFACE DRAINAGE ARE TO BE DISCHARGED INTO THE STREET PER THIS PLAN, U.N.O.
10. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR PIPES IN THE PUBLIC RIGHT OF WAY.
11. THE FOUNDATION SYSTEM FOR THE PROPOSED STRUCTURE SHALL BE DESIGNED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FOUNDATION SYSTEM IS DESIGNED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT'S FOR REVIEW AND SIGN OFF ON FRAMING.
12. A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS AND THE LOCATION OF THE BUILDING CONFORM TO THE APPROVED PLANS SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT'S FOR REVIEW AND SIGN OFF ON FRAMING.
13. A SURVEY FRAMING CERTIFICATE SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS AND THE LOCATION OF THE BUILDING CONFORM TO THE APPROVED PLANS SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT'S FOR REVIEW AND SIGN OFF ON FRAMING.
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CITY OF MALIBU

GRADING AND DRAINAGE PLAN - 1ST FLOOR

6257 GAYTON PLACE

SHEET 3 OF 5 | **JOB No.:GES10031** | **DATE: 8/27/26**

#	REVISIONS	DATE

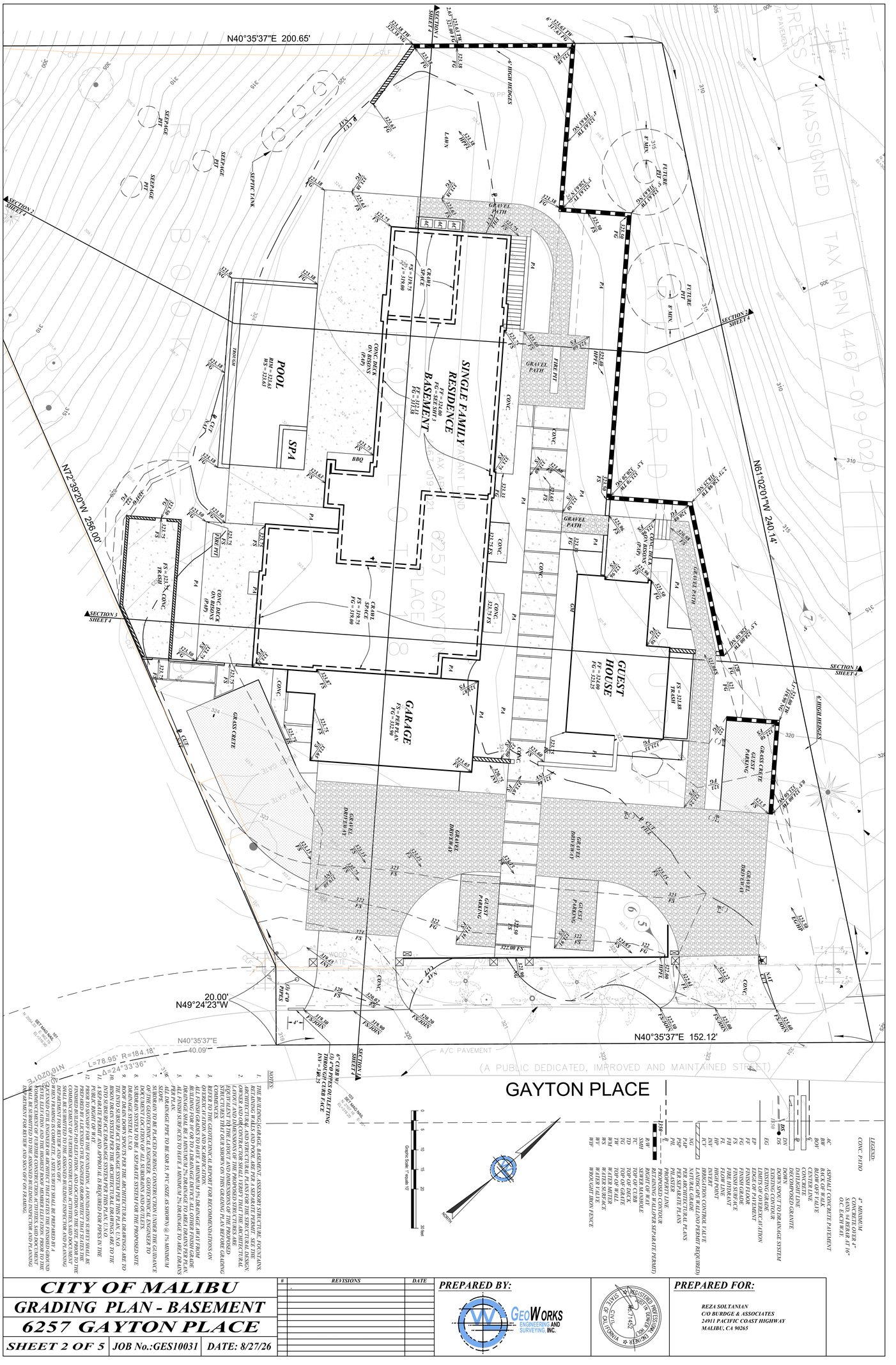
PREPARED BY:

GeoWorks Engineering and Surveying, Inc.

REGISTERED PROFESSIONAL ENGINEER — REZA SOLTANIAN — No. 71452 — CIVIL — STATE OF CALIFORNIA

PREPARED FOR:

REZA SOLTANIAN
C/O BURDGE & ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265



LEGEND:

CONC. PATIO	4" MINIMUM CONCRETE OVER 4" SAND, #4 REBAR AT 16" O.C. EACH WAY
	ASPHALT CONCRETE PAVEMENT
	BLOCK WALL
	BOF" BLOCK OFF VALVE
	CENTER LINE
	CONCRETE
	DECOMPOSED GRANITE
	DOWN
	EXISTING CONTOUR
	EXISTING DRAINAGE SYSTEM
	EG EXISTING GRADE
	EXCAVATION
	EP EDGE OF PAVEMENT
	FF FINISH FLOOR
	FG FINISH GRADE
	FS FINISH SURFACE
	FH FIRE HYDRANT
	FL FLOW LINE
	INT INTERIOR
	INVERT
	ICT IRRIGATION CONTROL VALVE
	NG NATURAL GRADE
	P4P PER ARCHITECTURAL PLANS
	PAP PER ARCHITECTURAL PLANS
	PP PLASTER POINT
	PR PLASTER SEPARATE PLANS
	PROPERTY LINE
	PROPOSED CONTOUR
	RIGHT OF WAY (PLASTER SEPARATE PERMIT)
	SEWER MANHOLE
	SMH TOP OF BERM
	TC TOP OF CURB
	TD TOP OF DECK
	TG TOP OF GRATE
	TP TOP OF PLANTER
	WM WATER METER
	WS WATER SURFACE
	WV WATER VALVE
	WRO/CIRON IRON FENCE

NOTES:

1. THE BUILDING HEIGHT, BASEMENT, ASSESSORY STRUCTURE, FOOTINGS, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT, SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.
2. THE LOCATION, LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES, LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES, EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SUBSIDENCE.
4. BUILDING SHALL BE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR UP TO A DRAINAGE DISTANCE ALL OTHER FINISH GRADE DRAINAGE SHALL BE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL DRAINAGE SURFACES TO HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
6. ALL DRAINAGE PIPE TO BE SCH 35, PVC SIZE AS SHOWN @ 1% MINIMUM SLOPE.
7. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO SUBDRAIN SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DRAINAGE SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DRAINAGE SYSTEM U.N.O.
8. THE GRADING PLAN IS SCHEMATIC. THE ARCHITECTURAL DESIGNS ARE TO BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. BISON DRAIN SYSTEM PER THE ARCHITECTURAL DRAWINGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT AND SURFACE DRAINAGE SYSTEM PER THIS PLAN U.N.O.
11. ALL GRADING IN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT AND IS SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
12. PRIOR TO PAVING, A FOUNDATION SURVEY SHALL BE PERFORMED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATION AND THE HIGHEST ROOF MEMBER ELEVATION. PRIOR TO THE FINAL INSPECTION, A FINISHED BUILDING SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF.

CITY OF MALIBU

GRADING PLAN - BASEMENT

6257 GAYTON PLACE

SHEET 2 OF 5 | JOB No.:GES10031 | DATE: 8/27/26

#	REVISIONS	DATE
.		

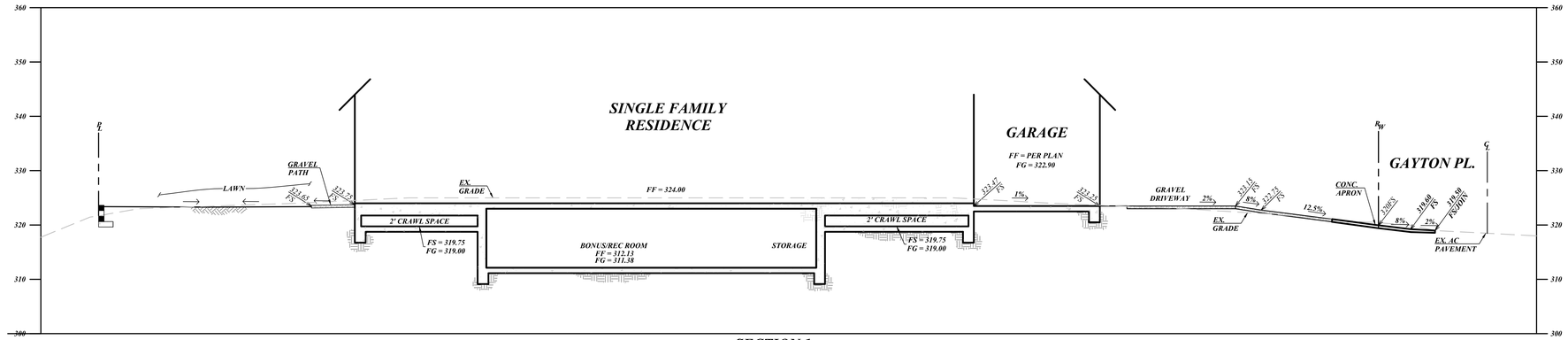
PREPARED BY:

GeoWorks ENGINEERING AND SURVEYING, INC.

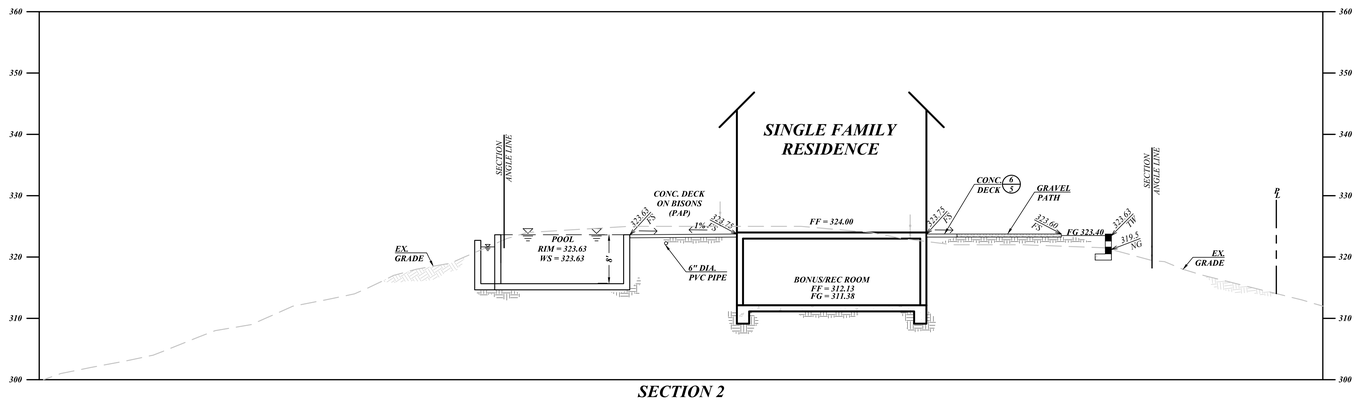
REGISTERED PROFESSIONAL ENGINEER — CIVIL — No. 71452 — STATE OF CALIFORNIA

PREPARED FOR:

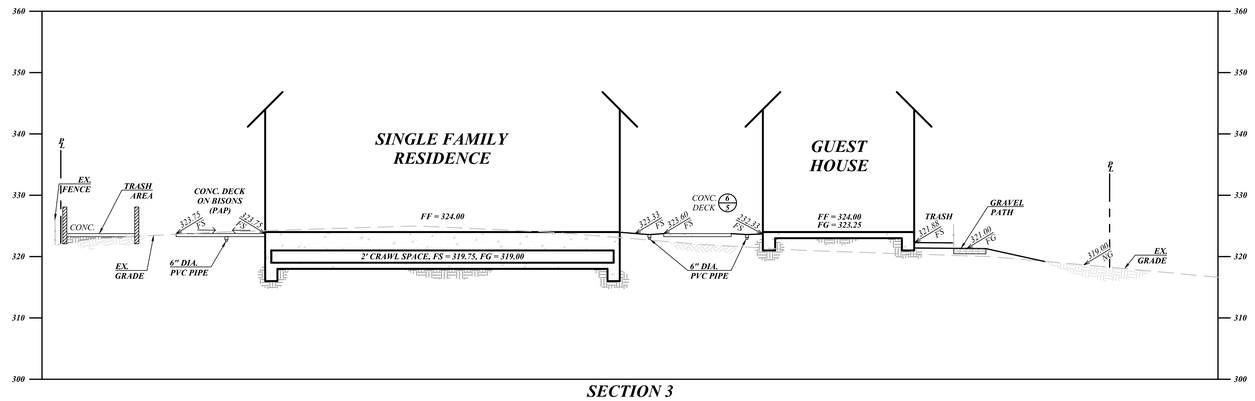
REZA SOLTANIAN
C/O BURDGE & ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265



SECTION 1
1" = 10'



SECTION 2
1" = 10'



SECTION 3
1" = 10'

LEGEND:

CONC. PATIO — 4" MINIMUM CONCRETE OVER 4" SAND. #4 REBAR AT 16" O.C. EACH WAY.

AC	ASPHALT CONCRETE PAVEMENT
BW	BACK OF WALK
BOV	BLOW OFF VALVE
$\mathcal{L}$	CENTER LINE
	CONCRETE
$\mathcal{Q}$	DAYLIGHT LINE
	DECOMPOSED GRANITE
DN	DOWN
DS	DOWN SPOUT TO DRAINAGE SYSTEM
1350	EXISTING CONTOUR
EG	EXISTING GRADE
	LIMITS OF OVEREXCAVATION
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
	LANDSCAPE WALL(NO PERMIT REQUIRED)
NG	NATURAL GRADE
PAP	PER ARCHITECTURAL PLANS
PSP	PER SEPARATE PLANS
PIL	PILASTER
PL	PROPERTY LINE
1350	PROPOSED CONTOUR
	RETAINING WALL(PER SEPARATE PERMIT)
R/W	RIGHT OF WAY
SMH	SEWER MANHOLE
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TW	TOP OF WALL
WM	WATER METER
WS	WATER SURFACE
WV	WATER VALVE
WIF	WROUGHT IRON FENCE

NOTES:

1. THE BUILDING, GARAGE, BASEMENT, ASSESSORY STRUCTURE, FOUNTAINS, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT. SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.
2. OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCES.
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SCARIFICATION.
4. ALL FINISH GRADES TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' OR TO A DRAINAGE DEVICE ALL OTHER FINISH GRADE DRAINAGE SHAL BE A MINUMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL FINISH SURFACES TO HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
6. ALL DRAINAGE PIPE TO BE SDR 35, PVC (SIZE AS SHOWN) @ 1% MINIMUM SLOPE.
7. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO DOCUMENT LOCATION OF ALL SUBDRAINS AND OUTLETS.
8. SUBDRAIN SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DRAINAGE SYSTEM. U.N.O.
9. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
10. BISON DRAIN SYSTEM PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
11. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR PIPES IN THE PUBLIC RIGHT OF WAY.
12. PRIOR TO SIGNOFF FOR THE FOUNDATION, A FOUNDATION SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED BUILDING PAD ELEVATION, AND LOCATION ON THE SITE. PRIOR TO THE COMMENCEMENT OF FURTHER CONSTRUCTION ACTIVITIES, SAID DOCUMENT SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF.
13. WHEN FRAMING IS COMPLETE, A SITE SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND LEVEL ELEVATION AND THE HIGHEST ROOF MEMBER ELEVATION. PRIOR TO THE COMMENCEMENT OF FURTHER CONSTRUCTION ACTIVITIES, SAID DOCUMENT SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING.

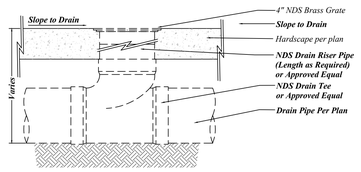
PREPARED FOR:
REZA SOLTANIAN
CONSULTING ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

PREPARED BY:
GEOWORKS ENGINEERING AND SURVEYING INC.

REGISTERED PROFESSIONAL ENGINEER — No.71452 — CIVIL — STATE OF CALIFORNIA

#	REVISIONS	DATE
1		

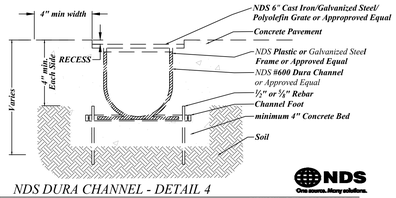
CITY OF MALIBU
CROSS SECTIONS
6257 GAYTON PLACE
SHEET 4 OF 5 | JOB No.:GES10031 | DATE: 8/27/26



4" NDS BRASS GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 1

NOT TO SCALE

NDS
One source. Many solutions.

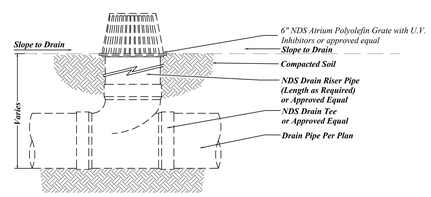


NDS DURA CHANNEL - DETAIL 4

NOT TO SCALE

NDS
One source. Many solutions.

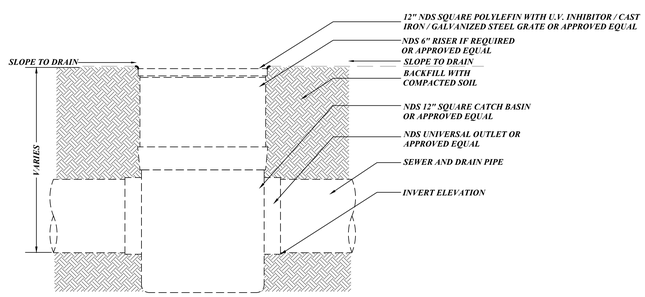
(VEHICULAR TRAFFIC APPLICATION)
(¼" RECESS FOR PEDESTRIAN TRAFFIC)
(½" RECESS FOR VEHICULAR TRAFFIC)



6" NDS ATRIUM GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 2

NOT TO SCALE

NDS
One source. Many solutions.



12" NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN - DETAIL 3

NOT TO SCALE

NDS
One source. Many solutions.

PREPARED FOR:

REZA SOLTANIAN
CONSULTING ASSOCIATES
2,911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER
JOHN DENVER HOLT
No. 71452
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GEOWORKS
ENGINEERING AND
SURVEYING INC.

NO.	REVISIONS	DATE

CITY OF MALIBU

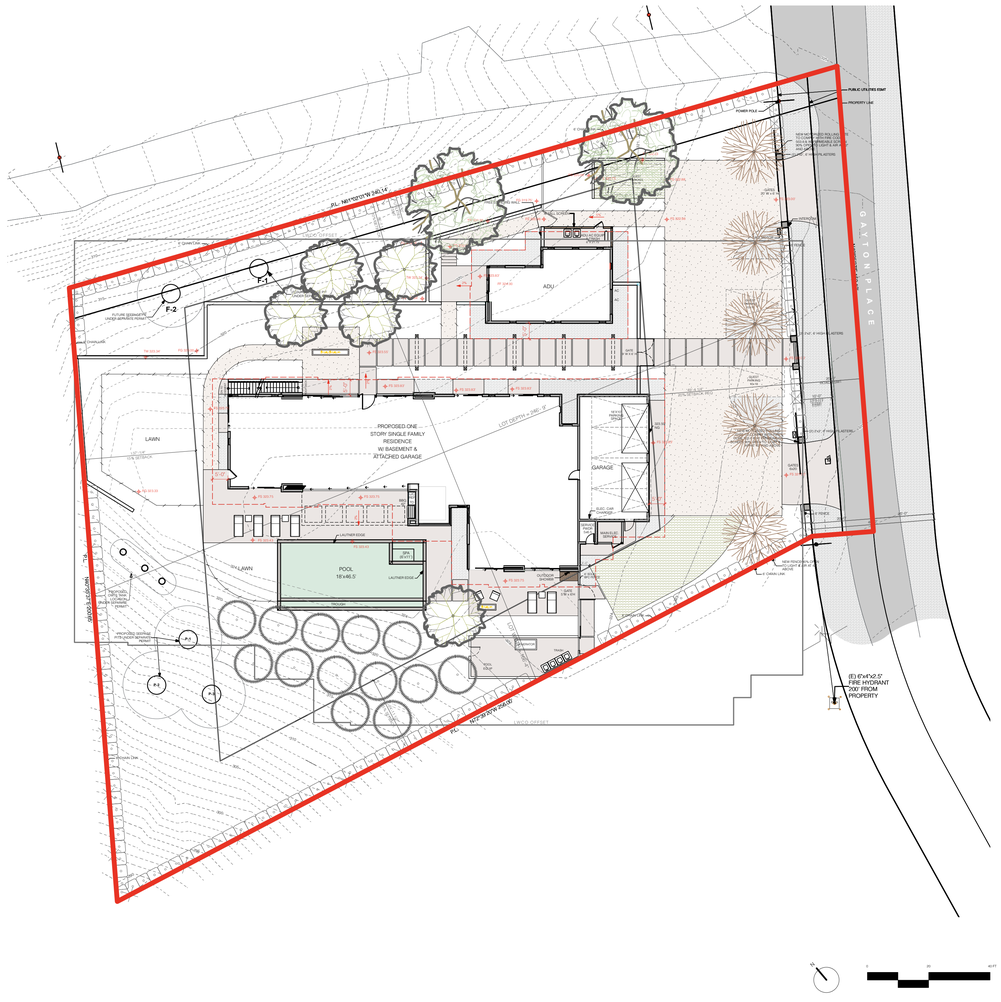
DETAIL SHEET

6257 GAYTON PLACE

SHEET 5 OF 5 | JOB No.:GES10031 | DATE: 8/27/26

6257 GAYTON PLACE

MALIBU, CA 90265





vicinity map

Project Description

Exterior landscape, lighting and irrigation for new single family residence with attached garage and ADU.

Project Details

project address:	6257 Gayton Place Malibu, CA 90265
owner:	Reza Soltanian
assessors number:	4467-019-021
zoning:	RR5
total proposed landscape area:	16,210 SF low water use - 14,499 SF med water use - 390 SF high water use - 1,321 SF
total irrigated landscape:	16,210 SF
water supply type:	potable/well
water municipality:	Los Angeles Waterworks District 29

Consultants

architect:	Burdge & Associates 24911 PCH Malibu, CA 90265 p: 310.456.5905
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
L0.01	Existing Site Survey
L0.02	Existing Site Photos
L0.03	Permeability Study
L1.00	Hardscape & Lighting Plan
L1.01	Hardscape Details
L1.02	Lighting Specifications
L2.00	Irrigation Plan
L2.01	Irrigation Notes & Details
L3.00	Planting Plan
L3.01	Planting Notes & 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.barefoot-design.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.

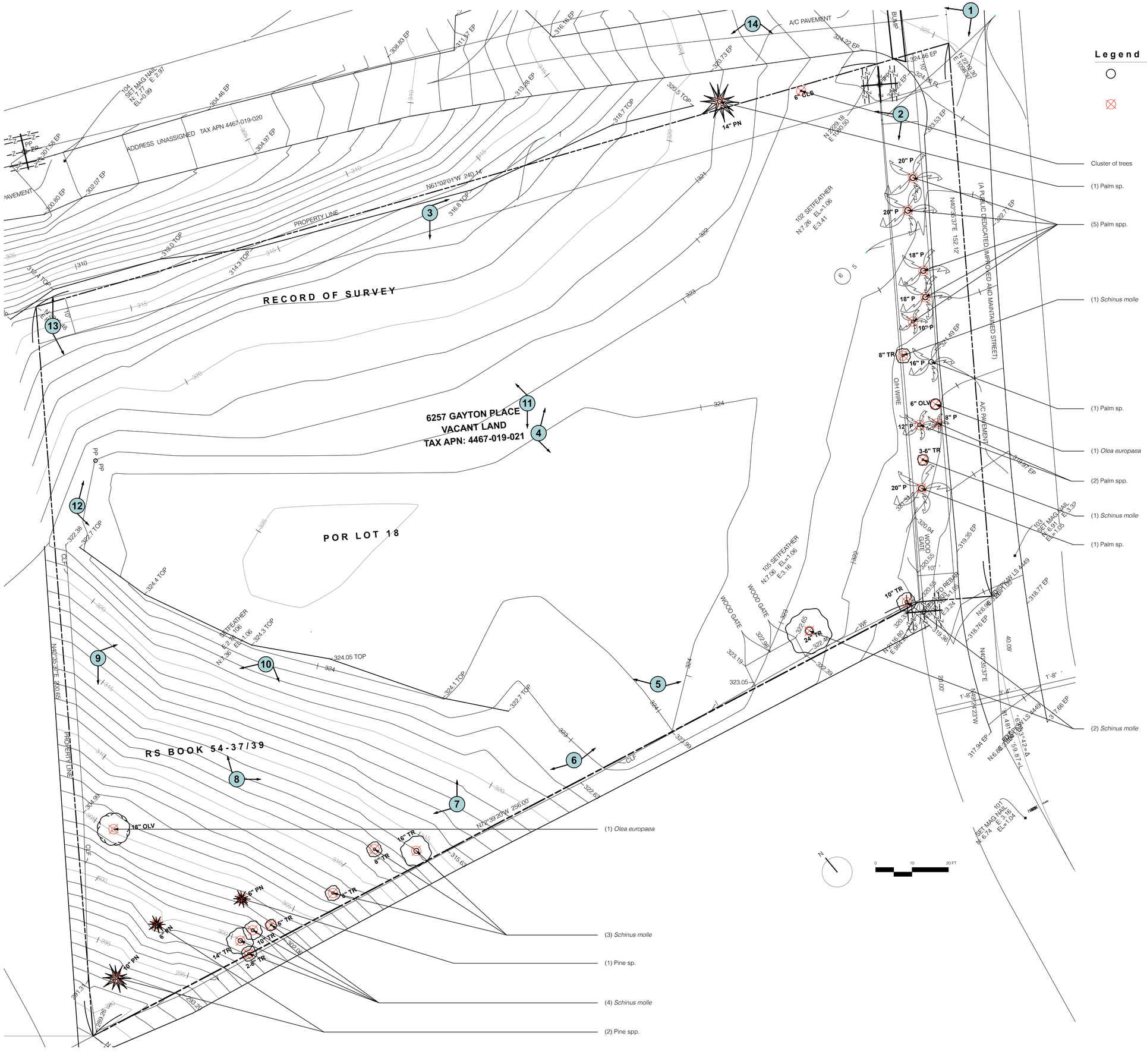
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARLIN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS: **Cover Sheet**

DATE 9/3/26
SCALE 1"=20'-0"
DRAWN KR
JOB 25-04
SHEET **L0.00**
1 OF 11 SHEETS



Legend

- (E) Tree
- (E) Trees to be Removed

Abbreviations

abbreviation	description
P.A.	planting area
(E)	existing
(P)	proposed
CONC.	concrete
CMU	concrete masonry unit

3 BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805/497-7446
WEB www.barefoot-design.net

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARVEY
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Existing Site Survey**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04

SHEET **L0.01**
2 OF 11 SHEETS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 14



PHOTO 12



PHOTO 13



PHOTO 14

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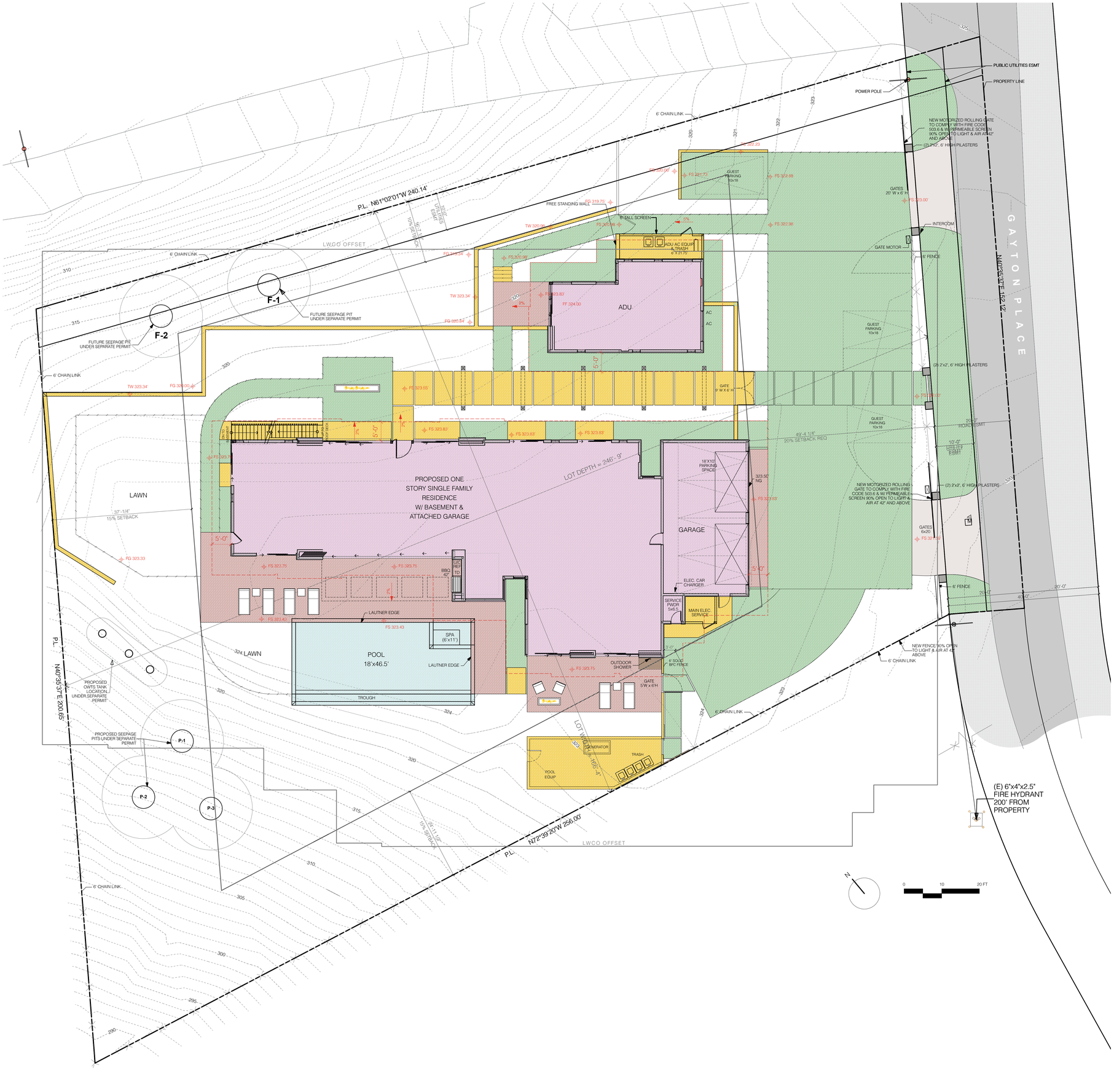
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS: **Existing Site Photos**

DATE 9/3/26
SCALE NA
DRAWN KR
JOB 25-04
SHEET **L0.02**
3 OF 11 SHEETS



Permeability Legend

symbol	definition	area
	Impermeable Surface - Structure	6601 SF
	Impermeable Surface - Driveway	650 SF
	Impermeable Surface - Hardscape	2357 SF
	Impermeable Surface - Walkways, Stairs, Misc.	2395 SF
	Total Impermeable Surfaces	**12003 SF**
	Permeable Surface - Driveway, Hardscape, Gravel	9138 SF
	Permeable Surface - Pool	1048 SF
	Total Impermeable Surfaces	**10186 SF**

Permeability Calculations

Max Impermeable Coverage:

40,988 x 30% = 12,296 SF (MAX. 25,000 SF)

Proposed Impermeable Area:

12,003 SF < 12,296 SF

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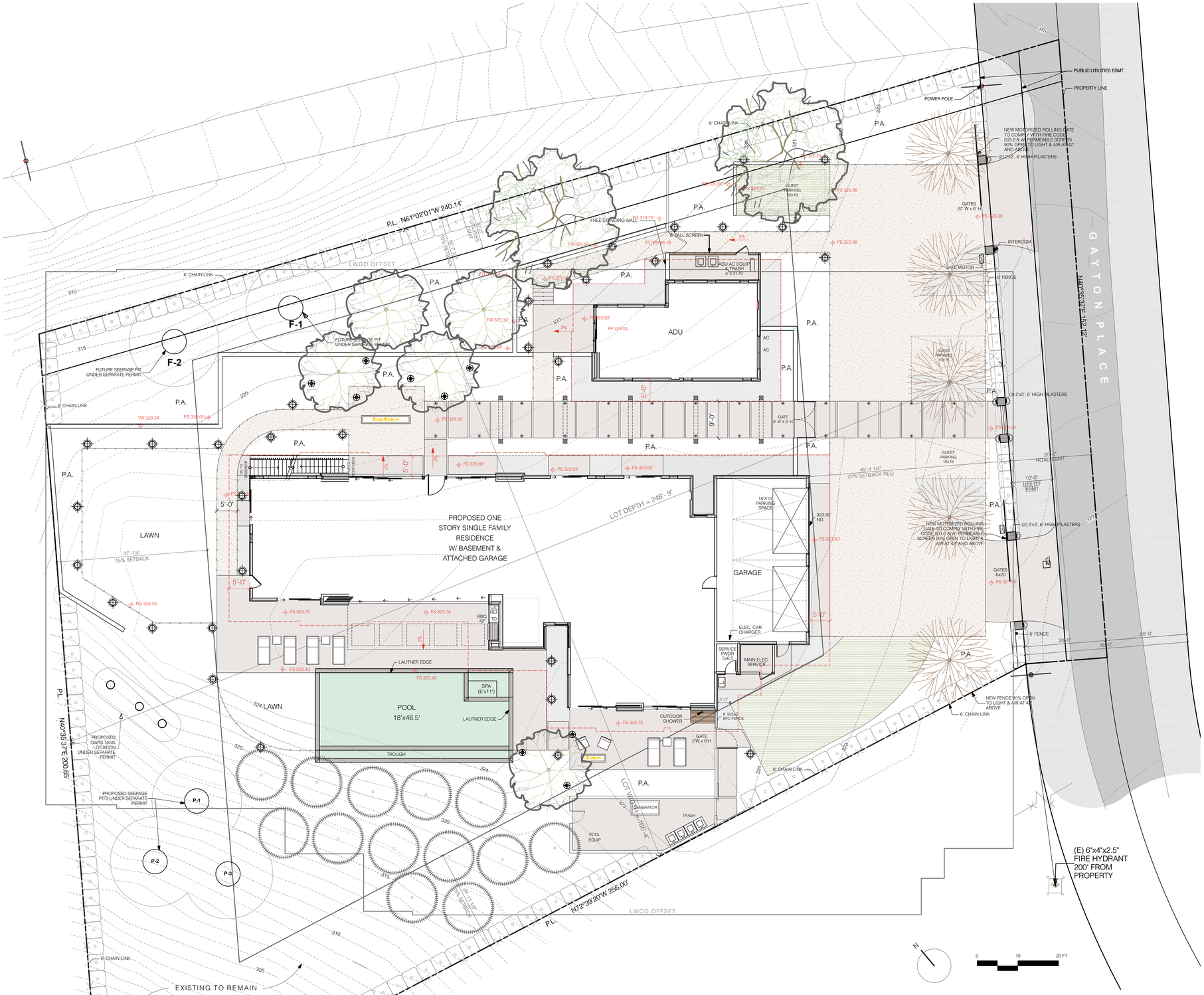
REGISTERED LANDSCAPE ARCHITECT — JESSICA LEE HARLAN — No.6606 — March 31, 2026 Renewal Date — Signature — 4/30/25 Date — STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS: **Permeability Study**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L0.03**
4 OF 11 SHEETS



Materials Legend:

symbol	description	
	GravelPave2 Permeable Crushed Gravel	1 / L1.01
	Concrete Paving, FINISH: Sand Cast, COLOR: tbd	
	IPE Wood Deck	
	GrassPave	2 / L1.01
	3/8" Gravel Mulch	
	1/4" Steel Landscape Header	3 / L1.01
	Shovel Cut Edge	

Lighting Legend:

symbol	description	quantity	manufacturer	model	lumens	wattage
L	controller	1	Connect to House Control System		na	na
	pathlight	31	Hinkley	Atlantis LED Pathlight 1518SK-LL COLOR: Satin Black	150	1-1.50
	inground pathlight	26	WAC	2101-27BS	6	4.1
	moonlight	11	FX Luminaire	VE - ZD - 1LED - FB	91	1.9
	wall light - residence	8	KUZCO	ER3003-BK	250	4

notes:
1. Wiring and transformer locations to be provided by Electrician.
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Designer.


FX Luminaire - Moonlight Pendant


WAC - Inground Path Light


KUZCO - Wall Light Residence


Hinkley - Path Light

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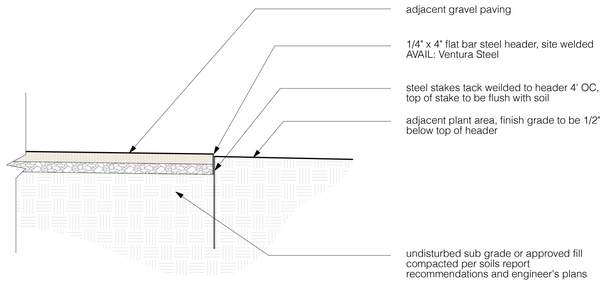
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

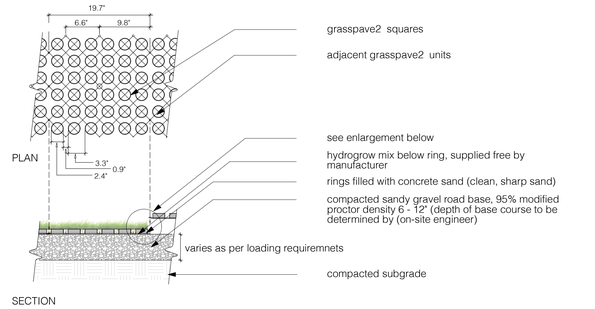
SHEET CONTENTS: **Hardscape Plan**

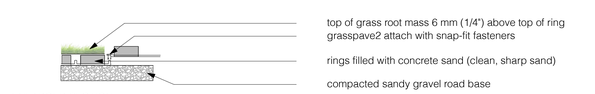
DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L1.00**
5 OF 11 SHEETS



3 Steel Edging

scale: 1" = 1'-0".

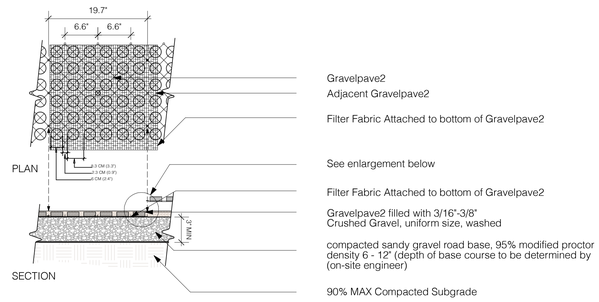




note: grass/plant types shall be specified by a landscape architect.

2 GrassPave

scale: 1" = 1'-0".





1 GravelPave2

scale: 1" = 1'-0".

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARVEY
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Hardscape Details**

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 25-04
SHEET **L1.01**
6 OF 11 SHEETS

Lighting Specification Sheets:



PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Bulbs carry a 3-year limited warranty
- For more information on how to control your landscape lighting via the Hinkley Home Automation App, click here.
- Bold lines and a clean, minimalist style complement contemporary architecture
- A wining kit and ground spike are supplied

ATLANTIS

1518SK-LL

12V LARGE LED PATH LIGHT

Atlantis features a minimalist design with bold, clean lines to complement contemporary architecture with ultimate urban sophistication.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens
DIMMABLE:	YES - WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	6.5"
HEIGHT:	22"
DEPTH:	1.8
WEIGHT:	2lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA-LMW-1.5W2
WATTAGE:	1-1.5Ow MW Wedge LED *Included*
VOLTAGE:	12v
VOLT AMPS:	2.3
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 20w
DIMMABLE:	YES - WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	24.5
CARTON HEIGHT:	4.3
CARTON WEIGHT:	3

SONIC ER3003

STEP LIGHTS

PROJECT

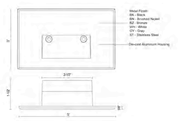
DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, bronze or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Only fits into a single gang box.



ER3003-BZ Bronze · ER3003-BN Brushed Nickel · ER3003-BK Black · ER3003-GY Gray · ER3003-ST Stainless Steel

ER3003-WH Wire



SPECIFICATION DETAILS

Fixture Dimensions:	W3" x H3" x D1-1/2"
Light Source	AC LED Module
Wattage	4W
Total Lumens	250lm
Delivered Lumens	3K-241m; 4K-245m; ST-93lm; WH-76lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply.
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02, BN02, BZ02, GY07, WH02,

* For custom option, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19954 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

COMMENT

Intertek

2" INGROUND QUAD-DIRECTIONAL

2101

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Landscape 2" recessed inground luminaire washes walkways with a shadow-free smooth illumination.

FEATURES

- Factory sealed water tight fixtures
- Cold Weather Start: -40°C to 50°C
- Solid stainless steel construction
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 4.1W / 6.6VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: 6 lm
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

	Color Temp		Finish	
2101	**27**	2700K	**BS**	*Brassed Stainless Steel*
	30	3000K	**SS**	*Stainless Steel*

2101-30____

Example: **2101-3055**

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

2" INGROUND QUAD-DIRECTIONAL

2101

WAC LANDSCAPE LIGHTING

Magnetic Transformers



Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed See transformer spec sheet for details and its accessories

9075-TRN-SS 75W Max · **9150-TRN-SS** 150W Max · **9300-TRN-SS** 300W Max · **9600-TRN-SS** 600W Max

2" Concrete Pour Kit



For installation in concrete. Use with a 4" outdoor rated junction box and a trade size 2" schedule 80 PVC pipe

2000-CON-PVC

TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

Luminaire	Manufacturer	Family	Model	Dimmer Power Rating	Range*	Note
2101	Lutron	Diva	DVCF-600	600W	20% - 100%	
		Skylark	SLV-600P	600W	15% - 100%	Best performance
		Skylark	S-10P	100W		Not recommended

*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting's fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

FXLuminaire

VE LED Down Light DESIGNER PREMIUM



PROJECT:

CATALOG #

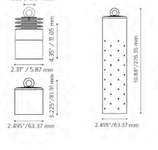
TYPE

NOTES:

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Lutron® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



VE LED Down Light SPECIFICATIONS

Output	1LED	3LED	ZDC
Total Lumens†	95	225	530
Input Voltage	10 to 15V	10 to 15V	10 to 15V
Input Power (W)	1.9	4.0	6.8
VA	2.2	4.4	7.2
Efficacy (Lumens/Watt)	50	57	39
Color Rendering Index (CRI)	85	84	85+
Maximum Candela	88	225	788
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	—
ZG Option	Zoning/dimming	Zoning/dimming	—
ZDC Option	—	—	Zoning/Dimming/Color
Minimum Rated Life L70 (Hrs.)	72,000	72,000	55,000

** For optimal performance, use a leading-edge, phase-cut dimmer.
† Measured using the 3,000K CCT tape. Multipliers for other CCTs include: 0.80 (2,700K), 0.63 (4,500K), and 0.60 (5,200K).

VE LED Down Light PHOTOMETRICS

VE 1LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 53.8 °**	**Horizontal : 54.7 °**
5.0' (1.5 m)	3.5 fc (38 lx)	5.1 ft (1.6 m)	5.2 ft (1.6 m)
10.0' (3.0 m)	0.8 fc (9 lx)	10.2 ft (3.1 m)	10.3 ft (3.1 m)
15.0' (4.6 m)	0.4 fc (4 lx)	15.2 ft (4.6 m)	15.5 ft (4.7 m)
20.0' (6.1 m)	0.2 fc (2 lx)	20.3 ft (6.2 m)	20.7 ft (6.3 m)
25.0' (7.6 m)	0.1 fc (2 lx)	25.4 ft (7.7 m)	25.8 ft (7.9 m)
30.0' (9.1 m)	0.1 fc (1 lx)	30.5 ft (9.3 m)	31.0 ft (9.4 m)

VE 3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 52.1 °**	**Horizontal : 52.0 °**
5.0' (1.5 m)	9 fc (96 lx)	4.9 ft (1.5 m)	4.9 ft (1.5 m)
10.0' (3.0 m)	2.2 fc (24 lx)	9.8 ft (3.0 m)	9.8 ft (3.0 m)
15.0' (4.6 m)	1.0 fc (11 lx)	14.7 ft (4.5 m)	14.8 ft (4.5 m)
20.0' (6.1 m)	0.6 fc (6 lx)	19.5 ft (5.9 m)	19.5 ft (5.9 m)
25.0' (7.6 m)	0.4 fc (4 lx)	24.4 ft (7.4 m)	24.4 ft (7.4 m)
30.0' (9.1 m)	0.3 fc (3 lx)	29.3 ft (8.9 m)	29.3 ft (8.9 m)

VE ZDC - Illuminance at a Distance

Distance	Center Beam fc	Beam Width
Feet (Meters)	**Foot-Candles (Lux)**	
5.0' (1.5 m)	11.7 fc	
10.0' (3.0 m)	2.85 fc	
15.0' (4.6 m)	1.28 lc	
20.0' (6.1 m)	0.72 fc	
25.0' (7.6 m)	0.46 fc	
30.0' (9.1 m)	0.32 fc	

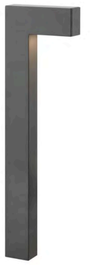
Lighting Legend:

symbol	description	quantity	manufacturer	model	lumens	wattage
L	controller	1	Connect to House Control System		na	na
	pathlight	31	Hinkley	Atlantis LED Pathlight 1518SK-LL COLOR: Satin Black	150	1-1.50
	inground pathlight	26	WAC	2101-27BS	6	4.1
	moonlight	11	FX Luminaire	VE - ZD - 1LED - FB	91	1.9
	wall light - residence	8	KUZCO	ER3003-BK	250	4

notes:
1. Wiring and transformer locations to be provided by Electrician.
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Designer.



FX Luminaire - Moonlight Pendant



Hinkley - Path Light



WAC - Inground Path Light



KUZCO - Wall Light Residence

BAREFOOT DESIGN
1197 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805/695-7466
WEB www.barefoot-design.net

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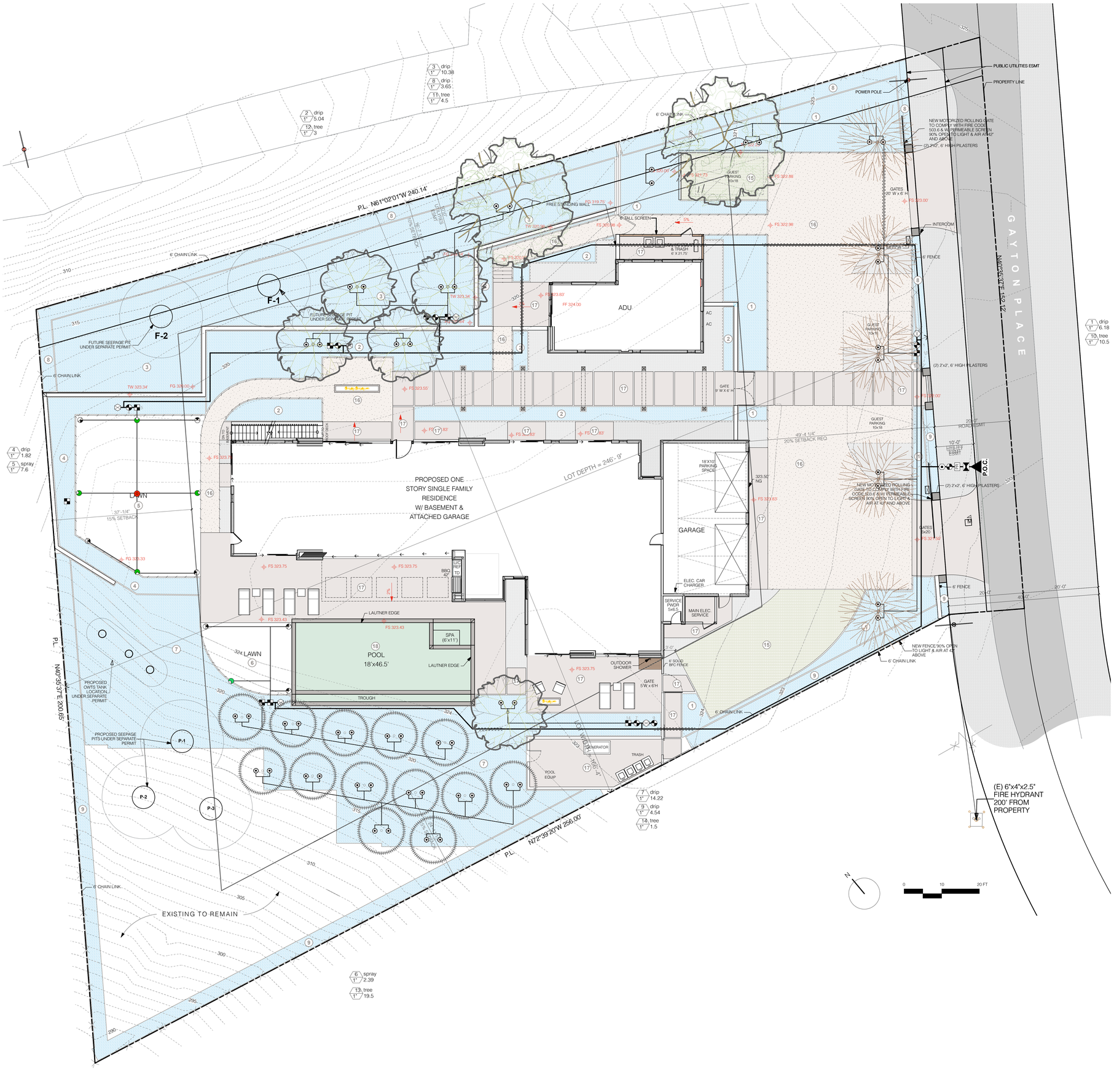
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS
Lighting Specifications

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 25-04
SHEET **L1.02**
7 OF 11 SHEETS



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	(N) 1" dedicated water meter, labeled "FOR IRRIGATION ONLY"
	irrigation controller	HUNTER I-Core IC-600-SS controller w/ (3) HUNTER ICM-600 Module & (1) HUNTER Wireless Rain-clik Rain Sensor WR-CLICK-TR. Rain Sensor to be programmed to automatically shutoff when onsite rainfall exceeds 1/4 inch.
	backflow preventer	1-1/2" FEBCO 825Y or approved equal
PR	pressure regulator	HONEYWELL D06-G with gauge (70 psi)
	master control valve	HUNTER IBV-151G-FS-R (65 psi)
	flow sensor	HUNTER HFS w/ FCT-100 (65 psi)
	spray valve	WEATHERMATIC 11024FCR (65 psi)
	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
	root watering system	HUNTER RZWS (65 psi), see Emitter Legend for size and model
	rotary spray head, 360 degrees	HUNTER Pro-Spray PROS-06-PRS40-CV w/ MP Rotator MP-200SR-360 nozzles (40 psi)
	rotary spray head, 210-270 degrees	HUNTER Pro-Spray PROS-06-PRS40-CV w/ MP Rotator MP-2000-210 to 270 nozzles (40 psi)
	rotary spray head, 90-210 degrees	HUNTER Pro-Spray PROS-06-PRS40-CV w/ MP Rotator MP-2000-90 to 210 nozzles (40 psi)
#	drip irrigation zones	HUNTER 1/2" Supply Tubing w/ HUNTER Point Source Emitters, see Emitter Legend

Valve Identification

valve number → # (type / 1" (flow)) ← valve type
valve size ← valve flow rate

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Ornamental Shrubs - Front	1,853 SF	L	Full Sun
2	Ornamental Shrubs - Entry and ADU	1,508 SF	L	Part Sun
3	Ornamental Shrubs - North	3,111 SF	L	Part Sun
4	Ornamental Shrubs & Grasses - Lawn border	543 SF	L	Full Sun
5	Lawn - Large	1,321 SF	H	Full Sun
6	Lawn - Agrostis	380 SF	L	Full Sun
7	Ornamental Shrubs & Grasses - Upper Slope	4,263 SF	L	Full Sun
8	Hedge - North / East	1,091 SF	L	Full Sun
9	Hedge - South / West	1,360 SF	L	Full Sun
10	Tree - Motor Court	210 SF	L	Full Sun
11	Trees - North Slope	90 SF	L	Full Sun
12	Trees - Entry Firepit	60 SF	L	Part Sun
13	Trees - Citrus	390 SF	M	Full Sun
14	Trees - Pool	30 SF	L	Full Sun
15	GrassPave	1,166 SF	na	Full Sun
16	Hardscape - Permeable	5,215 SF	na	Full Sun
17	Hardscape - Impermeable	5,062 SF	na	Full Sun
18	Pool	913 SF	na	Full Sun

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

Project Information

Total Landscaped Area (Proposed): 16,210 SF
Landscape Area with Low Water: 14,499 SF
Landscape Area with Med Water: 390 SF
Landscape Irrigated with High Water Use: 1,321 SF
Total New Irrigated Area: 16,210 SF
Project Type: Residential
Water Supply Type: potable
Water Municipality: Los Angeles Waterworks District 29

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Santa Barbara, CA 93108
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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
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Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Irrigation Plan**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L2.00**
8 OF 11 SHEETS

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA	16270	
SLA	12600	
ETAF	0.23	
MAWA (Gallons)		**367,977**
MAWA (Inches per sq.ft.)		36.3
MAWA (Inches per DAY)		0.10

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(.55 x LA) + (1-0.55 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)	10617.5	
HA (same as LA)	16270	
IE (see chart)	0.90	
SLA	12600	
ETWU (Gallons)		**279,134**
ETWU (Inches per sq.ft.)		27.5
ETWU (Inches per DAY)		0.08

Estimated Total Water Use Equation:
ETWU = ETo x 0.62 x [(PFxHA)/IE) +SLA]

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	ETAF (PF/IE)	HA	ETAF x Area	PF x HA	ETWU
Regular Landscape Areas										
1	Ornamental Shrubs - Front	Low	0.5	drip	0.81	0.41	1853	750.47	926.5	
2	Ornamental Shrubs - Entry & ADU	Low	0.5	drip	0.81	0.41	1508	610.74	754	
3	Ornamental Shrubs - North Slope	Low	0.5	drip	0.81	0.41	3111	1259.96	1555.5	
4	Ornamental Shrubs & Grasses - Lawn Border	Low	0.5	drip	0.81	0.41	543	219.92	271.5	
5	Lawn	High	0.8	spray	0.75	0.60	1321	792.60	1056.8	
6	Lawn - Agrostis	Low	0.5	spray	0.81	0.41	380	153.90	190	
7	Ornamental Shrubs & Grasses - Upper Slope	Low	0.5	drip	0.81	0.41	4263	1726.52	2131.5	
8	Hedge - North/ East	Low	0.5	drip	0.81	0.41	1091	441.86	545.5	
9	Hedge - South/ West	Low	0.5	drip	0.81	0.41	1360	550.80	680	
10	Trees - Motor Court	Low	0.5	drip	0.81	0.41	210	85.05	105	
11	Trees - North Slope	Low	0.5	drip	0.81	0.41	120	48.60	60	
12	Trees - Entry Fire Pit	Low	0.5	drip	0.81	0.41	90	36.45	45	
13	Trees - Citrus	Med	0.5	drip	0.81	0.41	390	157.95	195	
14	Trees - Pool	Low	0.5	drip	0.81	0.41	30	12.15	15	
15	Santa Monica Mountains Seed Mix	Low	0.2	Temp spray	0.75	0.15	1486	222.90	297.2	
				Subtotal:	**0.81**	**0.42**	**16270**	**6846.95**	8531.3	266,534
Special Landscape/Hardscape Areas										
16	GrassPave	Low	0.1	N/A	1.0	0.10	1166	116.60	116.6	
17	Hardscape - Permeable	Low	0.1	N/A	1.0	0.10	5215	521.50	521.5	
18	Hardscape - Impermeable	Low	0.1	N/A	1.0	0.10	5301	530.10	530.1	
19	Pool / Water Features	High	1.0	N/A	1.0	1.00	918	918.00	918	
				Subtotal:	**1.00**	**0.33**	**12600**	**2086.20**	**2086.2**	52,514
								ETWU Total:		**319,047**
								MAWA Allowance:		**367,977**

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

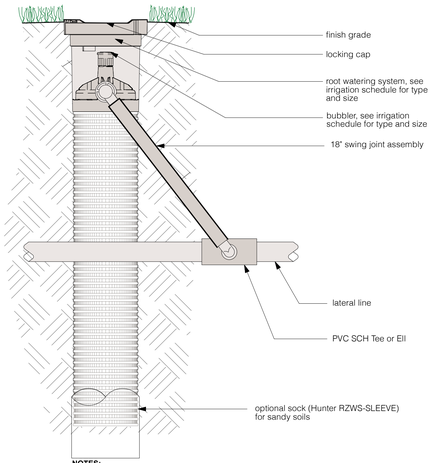
0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Emitter Legend

plant material	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

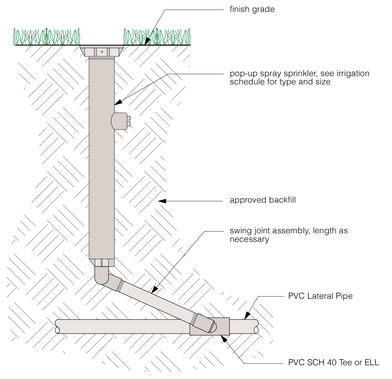




NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

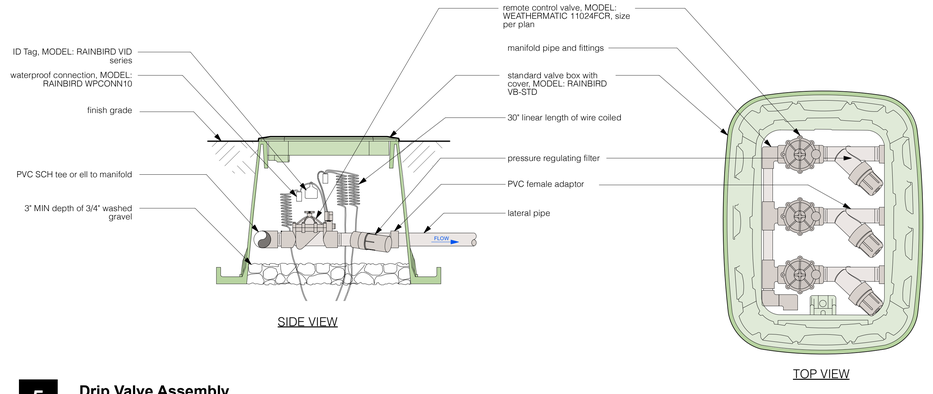
7 Root Watering System

scale: N.T.S.



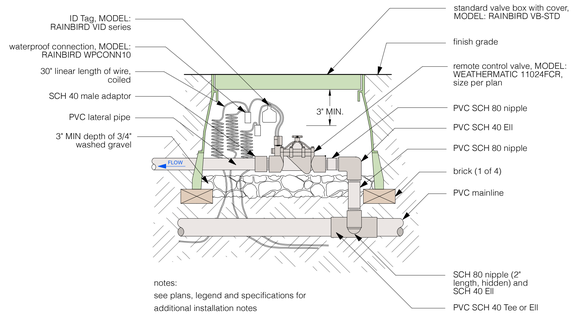
6 Spray Head

scale: N.T.S.



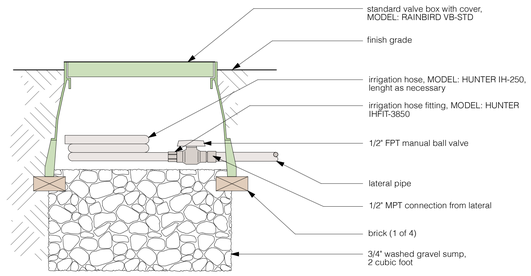
5 Drip Valve Assembly

scale: N.T.S.



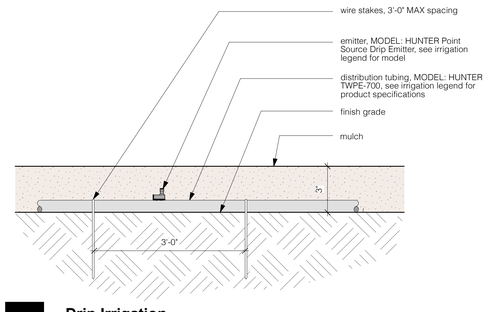
4 Valve Assembly

scale: N.T.S.



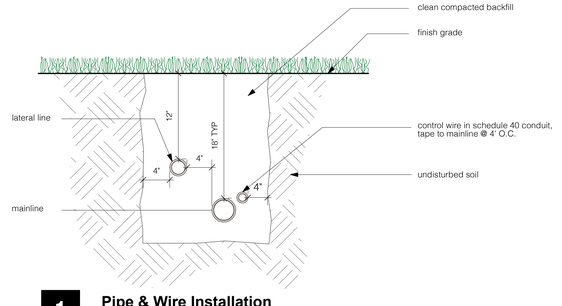
3 Manual Flush Valve

scale: N.T.S.



2 Drip Irrigation

scale: N.T.S.



1 Pipe & Wire Installation

scale: N.T.S.

BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805/687-7446
WEB www.barefoot-design.net

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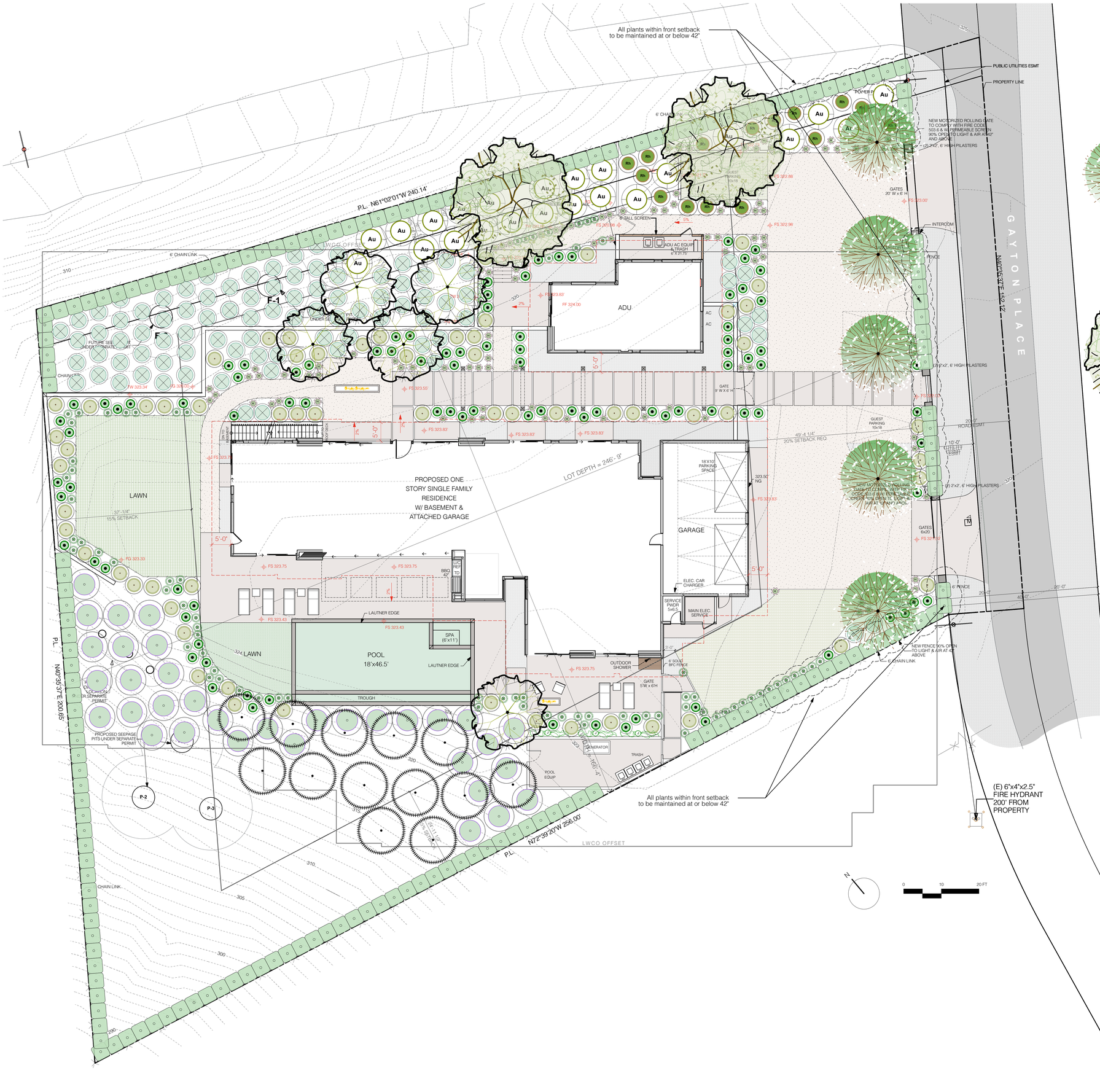
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Irrigation Notes & Details**

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 25-04
SHEET **L2.01**
9 OF 11 SHEETS



Plant Palette

Botanic Name	Common Name	Size	Quantity
Trees & Large Shrubs			
Citrus spp	Citrus	24" Box	13
Lagerstroemia x 'Natchez'	White Crape Myrtle	36" Box	5
Olea europaea	Olive Tree	36" Box	5
Platanus racemosa	California Sycamore	48" box	2
Shrubs & Perennials			
Arctostaphylos 'Uva Ursi'	Pacific Mist Manzanita	1g	23
Buxus japonica	Japanese Boxwood	5g	94
Carex flacca	Blue Sedge	1g	76
Ceanothus gris horiz. 'Yankee Point'	Carmel Creeper	5g	34
Coprosma kirkii	Dwarf Mirror Plant	5g	91
Ficus nitida	Indian Laurel	24" box	176
Heuchera maxima	Island Alum Root	5g	103
Pittosporum crassifolium compactum	Dwarf Kohuhu	5g	63
Rhamnus cal.'Mound San Bruno'	Coffeeberry	5g	15
Vines			
Trachelospermum jasminoides	Jasmine	5gal	4
Groundcover			
Agrostis pallens	Native Bentgrass	sod	380 sf
Marathon II	Turf	sod	1,321 sf

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARMON
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Planting Plan**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L3.00**
10 OF 11 SHEETS

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.

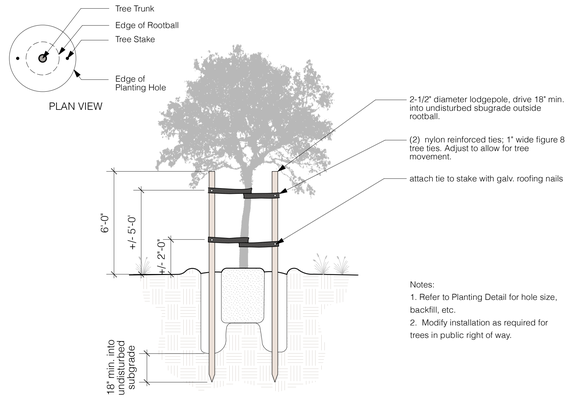
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

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.

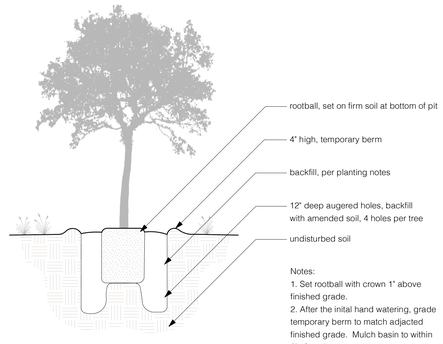
15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

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.



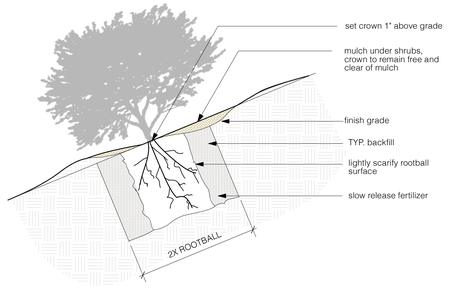
6 Tree Staking

scale: N.T.S.



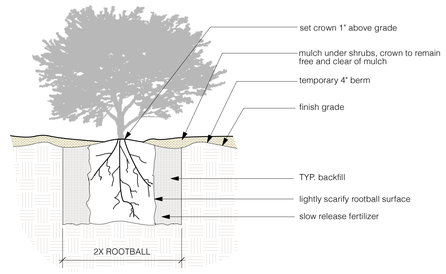
5 Tree Planting

scale: N.T.S.



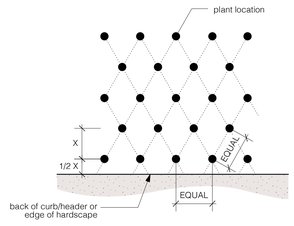
4 Shrub Planting on Slope

scale: N.T.S.



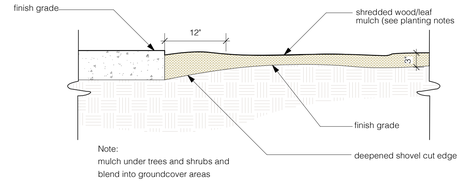
3 Shrub Planting

scale: N.T.S.



2 Groundcover Layout

scale: N.T.S.



1 Mulch Installation

scale: N.T.S.

BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.697.7466
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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

CE 90265

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA

SHEET CONTENTS: **Planting Notes & Details**

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 24-05
SHEET **L3.01**
11 OF 11 SHEETS

FIRE DEPARTMENT NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

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

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

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

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

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

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

21. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.

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

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

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

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

FIRE FLOW AVAILABILITY

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

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

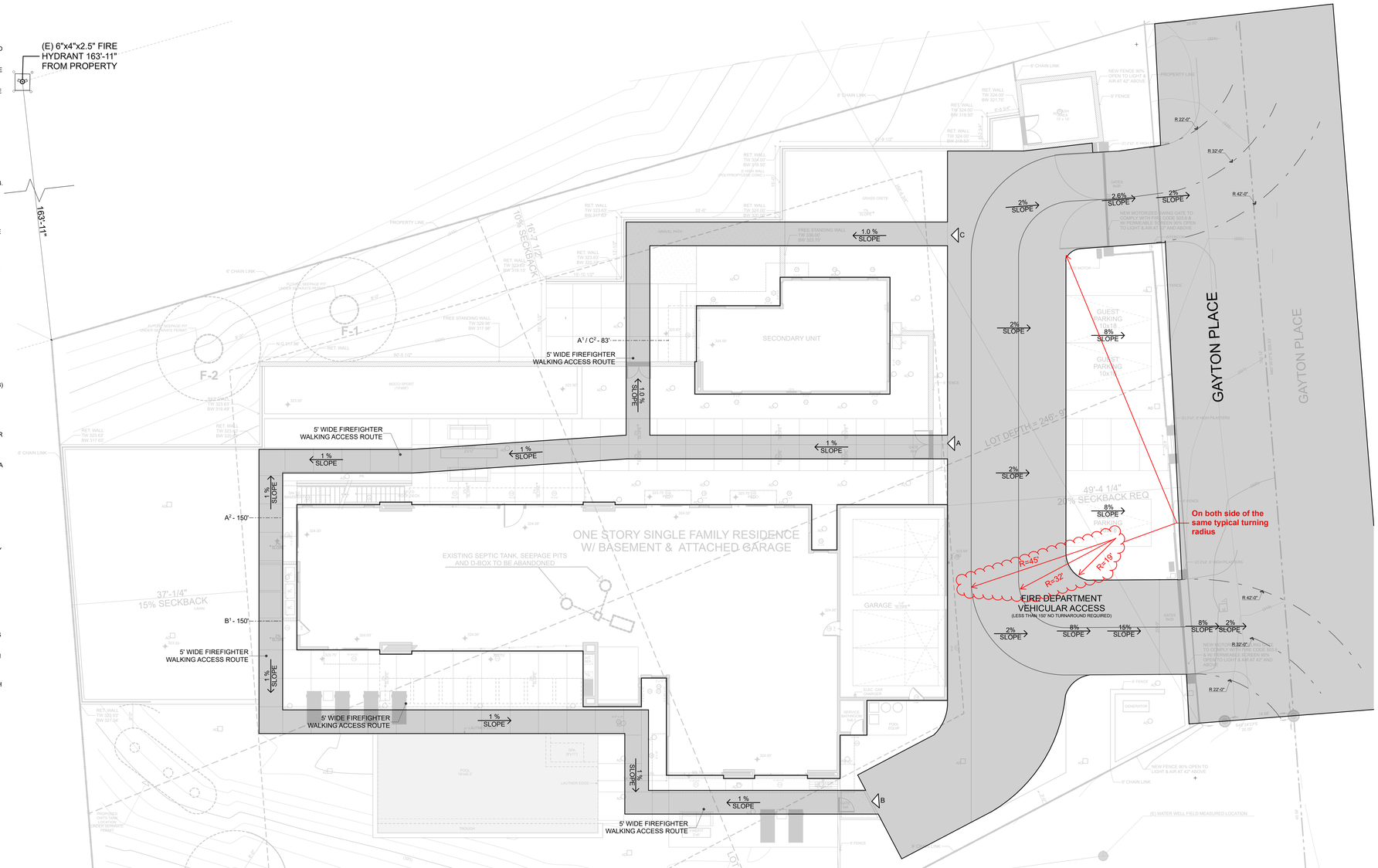
TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	0.94 AC
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,125 GPM
TOTAL FIRE FLOW REQUIRED:	1,250 GPM (MIN)

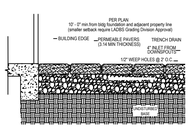
FIREFIGHTER WALKING ACCESS HOSE PULL DISTANCE

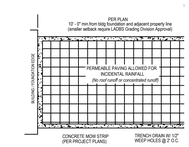
A-A^1 = 83'
A-A^2 = 150'
B-B^1 = 150'
C-C^1 = 83'

FIRE DEPT. LEGEND

FIRE DEPT. VEHICULAR AND WALKING ACCESS



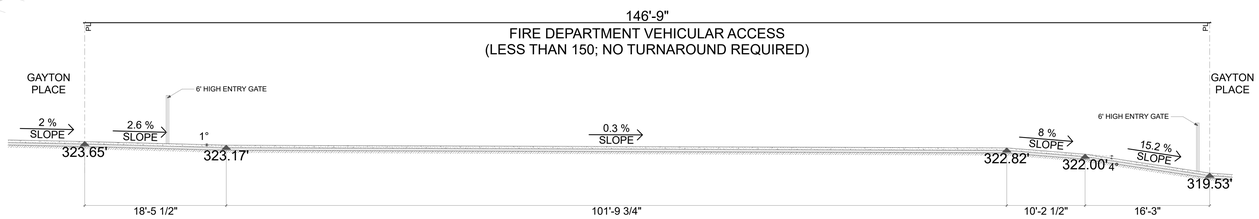




NOTES:
1. 90% SOIL'S SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO: EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARDNESS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 5 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATIONS.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

PERMEABLE ROAD DETAIL

NOT TO SCALE



ROAD PROFILE

To schedule an inspection, please email Fire-FPCalabasas@fire.lacounty.gov Provide at least one set of the approved plans to them prior to the inspection.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
FIRE HYDRANT LOCATION ONLY
By _____
Fire Prevention Engineer
Date 02/19/2025

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
ACCESS REQUIREMENTS ONLY
By _____
Fire Prevention Engineer
Date 02/19/2025

SOLTANIAN RESIDENCE

6257 GAYTON WAY
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

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

SHEET TITLE

FIRE DEPARTMENT PLAN

DRAWING NO.
A-0.3

PROJECT	SOLTANIAN RESIDENCE
DATE	Plot Date: 11/22/24
SCALE	1"=10'
DRAWN BY	D.W.B.,

Plotted on 11/22/2024 by Douglas Burdge in BURDGE ARCHITECTS, REBO PROJECTS\SOLTANIAN RESI- 6257 GAYTON PLACE\A0_SOL2024-11-17 Latest in Use\SOLTANIAN - V23 2023-11-13.pln

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 09/01/2026

PROJECT NUMBER: ACDPWF 21-003

JOB ADDRESS: 6257 GAYTON PL

APPLICANT / CONTACT: Robyn Moruzzi

APPLICANT EMAIL: robyn@malibuprojmgmt.com

PLANNER: Aakash Shah

PROJECT DESCRIPTION: NSFR; (n) guest house, pool/spa, and OWTS, landscape,

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon — 9/3/26

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 3

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)	Robyn Moruzzi robyn@malibuprojmgmt.com		
Project Address:	**6257 GAYTON PL** Malibu, CA 90265		
Planning Case No.:	ACDPWF 21-003		
Project Description:	NSFR; (n) guest house, pool/spa, and OWTS, landscape		
Date of Review:	September 3, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/2/25
Site Survey:	12/2/25
Landscape Plan:	12/2/25
Hydrozone Plan:	12/2/25
Irrigation Plan:	12/2/25
Fuel Modification Plan:	12/2/25
Grading Plan:	12/2/25
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	1/13/26 (Forde Biological)
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/9/21 (Approved), 11/12/25 (Incomplete), 2/5/26 (Approved)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 367,382 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 319,304 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. The applicants biologist conducted a site-specific survey of the adjacent blue-line stream in 2019 and determined it "lacked a well-defined bed and well-defined banks and included a photograph of the area depicting the lack of stream characteristics". The applicant's biologist determined the stream to have the same characteristics based on 2024 aerial imagery as they could not legally access the area where the stream is shown on City of Malibu GIS. The City Biologist visited the property where the stream is mapped and observed a lack of well-defined bed and well-defined banks. The City Biologist agrees with the applicant's biologist.

RECOMMENDATIONS:

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

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

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

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

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

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

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

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

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

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

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

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

K. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

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

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 06/14/2022

PROJECT NUMBER:	CDPWF 21-003
JOB ADDRESS:	6257 GAYTON PL
APPLICANT / CONTACT:	Robyn Moruzzi, Burdge and Associates
APPLICANT ADDRESS:	24911 PCH Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
APPLICANT EMAIL:	robyn@buaia.com
PROJECT DESCRIPTION:	Addition to SFR; (n) guest house, pool/spa, and OWTS

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 Thomas — July 5, 2022

Signature **Date**

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: **City of Malibu Environmental Health Administrator**

FROM: **City of Malibu Planning Department** **REVISED DATE** **06/14/2022**

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Robyn Moruzzi, Burdge and Associates robyn@buaia.com		
Project Address:	**6257 Gayton Place** Malibu, California 90265		
Planning Case No.:	CDPWF 21-003		
Project Description:	Addition to SFR; (n) guest house, pool/spa, and OWTS		
Date of Review:	July 5, 2022		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Burdge and Associates: Plans dated 12-9-2019 (received 8-4-2021)
Grading Plans:	GeoWorks: Plans dated 3-31-2020
OWTS Plan:	EPD: OWTS plan dated 2-24-2021
OWTS Report:	EPD: OWTS report dated 2-24-2021; Addendum I dated 1-3-2022 (received 6-14-2022)
Geology Report:	Alpine: Geologic and Soils Engineering report dated 12-16-2020; Addendum I dated 10-31-2021; Addendum II dated 1-26-2022
Miscellaneous:	
Previous Reviews:	8-11-2021

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Architectural and Grading Plans:** The final Architectural Site Plan and Grading Plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection from the residence and guest house.

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

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

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

   a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   b. Sewage and effluent pump design calculations (as applicable).

   c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

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

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

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

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

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

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

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

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

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

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

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

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

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

-o0o-

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

cc: Environmental Health file
Planning Department

6257 GAYTON PLACE **(FIRE REBUILD)**
MALIBU, CA 90265 **(CDPWF 21-003)**

S.F.D.:	**5 Bedroom/91 Fixture Units (N)**
GUEST HOUSE:	**2 Bedroom/25 Fixture Units (N)**
TREATMENT TANK:	**7,540 Gallon MicroSepTec ES25 with UV Disinfection Unit (N)**
ACTIVE:	**1 – 6' x 38' BI w/7' Cap (N) (projected; B-9)**
	1 – 6' x 40' BI w/7' Cap (N) (projected; B-10)
	1 – 6' x 44' BI w/7' Cap (N) (projected; B-11)
FUTURE:	**2 – 6' x 40' BI w/6' Cap (F) (projected; B-13,B-14)**
PERC RATE:	**5,111 gpd/7.98 gpsf (proj; B-5)**
	3,979 gpd/6.21 gpsf (proj; B-6)
	598 gpd/0.96 gpsf (proj; B-7)
	2,447 gpd/3.94 gpsf (proj; B-8)
	5,499 gpd/6.63 gpsf (proj; B-9)
	5,198 gpd/7.26 gpsf (proj; B-10)
	5,172 gpd/6.86 gpsf (proj; B-11)
	2,472 gpd/3.45 gpsf (proj; B-12)
	6,010 gpd/7.98 gpsf (proj; B-13)
	6,133 gpd/8.14 gpsf (proj; B-14)
DESIGNER:	**Kevin Poffenbarger, RCE 69089**
REFERENCE:	**EPD: OWTS design reports dated 2-24-2021 and 1-3-2022**
	Alpine: Geologic and Soils Engineering reports dated 12-16-2020, 10-31-2021, and 1-26-2022

***SEE REVERSE SIDE FOR MORE OWTS INFORMATION.**

NOTES:

1. **This conformance review is for a fire rebuild of a 5 bedroom (91 fixture units) new single family dwelling and a 2 bedroom (25 fixture units) new guest house. The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).**

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

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

KEY:

- PROPERTY LINE
- (P) STRUCTURE
- S (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- V (P) SS PIPES (VENT)
- (P) SS PIPES (ELECTRICAL)
- W (E) PUBLIC WATER MAIN
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- BORINGS (B-X) PERCOLATION TESTED. SEE ALPINE GEOTECHNICAL REPORTS DATED DECEMBER 16, 2020 AND OCTOBER 31, 2021.

ABBREVIATIONS:

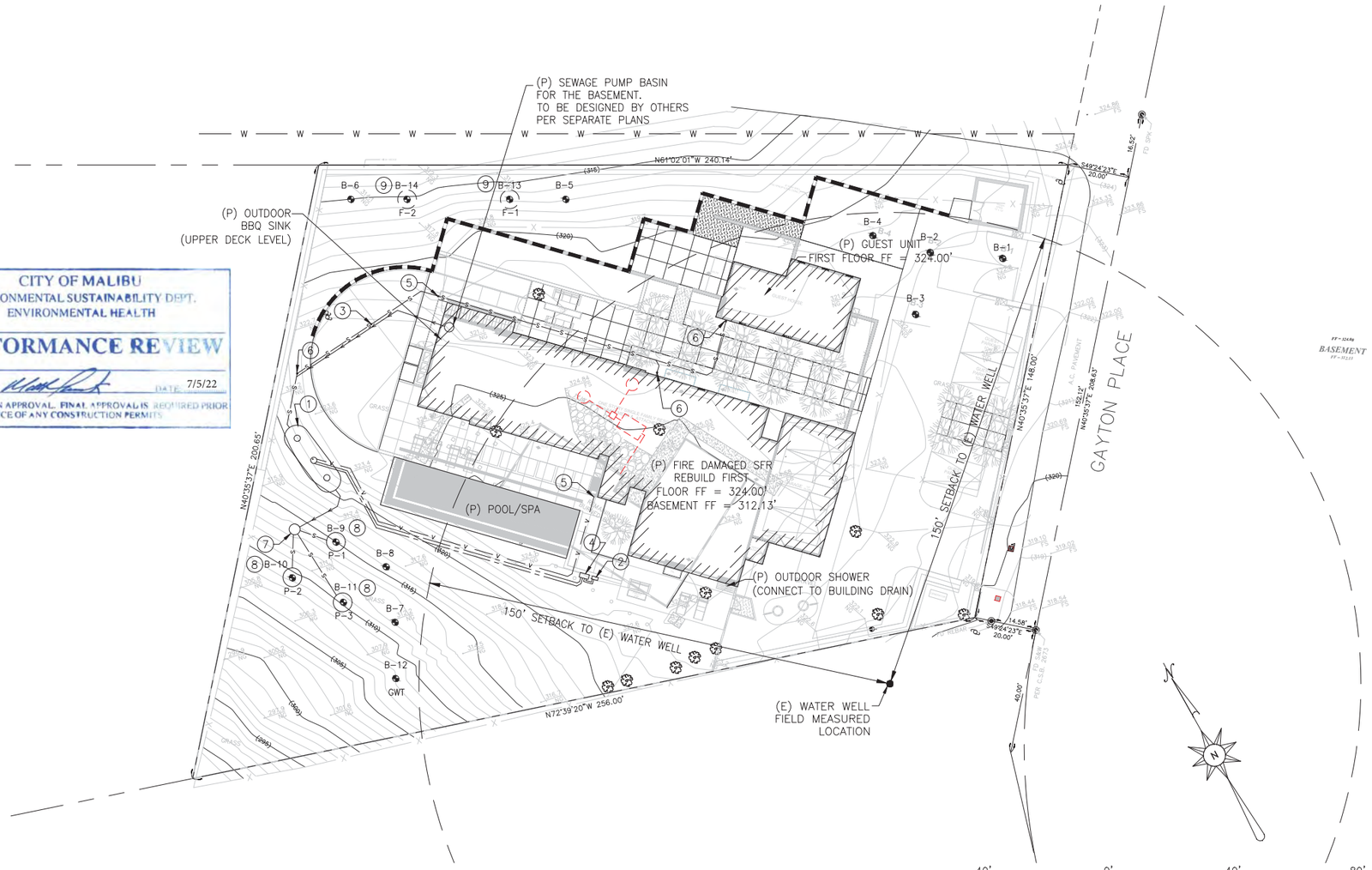
(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

NOTES:

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

PRELIMINARY - NOT FOR CONSTRUCTION

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE: DATE: 7/5/22
THIS IS NOT AN APPROVAL. FINAL APPROVALS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS



1 ONSITE WASTEWATER SYSTEM SITE PLAN

Scale: 1"=40'

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

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

PROFESSIONAL ENGINEER ... OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	ADDITIONAL PERC TESTS	1/3/22	AS

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

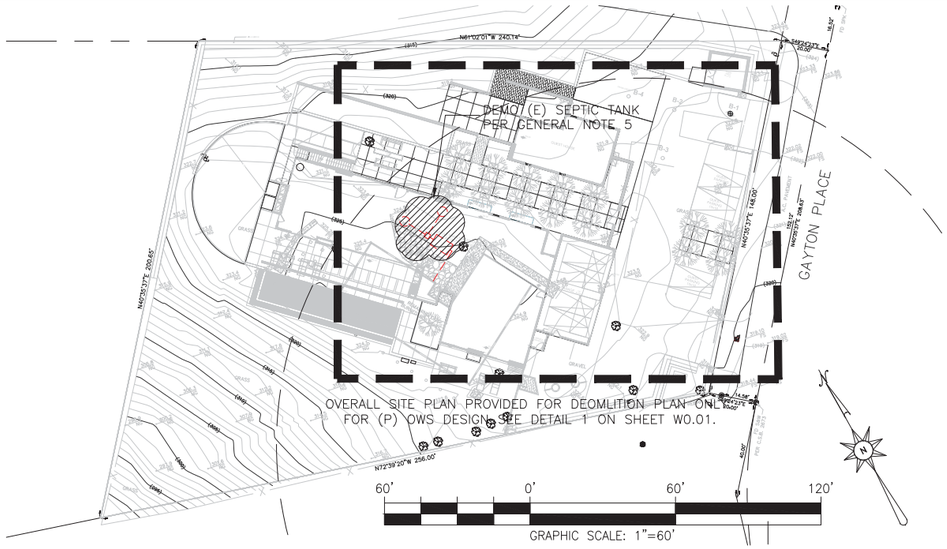
PROJECT: 6257 GAYTON PLACE MALIBU, CA 90265

DATE	SCALE	DRAWN BY
2/24/21	AS_SHOWN	AS

PROJECT NO. D628

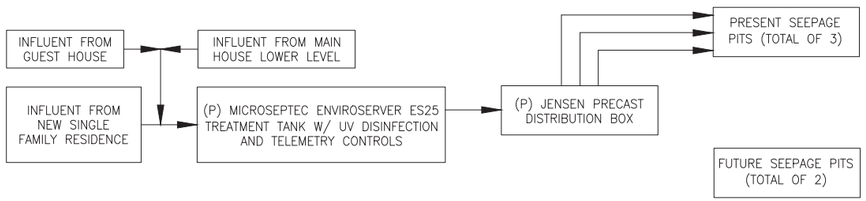
DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION PLAN

Scale: 1"=60'



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES25 TREATMENT TANK HOUSED IN A 7,540–GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (2) 24"ø 30"ø FRP LIDS/RISERS TO GRADE PER MFR,EFFLUENT FILTER, UV DISINFECTION AND AND TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL AND/OR DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. PRESSURE TO GRAVITY CLEANOUT.
4. (P) TWO MICROSEPTEC HIBLOW HP–200 AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES PER MFR.
5. (P) ENVIROSERVER ES25 AIR VENT W/ 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE.
7. (P) JENSEN PRECAST CONCRETE MODEL D30 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
8. (P) PRESENT THREE (3) SEEPAGE PITS PER DETAILS 4 AND 6 ON SHEET W0.00. CONSTRUCT WITH 8"ø INSPECTION PORTS IN ENCLOSURES TO GRADE.
9. (P) FUTURE TWO (2) SEEPAGE PITS PER DETAILS 4 AND 6 ON SHEET W0.00 TO BE DESIGNATED FOR RESERVE EFFLUENT DISPERSAL CAPACITY.
10. BACKWATER VALVE.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. TOPOGRAPHIC SURVEY BY H.J. BURKE, INC., DATED FEBRUARY 14, 2019. ARCHITECTURAL PLANS PROVIDED BY BURDGE & ASSOCIATES ARCHITECTS, INC., DATED MARCH 9, 2020. GRADING PLANS PROVIDED BY GEOWORKS, INC., DATED MARCH 31, 2020. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM.
3. ALL BORINGS (B–X) ARE APPROXIMATE LOCATIONS PER ALPINE GEOTECHNICAL, INC. REPORTS, DATED JANUARY 16, 2020 AND OCTOBER 31, 2021.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. (E) SEPTIC TANK SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. ALL (E) SEPTIC COMPONENTS ARE APPROX. LOCATIONS PER THE COUNTY OF LOS ANGELES SEPTIC APPROVAL, DATED SEPTEMBER 3, 1965. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.

PRELIMINARY - NOT FOR CONSTRUCTION

Received
06/14/2022
Planning Dept.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

TOTAL BEDROOMS: 5 (MAIN RESIDENCE) AND 2 (GUEST UNIT)
TOTAL DRAINAGE FIXTURE UNITS: 116
2 BEDROOMS @ 300 GPD/BED = 600 GPD
5 BEDROOMS @ 150 GPD/BED = 750 GPD

PEAK DESIGN DAILY FLOWRATE: 1,350 GPD
AVERAGE DESIGN DAILY FLOWRATE: 750 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

EFFLUENT DISPERSAL:
PERC RATE PRESENT: B–9 = 5,499.1 GPD/6'ø PIT
B–10 = 5,198.3 GPD/6'ø PIT
B–11 = 5,172.0 GPD/6'ø PIT
TOTAL = 15,869.4 GPD/3–6'ø PITS

PERC RATE FUTURE: B–13 = 6,010.6 GPD/6'ø PIT
B–14 = 6,133.5 GPD/6'ø PIT
TOTAL = 12,144.1 GPD/2–6'ø PITS

NEW MICROSEPTEC ES25 TERTIARY TREATMENT TANK: 7,540 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,650–GALLONS (BASED UPON BEDROOM COUNT ONLY)
MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 3,900–GALLONS (BASED UPON DFU COUNT ONLY)
SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 11,700–GALLONS (BASED UPON BEDROOM COUNT ONLY)

PRESENT SEEPAGE PITS: 3 TOTAL
1 6'ø X 44' BI PIT W/ 7.0' CAP DEPTH FROM EG @ B–9, P–1
1 6'ø X 38' BI PIT W/ 7.0' CAP DEPTH FROM EG @ B–10, P–2
1 6'ø X 40' BI PIT W/ 7.0' CAP DEPTH FROM EG @ B–11, P–3

FUTURE SEEPAGE PITS: 2 TOTAL
1 6'ø X 40' BI PIT W/ 6.0' CAP DEPTH FROM EG @ B–13, F–1
1 6'ø X 40' BI PIT W/ 6.0' CAP DEPTH FROM EG @ B–14, F–2

(PERCOLATION RATES PER ALPINE GEOTECHNICAL, INC. GEOLOGIC AND SOILS ENGINEERING REPORTS, DATED DECEMBER 16, 2020 AND OCTOBER 31, 2021)

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE/ SURFACE @ PIT (FG/FS) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG/FS (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15–FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P–1	B–9	51.0	315.0	315.0	7.0	7.0	308.0	308.5	44.0	264.0	253.0	11.0
	P–2	B–10	45.0	309.0	309.0	7.0	7.0	302.0	303.5	38.0	264.0	253.0	11.0
	P–3	B–11	47.0	310.0	310.0	7.0	7.0	303.0	304.5	40.0	263.0	253.0	10.0
FUTURE SEEPAGE PITS	F–1	B–13	46.0	317.0	317.0	6.0	6.0	311.0	312.0	40.0	271.0	253.0	18.0
	F–2	B–14	46.0	315.0	315.0	6.0	6.0	309.0	309.0	40.0	269.0	253.0	16.0

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

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

PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
1	ADDITIONAL PERC TESTS	1/3/22	AS

ADDRESS:
6257 GAYTON PLACE
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
6257 GAYTON PLACE
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
2/24/21	AS_SHOWN	AS

PROJECT NO.
D628

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 7/22/2021

PROJECT NUMBER:	CDPWF 21-003
JOB ADDRESS:	6257 GAYTON PL
APPLICANT / CONTACT:	Robyn Moruzzi, Burdge and Associates
APPLICANT ADDRESS:	24911 PCH Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Addition to SFR; (n) guest house, pool/spa, and OWTS

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

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

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

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

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X	
Required and/or proposed Fire Department Vehicular Turnaround		
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

C. KENNELLY — **SIGNATURE**

8-19-2021 — **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: November 14, 2024 **Review Log #:** **496**
Site Address: 6257 Gayton Place
Lot/Tract/PM #: **Planning #:** **CDPWF 21-003 P3**
Applicant/Contact: Evan Contino, evan@buaia.com **BPC/GPC #:**
Contact Phone #: 310-773-7305 **Fax #:** **Planner:** **Aakash Shah**
Project Type: New single-family residence, guest house, swimming pool/spa, onsite wastewater treatment system (OWTS), retaining walls, grading

Submittal Information

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

Alpine Geotechnical, Inc. (Sivas, CEG 2565; Simon, RCE 82610): **3-29-2023**, 12-16-2020, 10-31-2021, 1-26-2022
EPD Consultants (Poffenbarger, RCE 69089): **7-25-2024**, **4-18-2023**, 1-3-2022, 2-24-2021

3rd Coastal Development Permit Submittal to Geology
Architectural plans prepared by Burdge Architects dated August 2024.
Civil plans prepared by GeoWorks Engineering and Surveying, Inc. dated August 26, 2024.
OWTS plans prepared by EPD Consultants dated July 25, 2024.

Previous Reviews: 7-21-2022, 8-25-2021; Ref: Environmental Health Review Sheets dated 7-5-2022 and 8-11-2021

Review Findings

Coastal Development Permit Review

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

☐ The 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 addendum II and III onsite wastewater treatment system (OWTS) reports, update geotechnical report, OWTS plans, architectural plans, and civil plans, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. The proposed development includes constructing a new 4,818 square foot (sf) one-story single-family residence with a 1,427 sf basement, a 943 sf attached garage, a 900 sf guest house, a swimming pool and spa, retaining walls, patios, and decks, and new OWTS. Grading consists of 1,866 yards of cut and 57 yards of fill under structure; 375 yards of cut for safety; 577 yards of fill non-exempt; and 1,607 yards of export.

The design of the new onsite wastewater treatment system (OWTS) was modified since the initial review based on the initial review comments and location of the existing offsite water well. A new OWTS will be installed on the property that consists of a MicroSepTec EnviroServer ES25 treatment tank housed in a 7,540-gallon FRP tank with UV disinfection and one present 6' diameter by 44' BI seepage pit with a 7' cap (in the vicinity of boring B-9), one present 6' diameter by 38' BI seepage pit with a 7' cap (in the vicinity of boing B-10), one present 6' diameter by 40' BI seepage pit with a 7' cap (in the vicinity of boring B-11), and 100% expansion consisting of two 6' diameter by 40' BI seepage pits with 6' caps (in the vicinity of borings B-13 and B-14).

Review Comments:

None.

Building Plan-Check Stage Review Comments:

1. The referenced geotechnical reports are over one year old. Please provide an update geotechnical report that addresses the current site conditions, current building codes, current development plans, and provides additional/revised recommendations, as appropriate.
2. Show the proposed OWTS components on the architectural and grading plans.
3. The Project Geotechnical Consultant recommends supporting the proposed residence, basement, guest house, and retaining walls on bedrock *or* future compacted fill. The foundation, grading, and architectural plans shall clearly depict the chosen embedment option.
4. Submit foundation plans for review that implement the Project Geotechnical Consultant's recommendations. Clearly indicate the embedment material and depth for all foundation types on the foundation plans for all structures.
5. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"

6. Clearly show the Code-required minimum foundation setbacks and distances from descending slopes on the plans, where applicable.
7. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
8. Please include retaining wall details on the foundation plans for review, following the recommendations by the Project Geotechnical Consultant.
9. Please submit a set of swimming pool and spa plans for review. Include a detail for the swimming pool hydrostatic relief valve on the swimming pool plans.
10. Clearly indicate the limits of removal and re-compaction (R & R) on the grading plans as per the Project Geotechnical Consultant's recommendations, and include the yardages on the Total Grading Yardage Verification Certificate.
11. Please include the Project Geotechnical Consultant's recommendations for the ABC slot cutting method for the proposed retaining walls along the northern property line on the grading plans.
12. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), and a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms. Geologic conditions exposed during grading must be depicted on an as-built geologic map. <u>This comment must be included as a note on the grading plans.</u>
13. Include the following note on the foundation plans, as appropriate: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles.*"
14. Please include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the proposed seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
15. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations <u>and items in this review sheet</u> must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet**.**
16. One set of final electronic grading, retaining wall, guest house, swimming pool, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations <u>and items in this review sheet</u> 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: _____ 11-14-2024

Christopher Dean, C.E.G. #1751, Exp. 9-30-2026
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Date

Geotechnical Engineering Review by: _____ 11-14-2024

Matthew Janousek, G.E. #3005, Exp. 12-31-2026
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Date

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

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, swimming pool and spa, guest house, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 7/22/2021

PROJECT NUMBER:	CDPWF 21-003
JOB ADDRESS:	6257 GAYTON PL
APPLICANT / CONTACT:	Robyn Moruzzi, Burdge and Associates
APPLICANT ADDRESS:	24911 PCH Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
APPLICANT EMAIL:	robyn@buaia.com
PROJECT DESCRIPTION:	Addition to SFR; (n) guest house, pool/spa, and OWTS

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.

Edward Rodriguez
SIGNATURE

October 1, 2021
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Edward Rodriguez, Associate Civil Engineer

Date: October 1, 2021

Re: Conditions of Approval for 6257 Gayton Place, CDPWF 21-003

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.

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

2. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

3. Several existing private improvements are located within the City's right-of-way, such as (but not limited to) landscaping, railroad ties, fencing. These improvements are required to be removed as part of this project and must be shown on the plans. The applicant shall place notes on the plans for the removal of existing encroachments within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the City's right-of-way.

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GRADING AND DRAINAGE

4. 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

5. 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.**

6. 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.

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

8. 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. A note shall be placed on the project plans that address this condition.

STORMWATER

9. 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 permanent 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.

10. 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

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	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.

11. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

12. 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 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 certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

13. HYDROMODIFICATION – Alteration or disturbance of streams or natural drainage courses or human-made or altered drainage courses that have replaced natural streams or drainages and serve the same function, **shall be prohibited**.
    - Necessary water supply projects where no feasible alternative exists.
    - Flood protection for existing development where there is no other feasible alternative.
    - The improvement of fish and wildlife habitat.

MISCELLANOUS

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

15. 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.

Recycled Paper

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1389

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **6257 GAYTON PLACE** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4467-019-021

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing service connection.
☒	The property has an existing 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for a 5,550 sq. ft. SFR with 943 sq. ft. garage. Woolsey Fire Rebuild. FEPC2021-2454. CDPWF 21-003. Fire Flow = 1,250 gpm for 1 hour.

By:	William Johnson	(310) 317-6243	4-1-2026
Signature	Print Name	Phone Number	Date

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









ATTACHMENT 3

Aakash Shah

From: Aakash Shah
Sent: Monday, August 31, 2026 3:55 PM
To: Troy Schmidt
Subject: RE: 6257 Gayton Place Story Poles

Hello,

Yes.

Thank you,

Aakash Shah
Contract Planner | Community Development Department
Office: (310) 456-2489 ext 385
23825 Stuart Ranch Road | Malibu, CA 90265

From: Troy Schmidt <[redacted]>
Sent: Monday, August 31, 2026 3:54 PM
To: Aakash Shah <ashah@malibucity.org>
Subject: Re: 6257 Gayton Place Story Poles

10:00 would be great. Should I call you at the number below?

Thanks!

From: Aakash Shah <ashah@malibucity.org>
Date: Monday, August 31, 2026 at 2:56 PM
To: Troy Schmidt <[redacted]>
Subject: RE: 6257 Gayton Place Story Poles

Hello,

Yes, I can speak to you tomorrow.
Does 10:00 AM, sounds good to you in the morning?
Or I can do around 3:00 PM in the noon.

Please let me know.

Thank you,

Aakash Shah
Contract Planner | Community Development Department
Office: (310) 456-2489 ext 385
23825 Stuart Ranch Road | Malibu, CA 90265

From: Troy Schmidt <[redacted]>
Sent: Monday, August 31, 2026 1:53 PM
To: Aakash Shah <ashah@malibucity.org>
Subject: Re: 6257 Gayton Place Story Poles

Would you have time to speak tomorrow. I live in Malibu but work in hollywood so call is best.

thx

T

From: Aakash Shah <ashah@malibucity.org>
Date: Friday, August 28, 2026 at 1:27 PM
To: Troy Schmidt <[redacted]>
Subject: RE: 6257 Gayton Place Story Poles
Hello Troy,

Thank you for reaching out to me. The Mailers went out yesterday so you should be receiving them soon. Yes, I can call you Monday and discuss this project with you. Please let me know what time on Monday works for you. If you would like to meet in-person, I will be at the city on Tuesday and we can meet in-person around 9:00 AM, please let me know if that works for you.

Let me know if you have any questions.

Thank you,

Aakash Shah
Contract Planner | Community Development Department
Office: (310) 456-2489 ext 385
23825 Stuart Ranch Road | Malibu, CA 90265

From: Troy Schmidt <[redacted]>
Sent: Friday, August 28, 2026 11:12 AM
To: Aakash Shah <ashah@malibucity.org>
Subject: 6257 Gayton Place Story Poles

Helo Aakash:

My name is Troy Schmidt and i'm the owner of [redacted] in Malibu. Two days ago story poles went up at the property in front of me, 6257 Gayton place. The home burned in the fire and I had always

assumed it would be rebuilt however based on the location of the story poles the position of the home has been move to an area that directly impacts my view (see photos attached). You can see from the attached photo there is a giant tree in the middle of the story poles clearly indicating that the preexisting home was not in that area. I was told that notices were to be sent out something I didn't not receive.

I would like to get a better understanding of what my rights are here and if there is a process for me to contest the new location of the home.

If you have time it would be great to get on a call so I can better understand the process…

Thanks so much, all the best

Troy Schmidt
[redacted]

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-WOOLSEY FIRE NO. 21-003 - An application to construct a new 5,850 square-foot one-story single-family residence with a basement and attached garage, a new detached 899 square-foot accessory dwelling unit, a swimming pool and spa, hardscape, landscape, grading, and installation of a new onsite wastewater treatment system on a Woolsey Fire affected parcel

LOCATION / APN:	**6257 Gayton Pl** / 4467-019-021
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Robyn Moruzzi / Regal Services LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e), (a), and (d)
APPLICATION FILED:	July 22, 2021
CASE PLANNER:	Aakash Shah, Contract Planner, ashah@malibucity.org / (310) 456-2489, ext. 385

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 September 15, 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 September 22, 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 15, 2026, the appeal period would expire on Friday, September 25, 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 27, 2026

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION

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APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e), 15303(a), and 15303(d)
APPLICATION FILED:	July 22, 2021
ISSUE DATE:	September 15, 2026
CASE PLANNER:	Aakash Shah, Contract Planner, ashah@malibucity.org (310) 456-2489, ext. 385

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YOLANDA BUNDY, Community Development Director Date: September 10, 2026

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 3.B.3.

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: September 10, 2026 Meeting date: September 22, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 21-037 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29359 Bluewater Road
APN: 4468-006-013
Owner: Bear Sills Properties LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-48 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-037 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 29359 Bluewater Road (Bear Sills Properties LLC).

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. 21-037 no later than November 9, 2026. On September 2, 2026, applicant Schmitz and Associates, Inc., on behalf of owner Bear Sills Properties, LLC, submitted a request for a three-year time extension to the deadline to obtain a building permit for a nonconforming in-kind plus ten percent disaster rebuild of a single-family residence with attached garage, detached garage and barn.

The Woolsey Fire rebuild was delayed by discussions between the California Coastal Commission and the City of Malibu regarding the legality of the City's Option 4 program and multiple rounds of geology and drainage review. PVWF No. 21-037, Administrative Plan Review-Woolsey Fire No. 22-020 (for a 996 square foot addition to the single-family residence, pool, spa, deck and hardscape), and De Minimus Waiver No. 24-004 (for an advanced onsite wastewater treatment system) have been submitted to building plan check. The extension request notes the project contractor is not available mid-September through November and grading is not permitted during the rainy season. Additionally, the extreme El Nino event anticipated to impact Malibu has the potential to create further delays to construction due to the complexity of the parcel's geology and drainage. 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. 21-037.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-48
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. 26-48

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. 21-037 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 29359 BLUEWATER ROAD (BEAR SILLS PROPERTIES LLC)

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 May 9, 2022, Planning Verification-Woolsey Fire No. 21-037 was approved.

E. 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.

F. 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).

G. On September 2, 2026, applicant Schmitz and Associates, Inc., on behalf of owner Bear Sills Properties LLC, 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 garage, detached garage and barn. The applicant owner cited delays caused by discussions between the California Coastal Commission and the City of Malibu regarding the City's Option 4 program and

multiple rounds of geology and drainage review. An extreme El Nino event is anticipated with the potential to create further delays to construction due to the complexity of the parcel's geology and drainage.

H. On September 22, 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. 21-037. 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. 21-037 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 22nd 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. 26-48 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd 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

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

EXTWF No. 26-006 for PVWF No. 21-037

Woolsey Fire Extension No. _____

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: 29359 Bluewater Rd.

Planning Verification-Woolsey Fire No: 21-037 **(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** — X

   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** X

Name: Brian Klein, Member, Bear Sills Properties LLC

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: Cindy Martin, Schmitz & Associates, Inc.

Applicant's mailing address: 28230 Agoura Rd. Suite 200

Agoura Hills, CA 91301

Applicant's telephone: 818-338-3636 - Office, 747-444-6175 - Direct

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).

, Member	Brian Klein, Member, Bear Sills Properties LLC	8/27/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	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.

, Member	Brian Klein, Member, Bear Sills Properties LLC	8/27/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	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.

, Member	Brian Klein, Member, Bear Sills Properties LLC	8/27/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	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.

AUTHORIZATION TO SUBMIT A PROJECT

Schmitz & Associates, Inc. (print name) is authorized by me/us as the owner(s) of the property located at 29359 Bluewater 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.

, Member	Brian Klein, Member, Bear Sills Properties LLC	8/27/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

STATE OF NEVADA
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME ON AUGUST 27, 2026
BY BRIAN KLEIN

STEVIE HERRERA
Notary Public, State of Nevada
Appointment No. 09-11164-2
My Appt. Expires Dec 5, 2029

August 27, 2026

City of Malibu
23825 Stuart Ranch Rd.
Malibu, CA 90265
Attn: Planning Department

Re: PVWF 21-037 – 29359 Bluewater Rd. – Time Extension Request for Planning Verification-Woolsey Fire.

Good afternoon,

We represent the owner of the subject property located at 29359 Bluewater Rd. and 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 deadline a hardship.

Specifically, a three-year time extension is requested to extend the deadline to November 8, 2029, related to:

- **PVWF 21-037**

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:

- An APRWF-Option 4 application (APRWF 22-020) to add additional sq. ft. to the rebuild, along with a SPR to increase the height over 18', followed the approval of PVWF 21-037. At the time APR-WF Options 4 applications were permissible.
- The Option 4 APRWF 22-020 application was then put on hold when an issue arose between the City and the Coastal Commission on the legality of the APRWF Option 4 program.
- When the Option 4 APRWF 22-020 application was eventually reinstated and the application was allowed to proceed, several rounds of geology review were required as a result of a "Restricted Use Area (RUA).

- The Complete Application determination was not received until the latter part of 2024. The City did not take the SPR to the Planning Commission Until December of 2024.
- The Notice of Decision was not released until March 8, 2025.
- The Applicant then diligently began the plan check process with Building Safety.
- Plan check was also riddled with complications related to the RUA, geology and drainage. Plan Check approval was not received until late 2025.
- Thereafter, an issue with the calculation of the roof height which was not caught in the earlier Planning process, nor during plan check. This required several rounds of meetings with the City to find the best way to resolve the issues.
- The solution required the project to go back to Planning for a revised Scope of Work and to be re-noticed. The Revised Application Date was May 19, 2026.
- The related Completeness Determination was not received until June 10, 2026.
- The Notice of Application went out June 18, 2026.
- The SPR period took place between June 18, 2026, to July 9, 2026.
- Revised Notice of Decision was not released until July 13, 2026.
- The new plan check approvals were not received until July 24, 2026.
- The project contractor will be unavailable from mid-September through November. When the contractor returns it will be during the rainy season which lasts until mid-April, 2027.
- Additionally, a 200-year El Nino is anticipated this upcoming winter.
- Geology issues are anticipated based on the history of those issues with both Planning entitlements as well as Building Safety Plan Check.
- Additionally, it is unknown how the project will be impacted by the extreme El Nino anticipated for this upcoming winter, and coupled with the prior geology and RUA issue, there is a likelihood for further delays.

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 geology, drainage, RUA, and El Nino issues, good cause exists for the full three-year time extension permissible by MMC § 17.60.020.

Based on the foregoing, a three-year time extension is respectfully requested for PVWF 21-037.

Please find the following documents included with this letter:

1. Signed Checklist
2. Signed and Notarized Agency Authorization Form
3. Grant Deed & LLC Operating Agreement

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

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
09-22-26
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: September 10, 2026 Meeting date: September 22, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 21-050 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 5929 Kanan Dume Road
APN: 4467-018-025
Owner: Chester Griffiths and Christine Anderton-Griffiths Trust

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RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-49 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-050 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 5929 Kanan Dume Road (Chester Griffiths and Christine Anderton-Griffiths Trust).

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. 21-050 no later than November 9, 2026. On August 28, 2026, Christine Griffiths and Dr. Chester Griffiths, trustees for owner Chester Griffiths and Christine Anderton-Griffiths Trust, submitted a request for a three-year time extension to the deadline to obtain a building permit for a nonconforming in-kind plus ten percent disaster rebuild of a single-family residence.

The Woolsey Fire rebuild has been complicated by the Coronavirus-19 Pandemic, with one trustee working as a physician during the pandemic while the other trustee home-schooled their children. PVWF No. 21-050 was approved in February 2023. In 2024, a trustee became primary caregiver for a critically ill parent until the parent's death on November 29, 2025. The trustees' primary residence was impacted by the Palisades Fire, which resulted in the need to relocate eight times while remediation takes place. 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. 21-050.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-49
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. 26-49

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. 21-050 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 5929 KANAN DUME ROAD (CHESTER GRIFFITHS AND CHRISTINE ANDERTON-GRIFFITHS TRUST)

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 February 22, 2023, Planning Verification-Woolsey Fire No. 21-050 was approved.

E. 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.

F. 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).

G. On September 2, 2026, trustees Christine Griffiths and Dr. Chester Griffiths, on behalf of owner Chester Griffiths and Christine Anderton-Griffiths Trust, submitted an application requesting a three-year extension to the November 8, 2026 deadline to obtain a building permit for an in-kind plus ten percent rebuild of nonconforming uses or structures. The Woolsey Fire

destroyed the single-family residence. The trustees cited delays caused by Coronavirus-19 impacts, serving as primary caregiver for a critically ill parent and later as executor of the parent's estate, and eight relocations while their primary residence undergoes remediation from Palisades Fire damage. The trustees remain committed to rebuilding the single-family residence.

H. On September 22, 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. 21-050. 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. 21-050 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 22nd 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. 26-49 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd 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

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 **EXTWF No. 26-008**

Woolsey Fire Extension No. _____

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: 5929 Kanan Dume Road, Malibu, CA 90265

Planning Verification-Woolsey Fire No: 21-050 **(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** X

   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: Chester Griffiths and Christine Anderton-Griffiths Joint Living Trust DATED AUGUST 20, 2008

Property Owner's mailing Address: [redacted]

Property Owner's telephone:

Property Owner's email address:

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

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: Christine Anderton-Griffiths, Trustee for the Chester Griffiths and Christine Anderton-Griffiths Trust / JOINT LIVING TRUST DATED AUGUST 20, 2008

Applicant's mailing address [redacted]

Applicant's telephone:

Applicant's email address:

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).

	Chester Griffiths, Trustee	8/3/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Christine Anderton-Griffiths, Trustee	8/3/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	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.

	Chester Griffiths, Trustee	8/3/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Christine Anderton-Griffiths, Trustee	8/3/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	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.

	Chester Griffiths, Trustee	8/3/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Christine Anderton-Griffiths, Trustee	8/3/26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	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.

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 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
_____	_____	_____
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

Witnessed by:

Dated: _____ _____

Witness Signature (Staff)

_____

Print Name

City of Malibu Planning Commission
Malibu, California

Re: Request for Three-Year Time Extension- Woolsey Fire Non-Conforming In-Kind Rebuild
Property: 5929 Kanan Dume Road, Malibu, California

Dear Members of the Malibu Planning Commission,

We respectfully submit this letter in support of our request for a three-year time extension for our Woolsey Fire Non-Conforming In-Kind Rebuild application for the property located at **5929 Kanan Dume Road.**

Malibu has been our home and our community since 2005, when we purchased a severely deteriorated triplex on Topanga Beach Drive. We undertook the extensive restoration and rebuilding of that property, ultimately transforming it into a single-family residence, a new septic system and seawall. We have proudly raised our two children in Malibu, and we consider this community our forever home.

On November 10, 2020, we purchased the property at 5929 Kanan Dume Road. At that time, all of the structures on the lot had been destroyed in the Woolsey Fire two years earlier. Despite having to work through several architects and significant interruptions caused by the COVID-19 pandemic, (with my husband being a physician and our children forced to be homeschooled) we remained committed to moving through the rebuilding process. We successfully submitted our Planning Verification Package by the November 8, 2021 deadline. The following permits have been approved and issued:

Evacuation - Permit 19-1501 on 8/14/2019
Debris Removal - Permit 19-0395 on 8/14/2019
Planning Verification Woolsey Fire - Permit 21-050 on 2/22/2023

The Planning Verification Package included:

- Site Survey
- Slope Analysis Survey
- Site Sections
- Floor Plans
- Elevations
- Roof Plan

In addition, we obtained and assembled the specialist reports and documentation required to advance the rebuilding process, including:

- OWTS Fire Damage Assessment prepared by Ely Jr.'s Pumping Inc., dated February 19, 2019

- Footings Location and Topography Map prepared by Rebecca Winn, dated March 26, 2021
- Site Survey prepared by Chris Nelson, dated October 2021
- Demolition Plan
- Soils Analysis and Engineering Report by LK Geotechnical Engineering, Inc

Early on, we made substantial efforts over the initial first years to comply with the City's requirements and advance our rebuild.

Unfortunately, my mother who resided in Fairhope, Alabama was diagnosed with a debilitating disease in 2024 and I became her primary caregiver and head of her estate. She passed away Nov. 29, 2025.

Our primary home on Topanga Beach Drive was also threatened by the devastating Palisades Fire, and since January 7, 2025, we have relocated 8 times due to the extensive remediation as a result of the fire. Thankfully, our home was spared, along with five other homes and the commercial building above us. This was only possible through the extraordinary efforts of my husband, who is a doctor, our son, who was home from college for winter break, and our neighbor, Clayton Colbert. Together, they worked for five days to protect our homes and surrounding structures.

Despite their efforts and the fact that our home survived, the disruption caused by the Palisades Fire has made it exceptionally difficult to devote the necessary time and resources to the rebuilding of our property at 5929 Kanan Dume Road.

We are now clear on the next steps required to proceed with the rebuild and remain fully committed to completing the project. We look forward to resuming the process as soon as we are able to return to Malibu and stabilize our family and home circumstances.

Given our long-standing ties to Malibu, our substantial efforts to comply with the City's requirements, the extensive work already undertaken toward the Woolsey Fire rebuild, the interruptions caused by the COVID-19 pandemic, and most recently the extraordinary displacement and disruption caused by the Palisades Fire, we respectfully request that the Planning Commission grant us a **three-year extension** to allow us adequate time to complete the rebuilding process.

We deeply appreciate the City's consideration of our circumstances and our request. Malibu has been our family's home for more than two decades, and we hope to continue to be part of this community for many years to come. We are committed to completing the rebuild and returning to our community as soon as circumstances permit.

Thank you very much for your time, consideration, and understanding.
Christine Anderton- Griffiths and Dr. Chester Griffiths
5929 Kanan Dume Road, Malibu, CA 90265

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
09-22-26
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

Date prepared: September 10, 2026 Meeting date: September 22, 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

Revised[1] 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[2]
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;

[1] On August 31, 2026, the Community Development Director issued a revised DMW to reflect that the approval is appealable to the California Coastal Commission. This second revised DMW incorporates changes to the findings section.
[2] 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, with an approximately 15 percent decrease in square footage.

or

☒ Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

Project Description

Natural Disaster: ☒ Woolsey Fire or ☐ Other

Purpose: ☒New, ☐ 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.

While the City of Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) do not include a definition of “water storage devices”, there is a reference to swimming pools being required to be suitably engineered for water containment made in the LCP’s Local Implementation Plan (LIP) Section 10.4.E (see below), as well as a goal and related action to ensure that onsite stored water for firefighting purposes be incentivized noted within Goal S-3, Action S-3.3.1f, of the April 2026 updated Safety Element of the City of Malibu General Plan (page 30, with action noted below).

LIP Section 10.4.E asserts, “***Swimming pools shall be constructed in accordance with the pool/spa submittal requirements*** *outlined in Plate F of the City of Malibu "Guidelines for the Preparation of Geologic and Geotechnical Engineering Reports," dated February 2002. In addition, swimming pools and spas shall be located landward of the structural setback requirements as outlined in Section 10.4.D of the Malibu LIP.* ***In addition, all swimming pools and spas shall be of double wall construction with subdrains between the walls and leak detection systems****.*”

City of Malibu General Plan Safety Element Goal S-3, Action S-3.3.1f states, “*[A community adapted to wildfire risks and hazards]…* ***Work with appropriate agencies to ensure sufficient stored water and***

consider nonmonetary incentives for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements."

Additionally, Safety Element Goal S-3, Action S-3.3.18 states **"Ensure that adequate water storage and capacity are available to meet daily demand and fire flow requirements."** Onsite fire flow capabilities help meet the demand of fire departments in emergency situations. As the City saw in the Palisades and Woolsey fires, the LACFD did not have the ability to access their water tanks in many situations. Providing onsite water storage capabilities in something that doubles as a residential benefit incentivizes homeowners to establish these fire flow capabilities onsite and provide the LACFD with additional resources to tap into during emergencies.

To that end, it is evident that swimming pools are required by the City to meet structurally sound design standards to ensure that water is safely contained. Additionally, the most recent iteration of the City's Safety Element, which was subsequent to the Woolsey, Franklin, and Palisades Fires, includes a specific action (relative to ensuring that the community is adapted to wildfire risks and hazards) to establish that the City work with appropriate agencies, in this case the Los Angeles County Fire Department (LACFD), to ensure sufficient stored water and consider nonmonetary incentives for on-site shared storage water to meet firefighting standards and requirements. Notably, this action uses the terms 'stored water' and 'shared water storage' rather than focusing on the specific type of device used to hold the water, while the language, "…shared storage water suitable to meet effective firefighting…" and, "…on-site…" provides flexibility in the water storage devices that can be used on-site for LACFD firefighting purposes. Finally, and perhaps most importantly, this action states that the City shall, "…**consider nonmonetary incentives for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements**." LIP Section 13.4.11.A.6 waiver process is exactly that, a nonmonetary incentive for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements. The LACFD has approved this pool as a water storage device and required a draft hydrant so they can tap into its resources in case there is another fire in the area.

Additional references to swimming pools being considered as water storage devices by the City can be found as part of the City's public hearing process for the LCP Amendment to include LIP Section 13.4.11.A.6, which detailed as follows:

- February 20, 2025, Planning Commission meeting (referenced at 32:43; 47:11; 4:10:31, respectively)
- Ordinance 524 (March 4, 2025, City Council staff report, Item 3.A. page 6)
- March 5, 2025, City Council meeting (referenced in staff's presentation, visible on the slide displayed at 44:16 and discussed by City Council with Fire Chief Duvally in attendance between 4:33:30 and 4:39:22)

At these meetings, both the Malibu Planning Commission and Malibu City Council agreed that pools would be eligible water storage devices for DMW processing listed under LIP13.4.11(A)(6). The Community Development Director is carrying out the directives of the Malibu City Council by including pools as an eligible water storage device.

Therefore, the project is consistent with the certified Malibu LCP, the City's General Plan, and Council and community directives including applicable resource protection policies, because it does not change the existing residential land use, density, development intensity, or expand development toward the shoreline, the improvements remain within the existing development area, and the improvements would enhance fire-fighting capabilities in the immediate area by mitigating fire hazards. 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 DMW relative to construction, grading, sewage disposal and drainage.

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

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 22, 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 and upon the close of the Coastal Commission's 10-working day appeal period.

Notice of Determination: September 11, 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 Sheet

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 **Revised De Minimis Waiver No. 26-005**, dated **September 11, 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

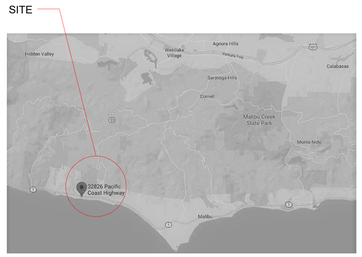
2025 CALIFORNIA BUILDING STANDARDS CODE

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

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BOTTLEBRUSH
32826 PACIFIC COAST HWY, MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
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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

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K CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

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KEY NOTES

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7 TRAPDOOR ACCESS TO CRAWLSPACE

STUDIO ARTHUR CASAS

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BOTTLEBRUSH
32826 PACIFIC COAST HWY,
MALIBU, CA, 90265

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P-2.0

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DOCUMENTS SET

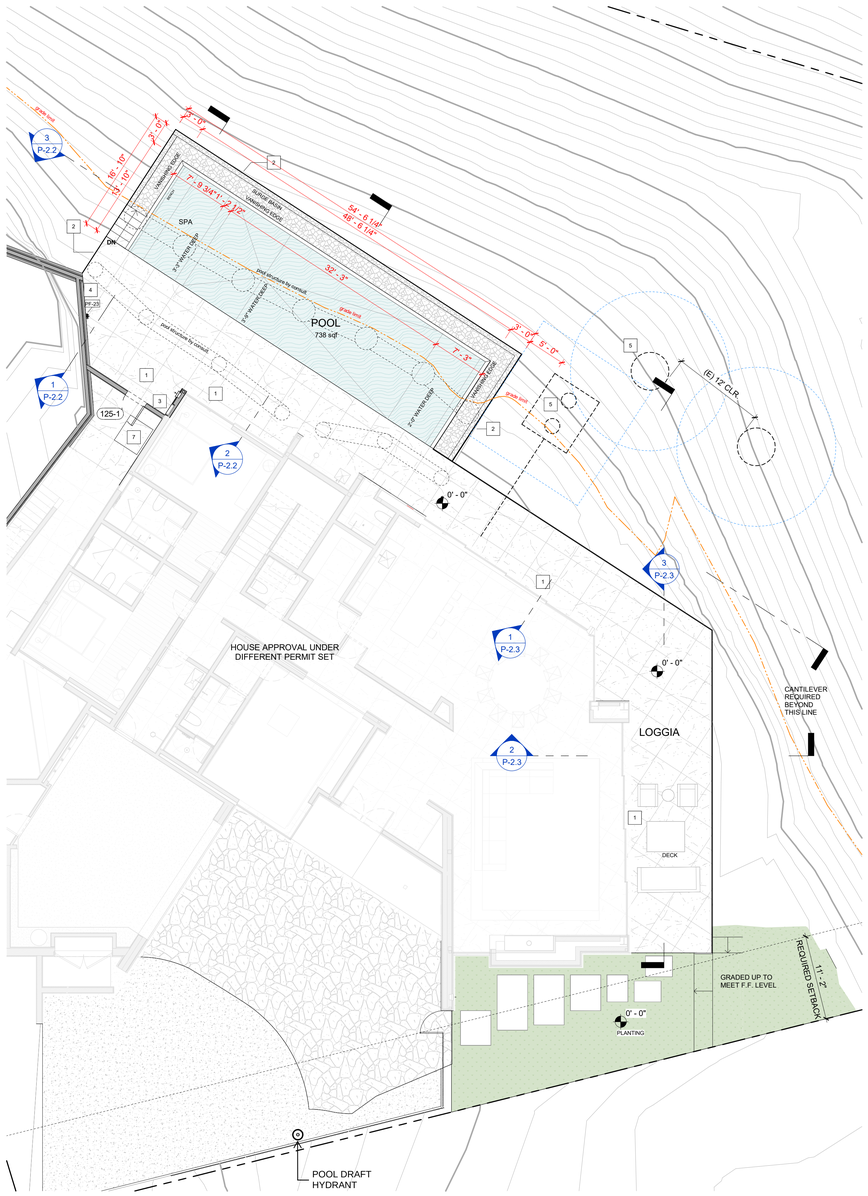
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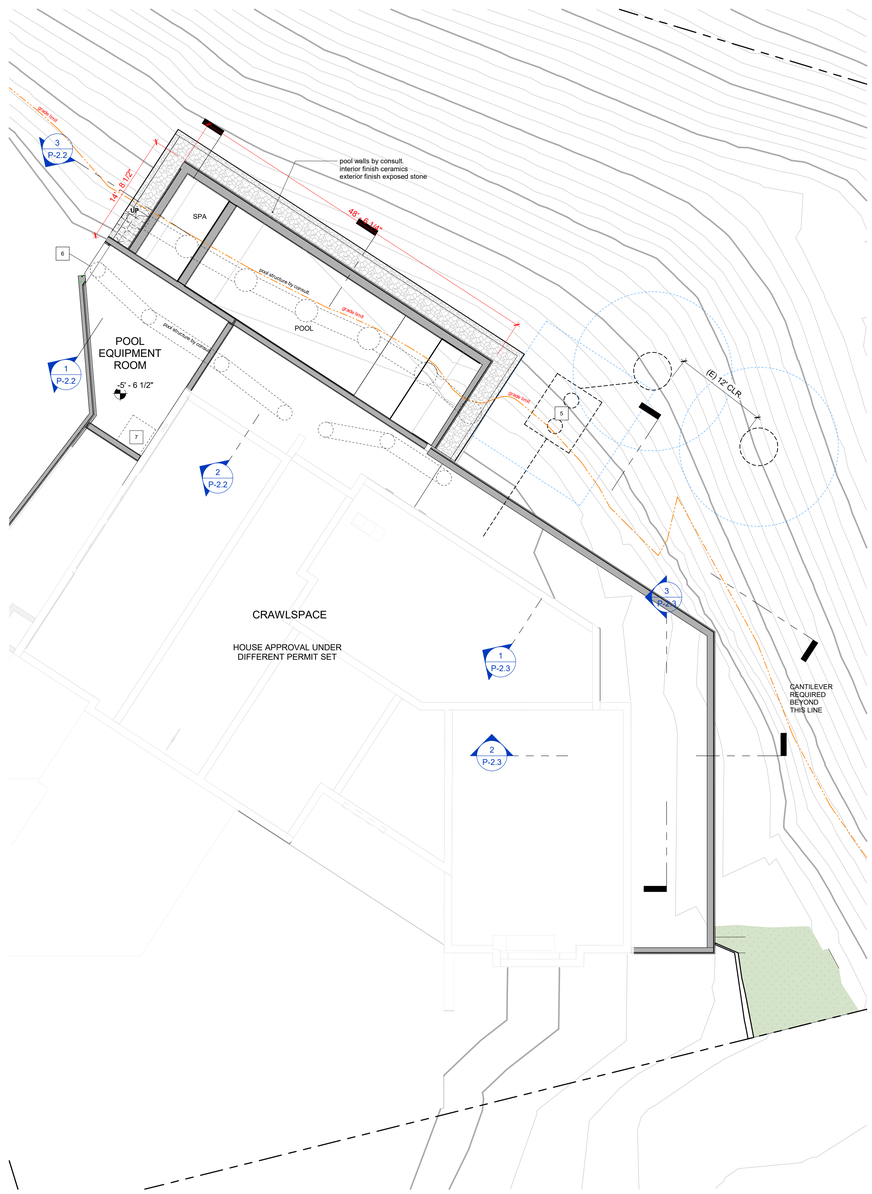
NOT RELEASED FOR CONSTRUCTION

POOL SITE PLAN

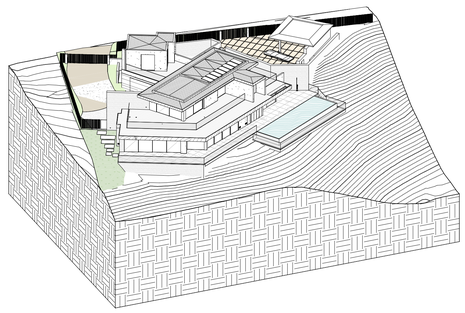
P-2.0



1 POOL - FIRST FLOOR PLAN
1/8" = 1'-0"



2 POOL - CRAWLSPACE FLOOR PLAN
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3 POOL ISOMETRIC

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P-2.1

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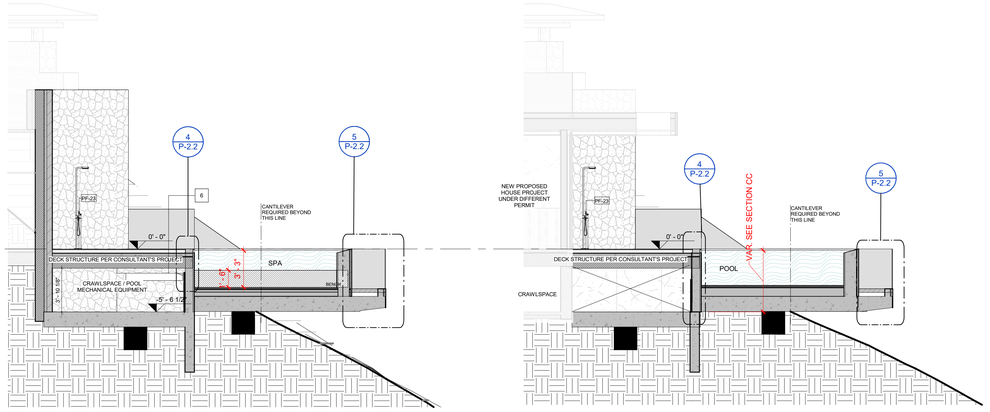
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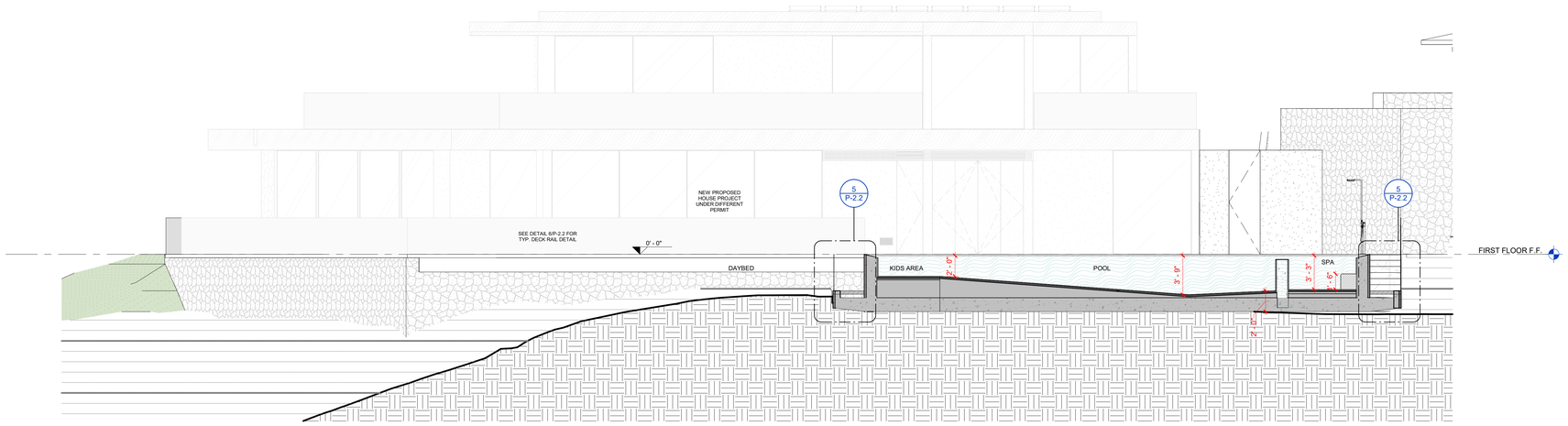
POOL PLAN AND DETAILS

P-2.1

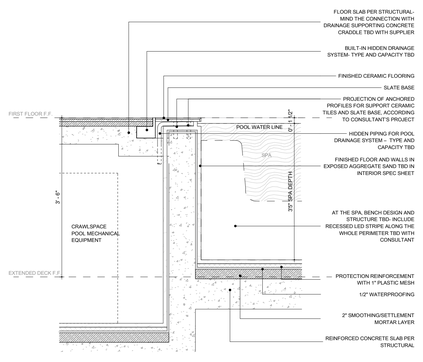


1 SPA SECTION AA
3/16" = 1'-0"

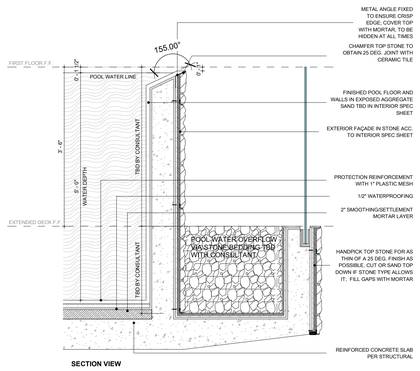
2 POOL SECTION BB
3/16" = 1'-0"



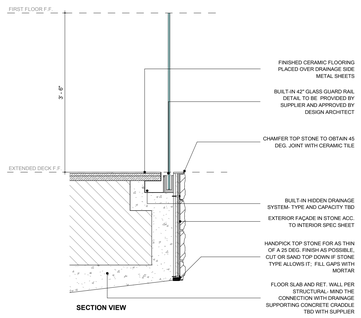
3 POOL SECTION CC
3/16" = 1'-0"



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"

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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

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J CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

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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.

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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

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BOTTLEBRUSH
32826 PACIFIC COAST HWY,
MALIBU, CA, 90265

REVISIONS

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0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.2

PLEASE

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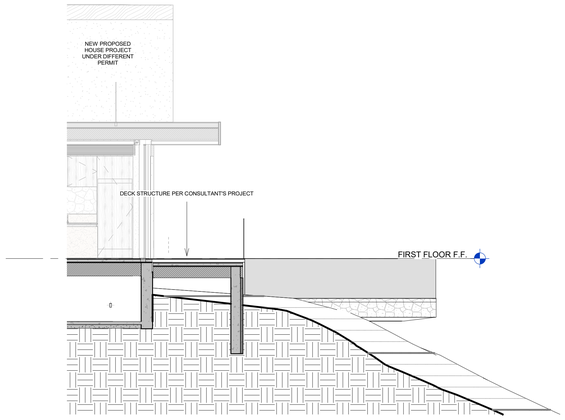
DATE
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JOB NO.
2307

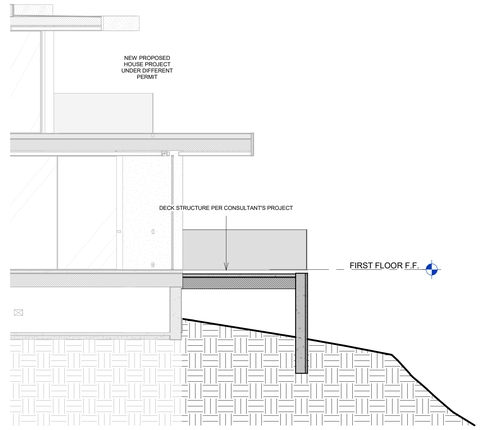
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POOL DETAILS

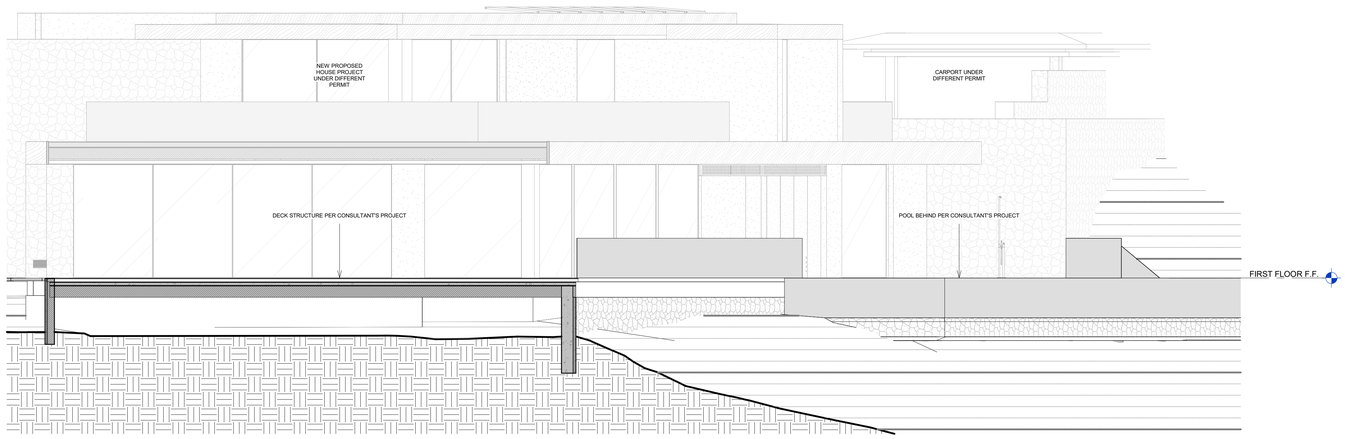
P-2.2



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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

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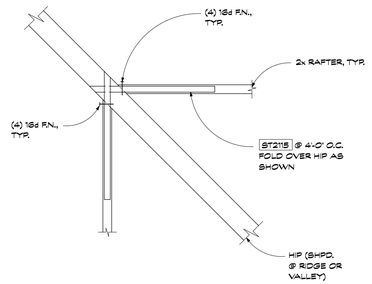
REVISIONS

REVISION	DATE	DESCRIPTION
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0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

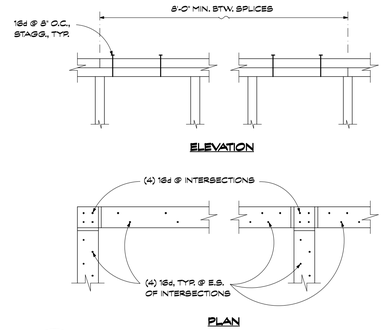
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DATE: 2026.05.26
JOB NO.: 23056

GENERAL NOTES & ABBREVIATIONS

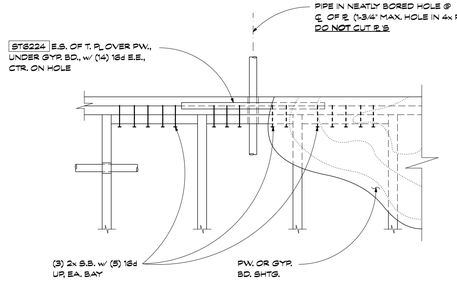
S1.1



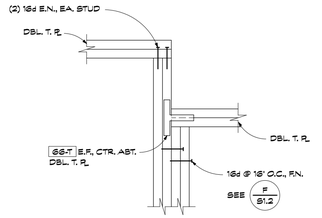
A S1.2 *Conn. @ Jst. To Hip*



B S1.2 *Conn. Dbl. T. PL @ Intersections*

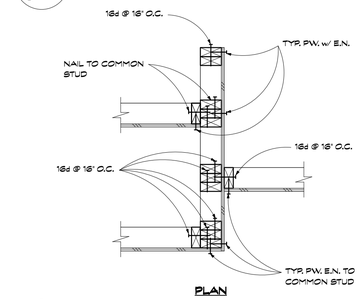


C S1.2 *Typ. Pipe Thru Stud Wall*

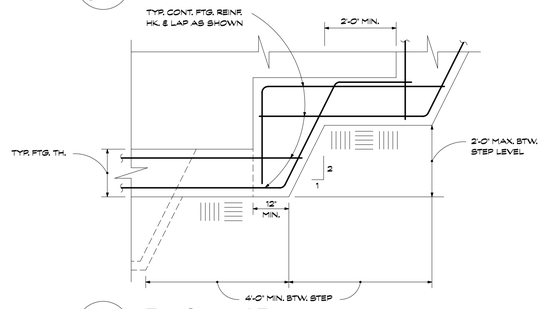


D S1.2 *Conn. Discontinuous Dbl. T. PL*

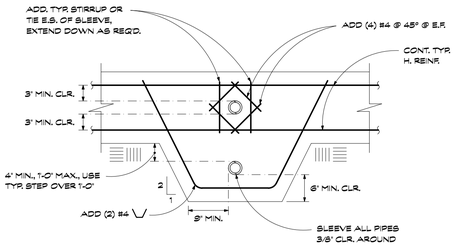
E S1.2



F S1.2 *Typ. Stud Wall Intersections*



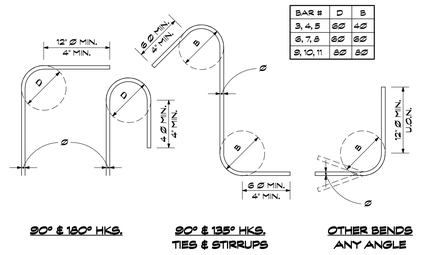
G S1.2 *Typ. Stepped Ftg.*



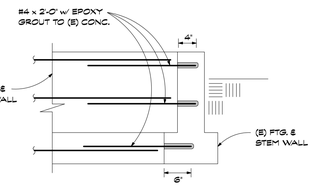
H S1.2 *Typ. Pipe Sleeve Thru Ftg.*

J S1.2

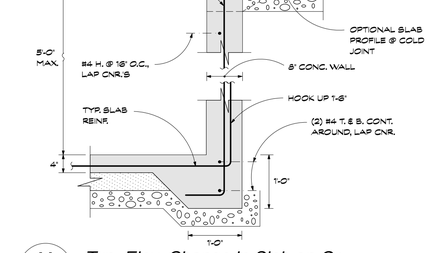
BAR #	D	B
3, 4, 5	6Ø	4Ø
6, 7, 8	8Ø	6Ø
9, 10, 11	8Ø	8Ø



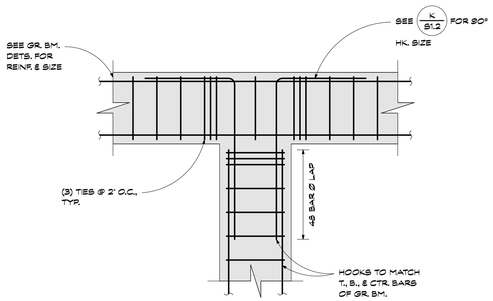
K S1.2 *Typ. Reinf. Bar Bends*



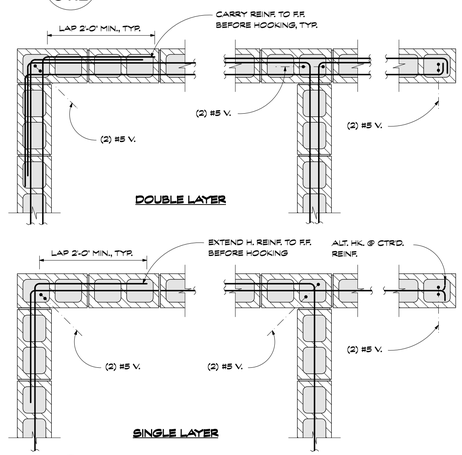
L S1.2 *Typ. (N) to (E) Ftg. Conn.*



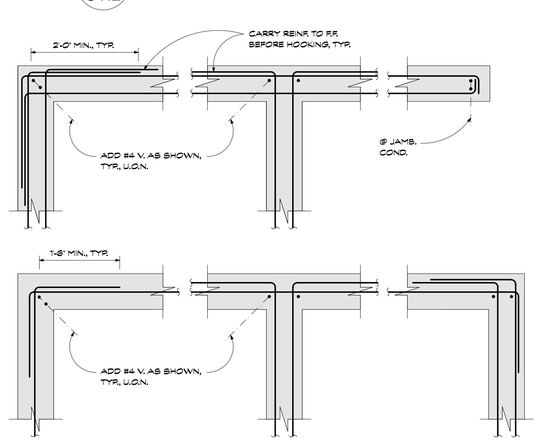
M S1.2 *Typ. Elev. Change in Slab on Gr.*



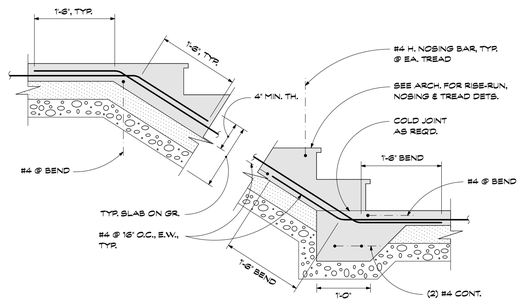
N S1.2 *Typ. Gr. Bm. to Bm. Conn. (Plan)*



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.*

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REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.04.16	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

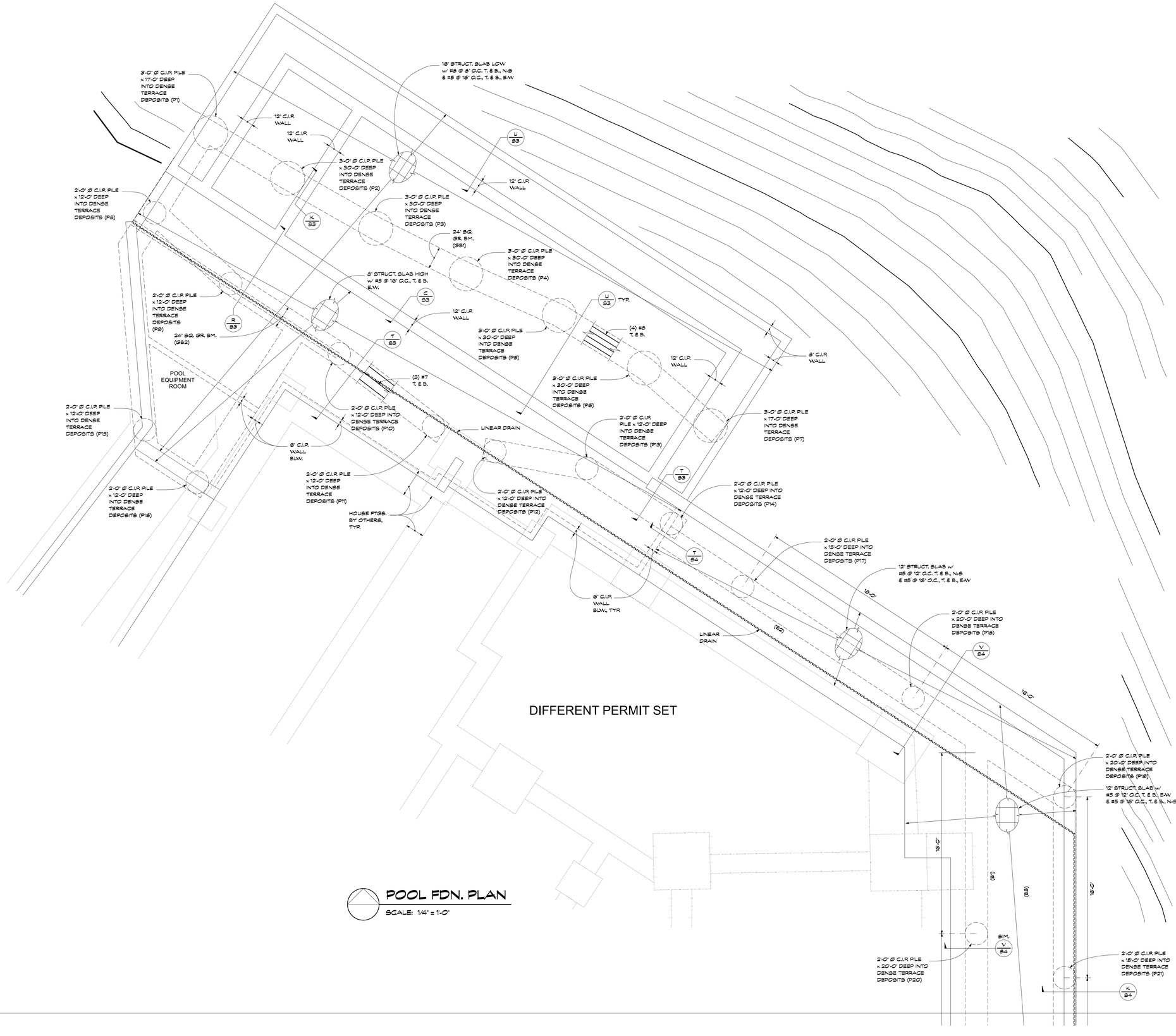
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DATE: 2026.05.26

JOB NO.: 23056

TYP. FRMG. & FDN. DETAILS

S1.2



DIFFERENT PERMIT SET

POOL FDN. PLAN

SCALE: 1/4" = 1'-0"

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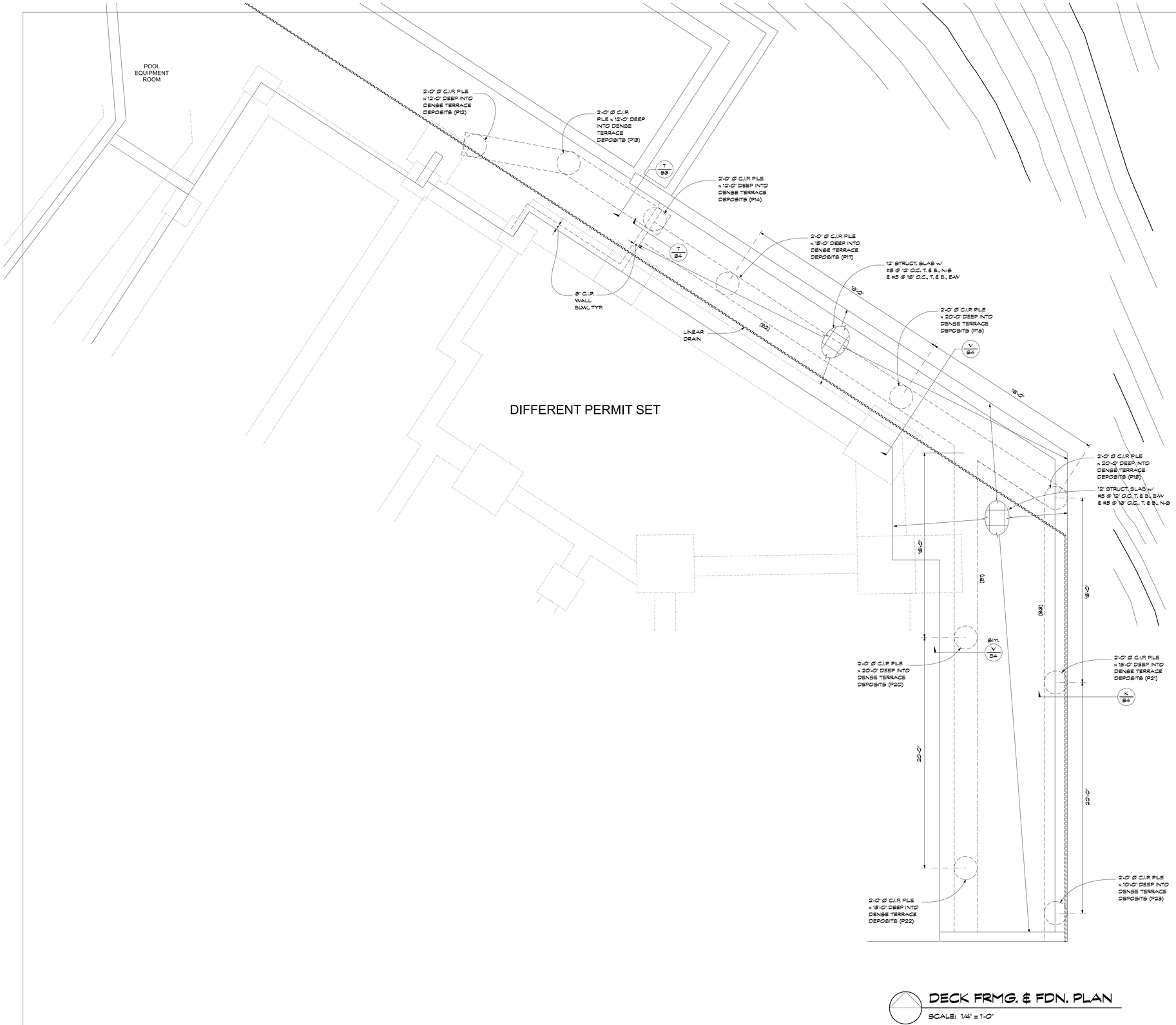
SCALE: 1/4" = 1'-0"

DATE: 2026.05.26

JOB NO.: 23056

POOL FDN. PLAN

S2



DECK FRMG. & FDN. PLAN

SCALE: 1/4" = 1'-0"

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SCALE
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DATE
2026.05.26

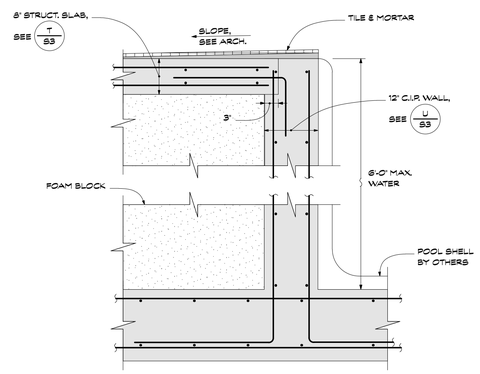
JOB NO.
23056

DECK FRMG. & FDN. PLAN

S2.1

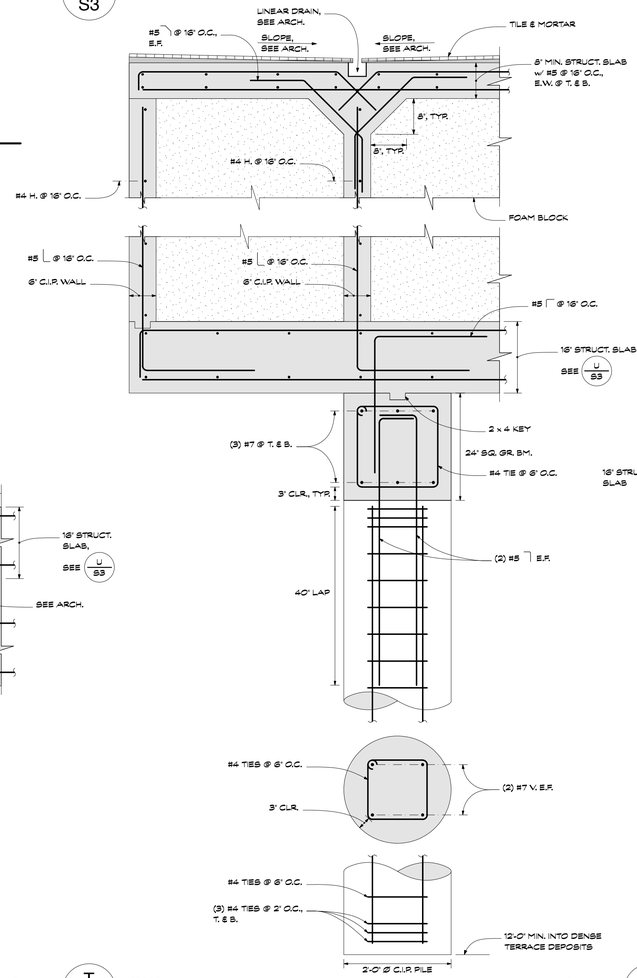
A S3 #23056

B S3 #23056



C S3 #23056

SCALE: 3/4" = 1'-0"

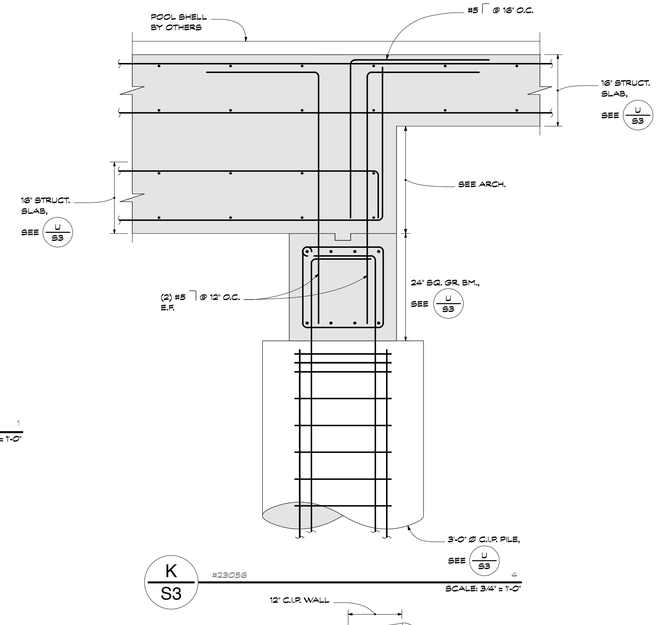


T S3 #23056

SCALE: 3/4" = 1'-0"

K S3 #23056

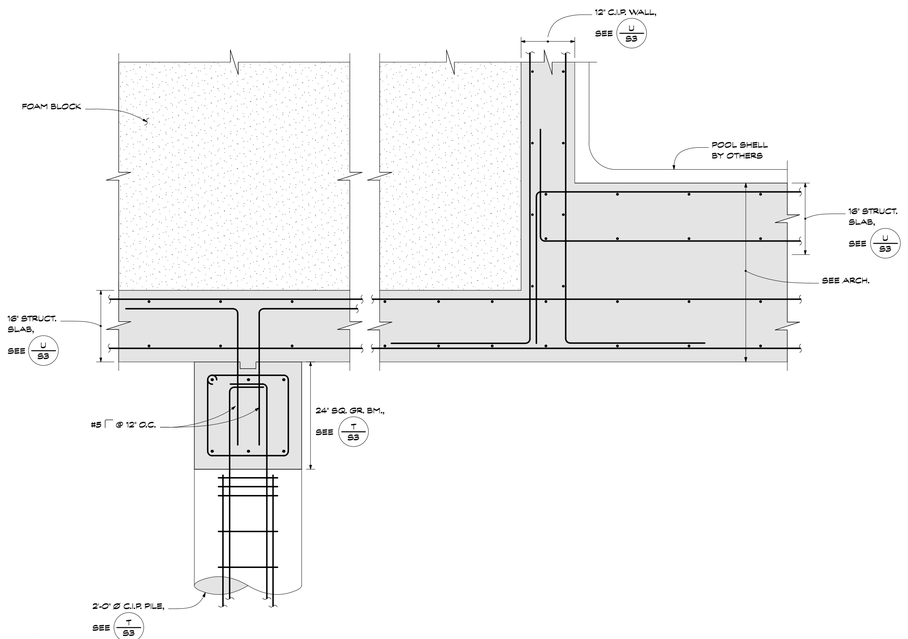
SCALE: 3/4" = 1'-0"



F S3 #23056

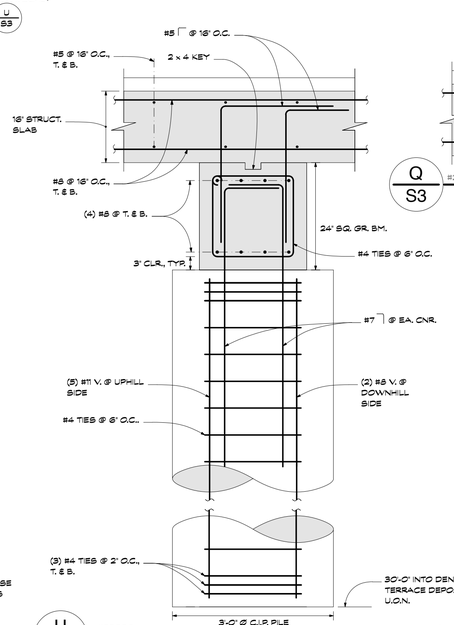
G S3 #23056

NOTE: SEE T S3 FOR STRUCT. SLAB HIGH



R S3 #23056

SCALE: 3/4" = 1'-0"

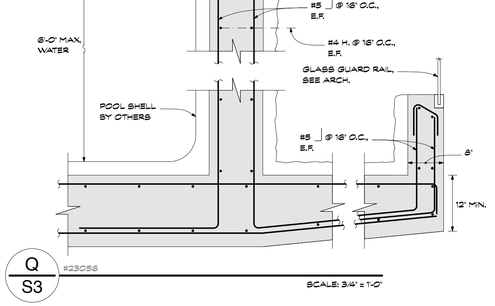


U S3 #23056

SCALE: 3/4" = 1'-0"

Q S3 #23056

SCALE: 3/4" = 1'-0"



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1" = 1'-0", U.O.N.

DATE
2026.05.26

JOB NO.
23056

STRUCTURAL DETAILS

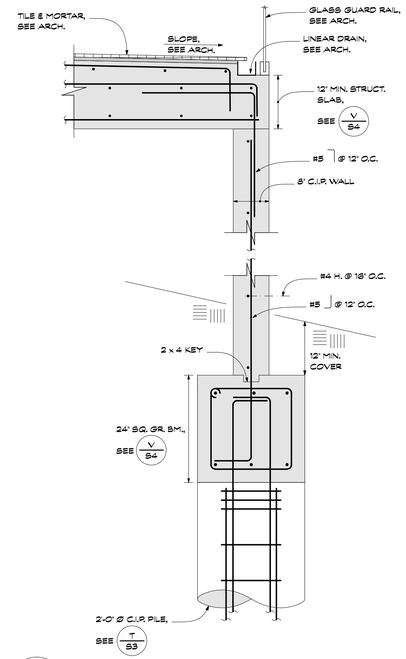
S3

A S4 #23056

B S4 #23056

C S4 #23056

D S4 #23056



K S4 #23056 10

SCALE: 3/4" = 1'-0"

F S4 #23056

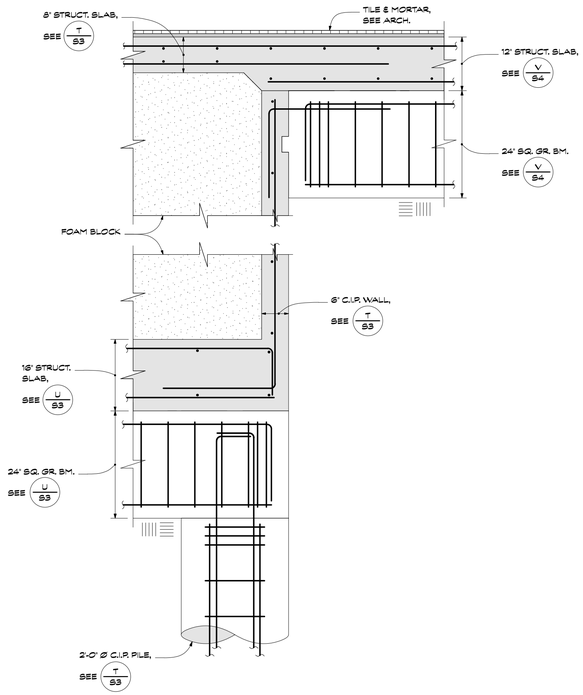
G S4 #23056

H S4 #23056

J S4 #23056

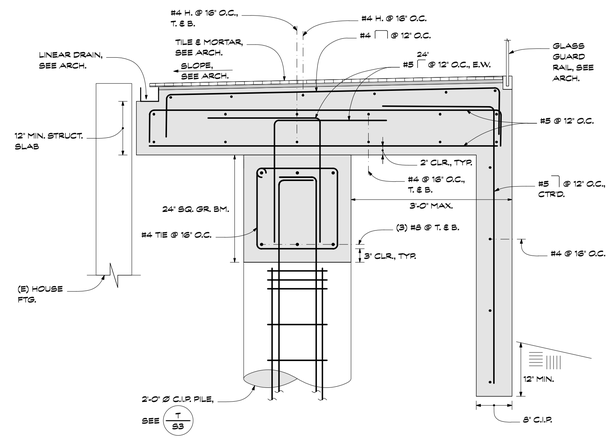
L S4 #23056

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

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Structural Engineering, Inc.
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Los Angeles, CA 90066
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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

23815 STUART RANCH ROAD ♦ MALIBU, CALIFORNIA 90265-4861
(310) 456-2489 ♦ FAX (310) 317 0950 ♦ www.ci.malibu.ca.us

CITY OF MALIBU
GRADING PLAN
32826 PACIFIC COAST HWY., MALIBU CA

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK." .
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER HE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: (SEE TABLE BELOW)
    CUT: 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.

⚠2 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

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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

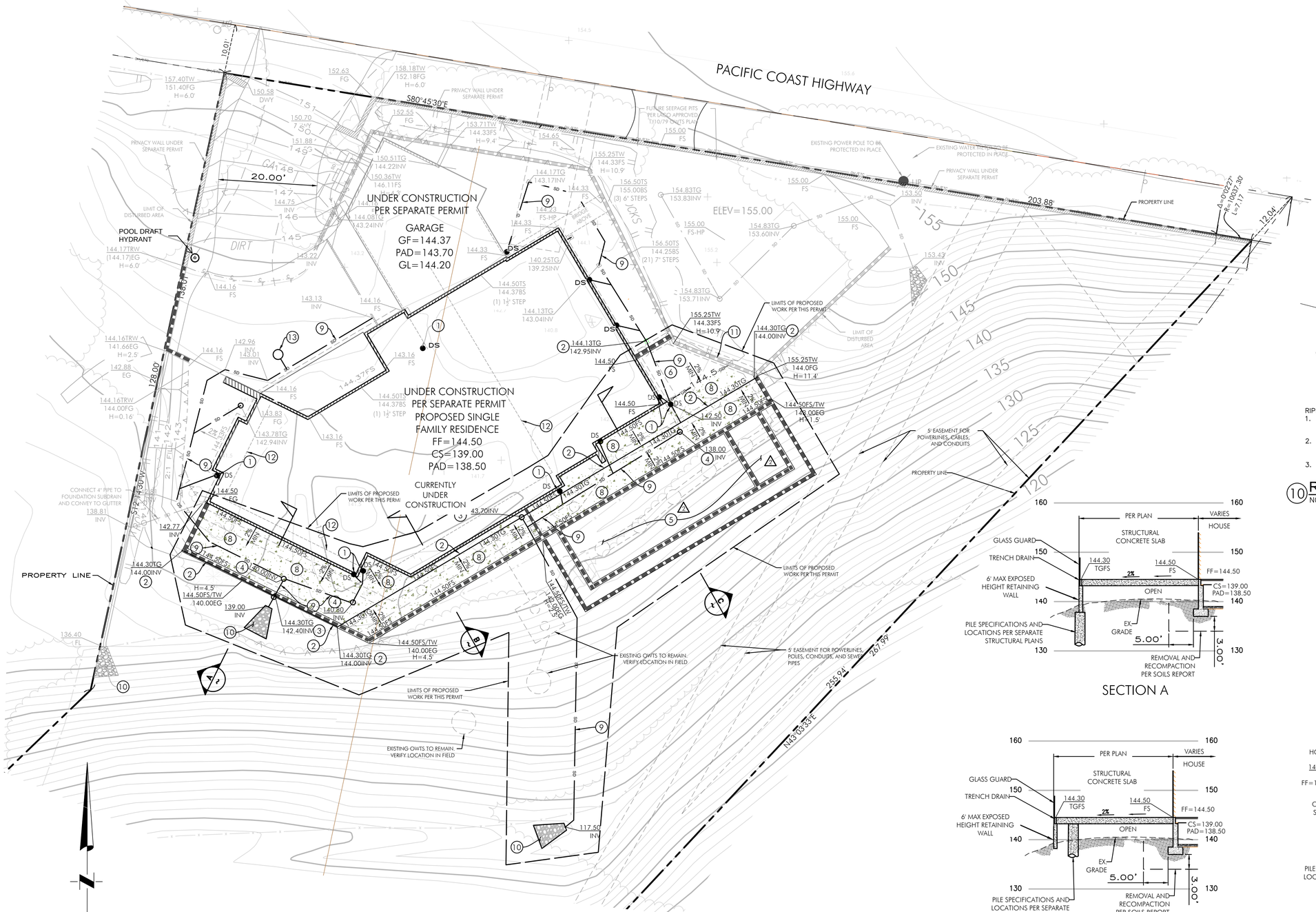
32826 PACIFIC COAST HIGHWAY., MALIBU CA

TITLE SHEET / NOTES AND SECTIONS

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE N.T.S.
PROJECT NUMBER

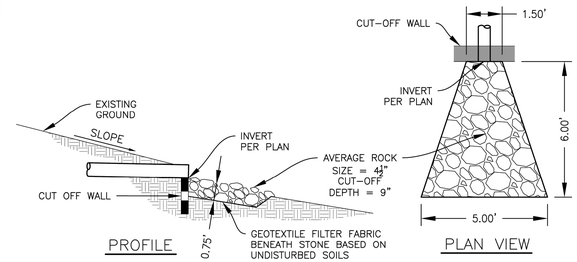
C-1

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

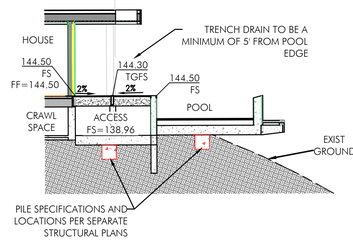


RIPRAP NOTES:
1. ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 6 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 24 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
2. THERE SHALL BE A GROUT BED 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

SCALE: 1" = 10'
0 10 20 30

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		
NAT	NATURAL GRADE		
PL	PROPERTY LINE		
R/W	RIGHT OF WAY		
SCE	SO. CAL. EDISON		
SCO	SEWER CLEAN OUT		

LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.

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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

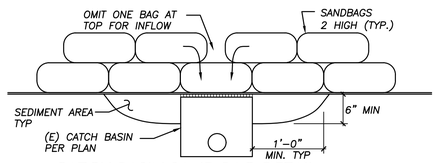
1. IN CASE OF EMERGENCY, CALL _____ AT _____
2. TOTAL DISTURBED AREA 0.04 ACRES WDID N/A
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE 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.

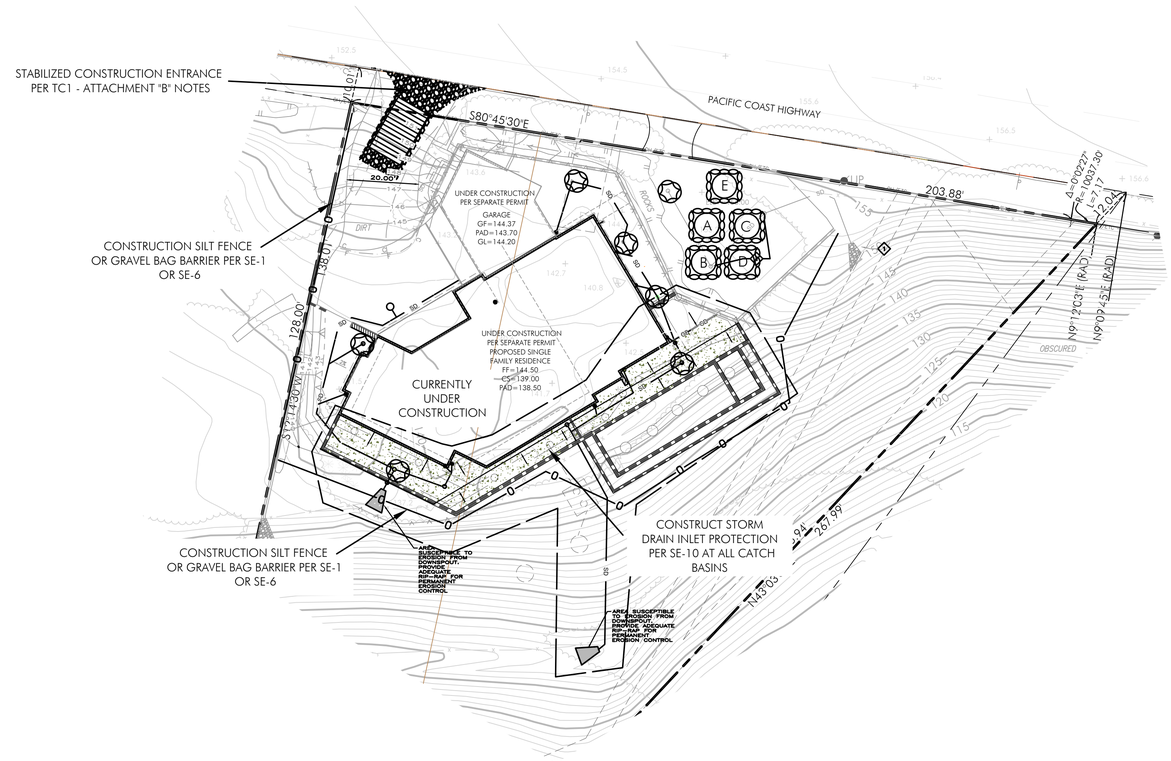
Inspection & Maintenance
- Inspect and verify that activity-based BMPs are in place to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and at two-week intervals in the non-rainy season to verify continued BMP implementation.
- 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



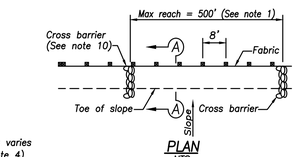
A CONCRETE WASHOUT AREA PER WM8 - ATTACHMENT "B" NOTES

B VEHICLE AREA PER NS8,9,10 - ATTACHMENT "B" NOTES

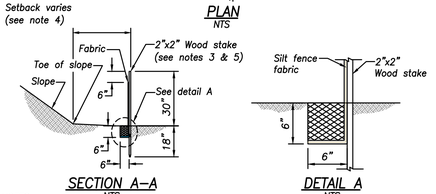
C STOCKPILE/CONSTRUCTION WASTE AREA PER WM-3 - ATTACHMENT "B" NOTES

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

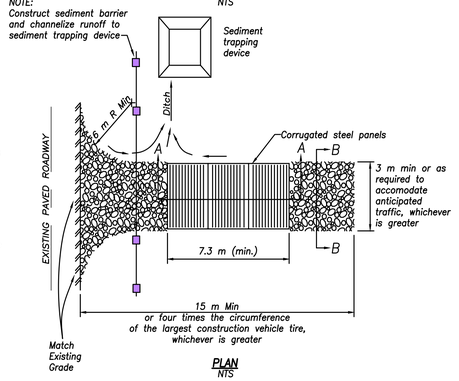


SECTION A–A
NTS

DETAIL A
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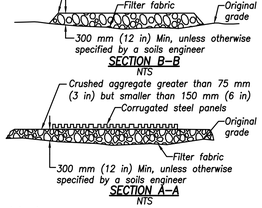
NOTES:
1. *Construct the length of each reach so that the change in base elevation along the reach does not exceed ⅓ the height of the linear barrier, in no case shall the reach length exceed 500'.*
2. *The last 8'–0" of fence shall be turned up slope.*
3. *Stake dimensions are nominal.*
4. *Dimension 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



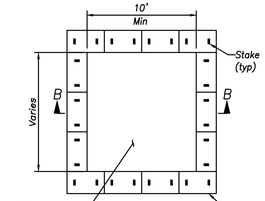
PLAN
NTS

CONSTRUCTION ENTRANCE DETAIL
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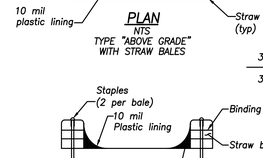


SECTION B–B
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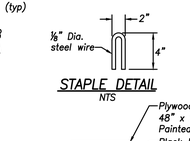
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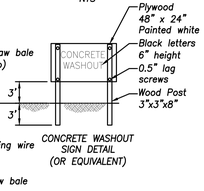
PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B–B
NTS



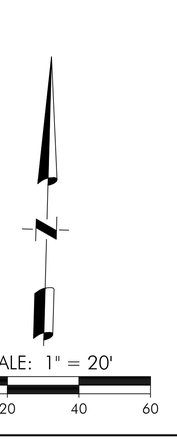
STAPLE DETAIL
NTS



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

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DIGALERT
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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
09-22-26
Item 4.A.

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: September 10, 2026 Meeting date: September 22, 2026

Subject: 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 (Continued from August 3, 2026)

Location: 6200 Porterdale Drive, not within the appealable coastal zone
APN: 4467-004-040
Owner: Brad Folb

RECOMMENDED ACTION: Continue the item to a date uncertain.

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 4.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Adam Pisarkiewicz, AICP, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 10, 2026 Meeting date: September 22, 2026

Subject: 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, remediate unpermitted construction, and associated building improvements (Continued from August 3, 2026)

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.

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-30 determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 20-033 and Demolition Permit (DP) No. 20-018 for exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, demolition of unpermitted building areas; including Conditional Use Permit (CUP) No. 18-004 to allow for the operation of a restaurant over 125 seats with the sale and service of alcohol and food for onsite consumption located in the Commercial Visitor Serving-One (CV-1) zoning district at 6800 Westward Beach Road (6800 Westward Beach Road LP).

DISCUSSION: This agenda report provides a project overview, project setting and a summary of the surrounding land uses, description of the proposed project, an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal

Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP, MMC, and CEQA.

Project Background

The subject parcel is located on the landward side of Westward Beach Road at the intersection with Birdview Avenue, across from Westward Beach at Zuma State Beach. The parcel is zoned CV-1. The Sunset Restaurant occupies the parcel and has been in operation under the current ownership since July 10, 2003. Restaurants have been operating from this location within the existing building since 1979. The earliest available photograph of the original structure is provided Figure 1.

Figure 1: Original Construction as Approved by Coastal Development Permit



Source: Californiacoastline.org

The original CDP[1] authorizing development on the parcel was issued by the California Coastal Commission (CCC) in 1977, The CDP authorized a “two-story walk-up restaurant” with a deed restriction requiring access to a whale watching area immediately adjacent to the subject parcel. Los Angeles County (LA County) Building Plan Check plans from 1979 state that the structure was 2,136 square feet (sf.), comprised of 1,067 sf. on the lower level, 625 sf. on the upper level, and 444 sf. on the upper-level deck. Revised plans approved by LA County Department of Regional Planning in 1979 display a 2,500 sf.

[1] Reference: CDP No. P-184. CDP P-184 referenced in Whale Watching Deed Restriction. Per CCC correspondence with City Staff, records for the original CDP are unavailable.

building, with each floor being 1,250 sf., 46 parking spaces, landscaping along the front property to screen the parking lot, and steps to the whale watching area on the northeast corner of the parcel.

Records show an expired LA County Building Permit from 1981 to add a 1,750 sf. permanent roof over an existing patio. In 1985, an LA County Building Permit was issued and finaled for a 450 sf. roof over the second-floor deck.

Regarding the applicant's request for after-the-fact approval of the existing first-floor patio cover, the first photographic evidence where the patio cover can be seen is from 1987 (see Figure 2 below) which is prior to City incorporation in 1991. Other than the expired permit from 1981, there's no record of permits for this expanded patio and the patio cover. Records also show an LA County Building Permit for a 286 sf. temporary awning expired in 1989. Because there is extensive permitting history from the CCC and LA County with no evidence of permit completion for these additions, they are determined by the City to be constructed without proper permits.

Figure 2: Aerial Photograph taken in 1987



Source: Californiacoastline.org

By 1989, approved onsite wastewater treatment system (OWTS) plans indicate that the restaurant had the potential for a maximum of 200 seats.

Ten years later in 1999, records show a City of Malibu application to install a 2,112 sf. canvas roof and a windbreak wall along the front of the building. The application was approved by the City in 1999; however, the building permits expired in 2001. Although the patio canopy cover permits were never finaled by the City, the entry porch and windbreak wall around the front of the building were constructed without the benefit of a completed building permit prior to an ownership change in 1998 and were only approved in concept by the City's Planning Division. Over time, the patio cover was expanded without the benefit of permits to wrap around the entire first floor and exterior walls were added. During this time, expansions encroached into the Westward Beach public right-of-way by

approximately 2 feet (ft.), 9 inches (in.) and into the Birdview Avenue public right-of-way by approximately 8 ft. Both rights-of-way are owned by the City. Figure 3 below shows the expansion of the building over time.

In 2008, the Planning Commission approved CUP No. 07-002 to allow for a temporary structure to be erected on various days throughout the year in the parking lot. The temporary structure was intended for events, such as weddings, to occur on-site with size limitations and guest count limitations. Any events over 150 guests still require a Temporary Use Permit (TUP) approval. Since the CUP approval 2008, the owner received one TUP approval in 2013. This CUP runs with the land until there is a change in property ownership. In addition, in 2008, the Building and Safety Division finaled a building permit to restripe the parking lot to meet current City standards.

Figure 3: Aerial Photograph taken in 2011



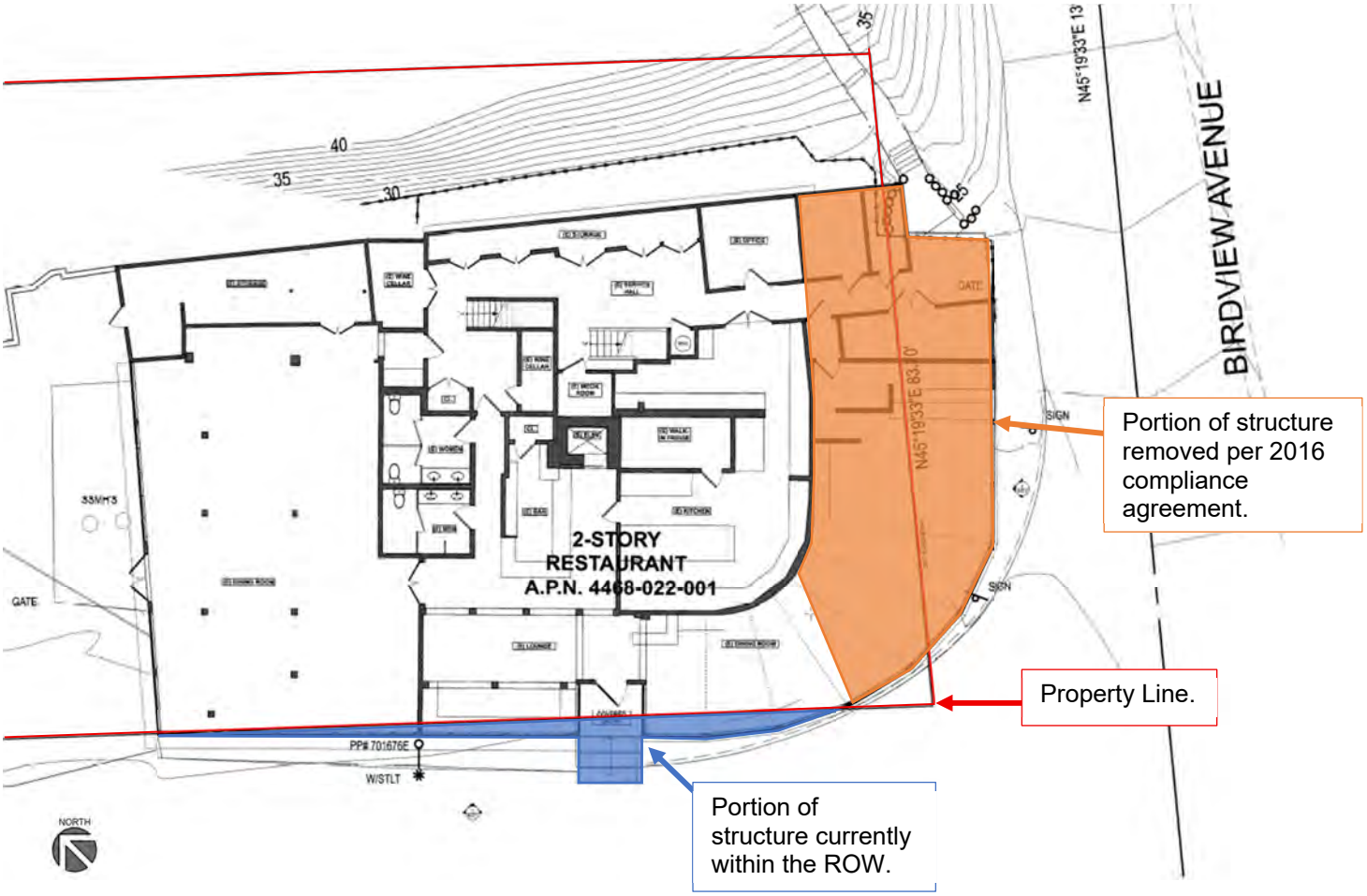
Source: Californiacoastline.org

In March 2016, the Planning Director approved ACDP No. 15-036 which allowed for the installation of a new alternative onsite wastewater treatment system (AOWTS) to replace the existing onsite wastewater treatment system. The new AOWTS retained the capacity for 200 seats and was installed in 2018.

In June 2016, a Code Enforcement case was opened regarding a remodel and the expansion conducted without the benefit of permits. Complaints were also received related to the removal of on-street parking and traffic issues caused by service vehicle offloading.

During review of the complaints, the City discovered other additions which had been constructed without the benefit of required permits or inspections (see Attachment 3). On December 13, 2016, the City entered into a Compliance Agreement with the owner which set forth a timeline for curing the violations and directed the owner to obtain a Conditional Use Permit for the restaurant use, since the restaurant's use had never received a City CUP being built and maintained as a restaurant since before cityhood. The area which encroached onto the public right-of-way on the east side was removed in the summer of 2019 per Over-the-Counter (OC) Permit No. 17-201. Figure 4 below displays the area along Birdview Avenue removed and the existing encroachment along Westward Beach Road.

Figure 4: Site Plan for Compliance Agreement (2017)



Source: Burdge & Associates

In April 2021, the applicant applied for an outdoor dining approval via the City's Temporary Restaurant Recovery Program. The Temporary Restaurant Recovery Program (RRP), adopted by the City Council in June 2020, was created to help local businesses that had

been impacted by the COVID-19 pandemic, stay-at-home orders and economic downturn, and to offer community members the opportunity to enjoy outdoor dining at local restaurants The applicant proposed a total of 120 seats (65 outside and 55 inside) with heaters, string lights, umbrellas, sand, and bamboo/planter barriers. The overall seating count was reduced from 200 to 120 during the pandemic. City staff noted in the application form that there a 200 existing seats per CUP No. 07-002 and the OWTS. The City approved the temporary application in April 2021 and performed two subsequent inspections to ensure the applicant was in compliance with their approval. City staff found the outdoor dining to be in compliance with the approval. Restaurants that received RRP approvals and intend to make the outdoor seating permanent are expected to get approval from the Planning Commission, which will be remedied in the proposed CDP/CUP if approved.

Note that as part of the subject CDP application, the portion of the structure currently within the Westward Beach right-of-way is proposed to remain in place. A condition has been added to the Planning Commission Resolution, per the direction of the Public Works Director, to require the property owner and the City to enter into a covenant agreement regarding this portion of the building.

Project Overview

The project includes four main components:

1. Demolition and After-the-Fact Approval
2. Seating and Service Area
3. Building Signage and Dark-Sky Lighting
4. Conditional Use Permit for the Entire Restaurant Use

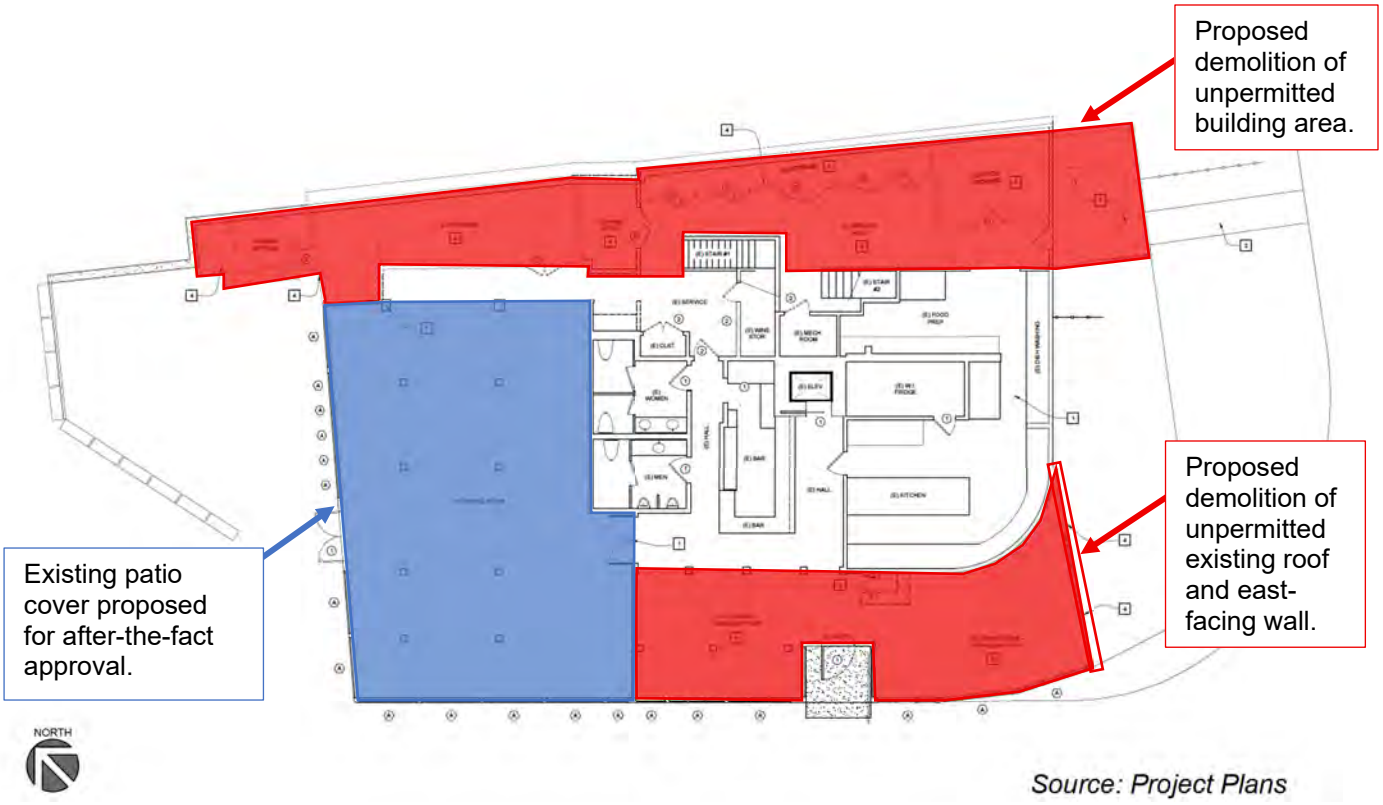
With approval of the components, all structures and uses would be in compliance with the City's LCP and MMC, and open code violations would be resolved. Each of the components is further described below.

1. <u>Demolition, Remodeling, and After-the-Fact Approval</u>

As shown in Figure 5, the project proposes to demolish all existing unpermitted additions to the rear of the existing building, a portion of the existing first floor roof adjacent to the main entrance, and the first floor east-facing wall. In addition, the project proposes to remove existing on-site storage containers and existing hillside lighting. Exterior and interior remodeling is requested with less than 50 percent of the exterior walls affected in accordance with LCP Policy 3 (8.26 percent proposed). The proposed remodeling is a result of removing the unpermitted rear building portions, removing two permitted walls facing Birdview Avenue, and installing one new wall and the exposed portion of the patio cover. An after-the-fact approval is requested for the existing patio cover occupying the

southwest corner of the building's first floor. In total, the applicant proposes to demolish 1,297 sf. of building area and memorialize 8.26 percent demolition existing exterior walls. No demolition is proposed on the existing second floor as this level has a clear record of permitted development.

Figure 5: Proposed Demolition and After-the-fact Approval Area

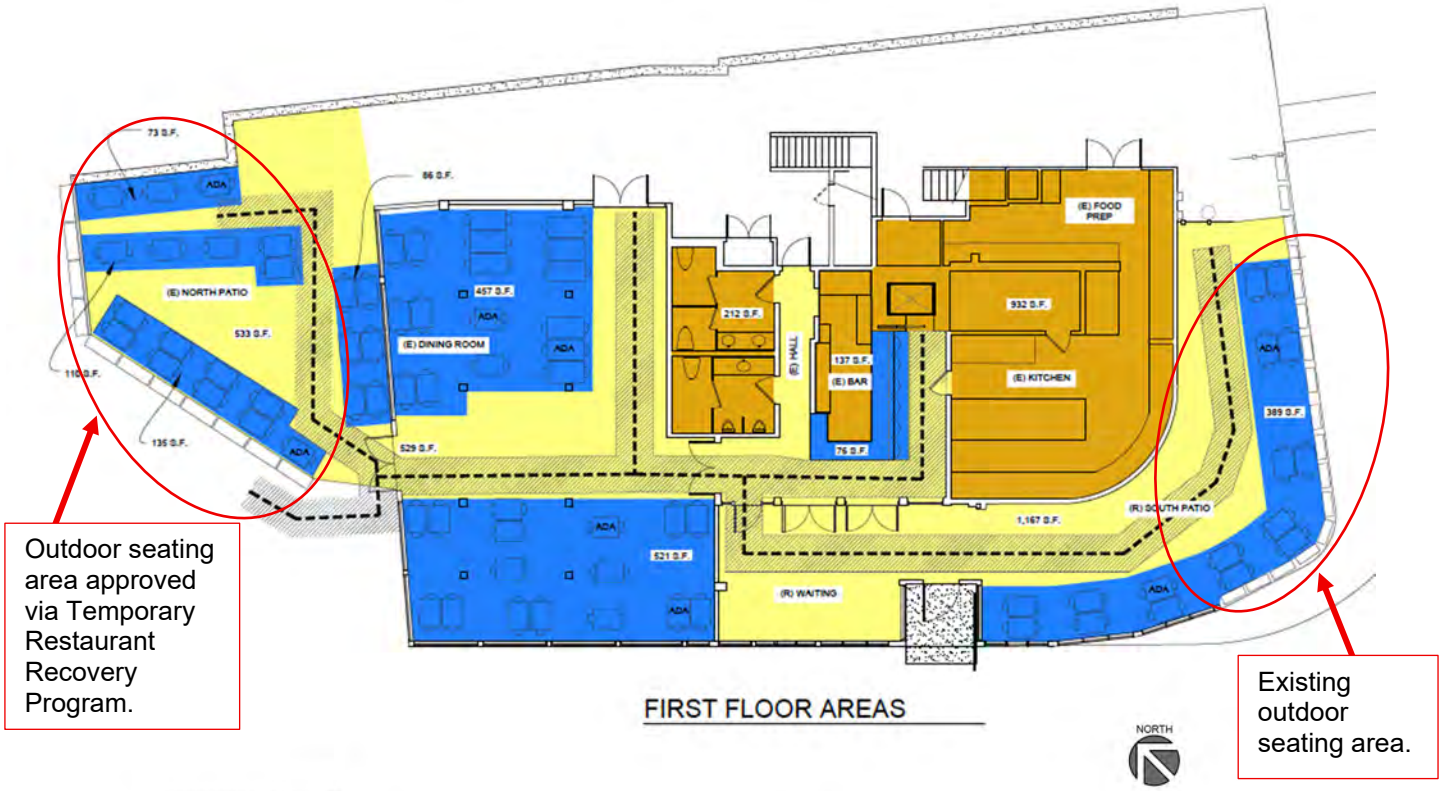


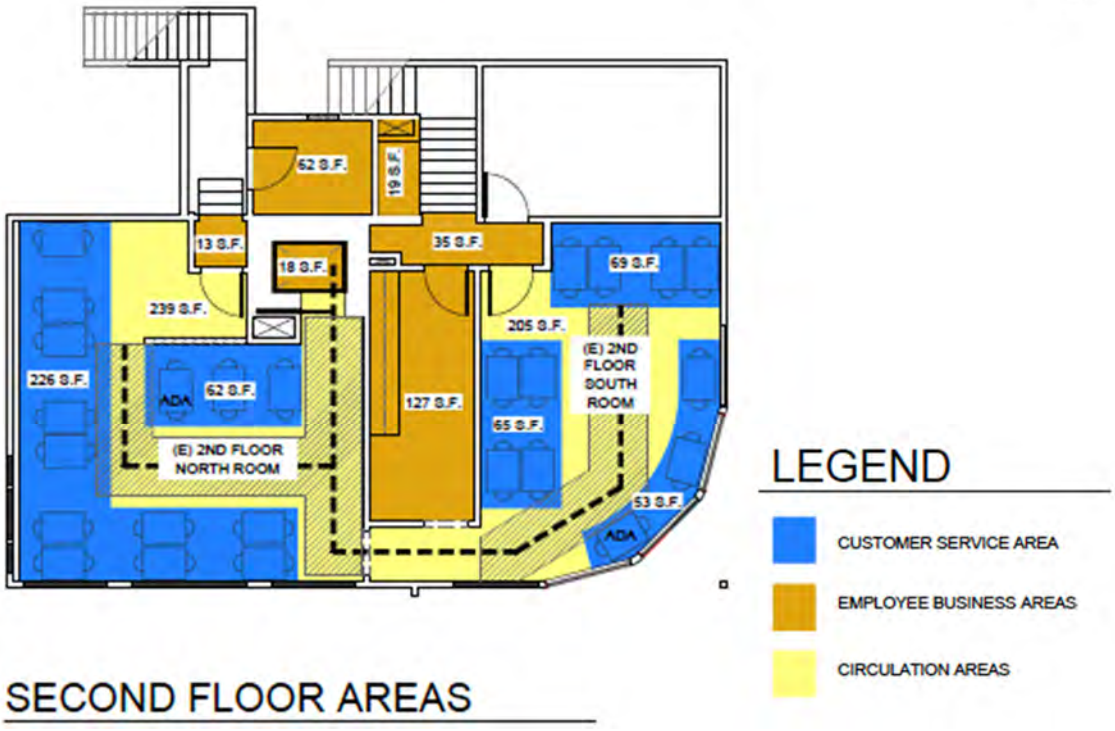
Source: Project Plans

2. Seating and Service Area

Reflecting the current restaurant operation, the project would maintain total of 200 seats, distributed between the first and second floors along with two outdoor seating areas on the ground level. The first floor and the associated outdoor seating areas are proposed to have a total of 150 seats and the second floor will have the remaining 50 seats. Figure 6 below displays the proposed service areas, employee areas, and circulation areas for each floor.

Figure 6: First and Second Floor Service Areas





Source: Project Plans

The plans propose a total service area of 2,322 sf., comprised of 1,847 sf. on the first floor and 475 sf. on the second floor which coincides with the existing service area within the operating restaurant.

Per LCP Local Implementation Plan (LIP) Section 3.14.3 and MMC Section 17.48.030, restaurant uses are required to provide one parking space per 50 sf. of service area. Based on the requested service area of 2,322 sf., the restaurant is required to provide 46 parking spaces as part of the subject application. The site currently contains 46 parking spaces in accordance with the 1979 LA County Plot Plan approval.

3. Building Signage and Dark Sky Lighting

The project proposes two new building-mounted signs: 1) 45 sf. sign over the front entrance; and 2) 28 sf. sign on the western facing side of the building. Both proposed signs meet all requirements of MMC Chapter 17.52 (Signs). Figure 7 below displays the proposed signage. The proposed signs would replace the existing signs on the south side and the west side of the existing building. Because the signs comply MMC Chapter 17.52, the sign will be eligible for a Sign Permit which is conditioned to be obtained if the development is approved under this CDP. The Sign Permit is authorized ministerially by the Community Development Director but the signs compliance with the MMC is noted here for the Commission's consideration.

Figure 7: Proposed Signage



Source: Project Plans

The project proposes four types of new outdoor lighting, all of which are compliant with MMC Chapter 17.41 (Malibu Dark Sky):

- 5 patio walk sconces along the Birdview Avenue-facing outdoor seating.
  - Lumen: 20; Color Temperature: 2700 Kelvin
- 5 shielded and downward directed lights illuminating two building-mounted signs.
  - Lumen: 800; Color Temperature: 2700 Kelvin
- 4 12 ft. LED pole lights in the parking lot, fully-shielded and cut-off fixtures.
  - Lumen: 2000; Color Temperature: 2700 Kelvin

- Generic string lights over the western-facing outdoor seating on first floor
    - Lumen: 50; Color Temperature: 2700 Kelvin

4. Conditional Use Permit for the Restaurant Use

A CUP is required in order to allow the continued operation of a restaurant use on the subject parcel, including a use with more than 125 seats and onsite alcohol sales in the CV-1 zone. In addition, the 2016 Compliance Agreement between the City and the owner stated the owner must obtain a Conditional Use Permit for restaurant use since one was never obtained for the entire restaurant use since City incorporation in 1991.

The restaurant has been in operation since 1979 and consists of 2,322 total sf. of service area. Pursuant to MMC Section 17.22.040(B), a restaurant with an occupancy exceeding 125 people may be permitted with a CUP. Currently, the restaurant operates seven days a week between the hours of 11:30 AM to 8:00 PM Monday-Friday, 10:00 AM to 9:00 PM Saturday, and 10:00 AM to 8:00 PM on Sunday. The applicant proposes to continue the same hours of operation. The indoor and outdoor areas will have the same hours; however, the property owner has stated that, because the area tends to be very windy, most patrons do not use the outdoor seating after sunset.

The restaurant currently provides onsite alcohol service pursuant to approved California Department of Alcoholic Beverage Control (ABC) License Types 47 (On-Sale General Eating Place) and proposes to continue doing so as part of the subject CUP application. The proposed restaurant use will retain the total number of 200 seats within a new service area total of 2,322 sf. As proposed, the granting of a CUP will not result in change of operations or business hours from the existing operation. Furthermore, standard CUP conditions specify that should the restaurant use cease for six months, the CUP is subject to revocation.

Project Setting and Surrounding Land Uses

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

Table 1 – Total Property Data	
Lot Depth	77 feet, 9 inches
Lot Width	345 feet, 5.5 inches
Gross Lot Area	37,507 sq. ft.

As shown on Figure 8, the subject parcel is located on the landward side of Westward Beach Road at the intersection with Birdview Road, across from at the southerly portion of Zuma State Beach. The restaurant use is consistent with the CV-1 zoning which is intended to provide for commercial visitor-serving uses.

Figure 8: Project Location



Source: City GIS

The project site is located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1. The subject parcel contains Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA Overlay Map on the eastern third of the parcel and a blue-line stream is mapped across Birdview Avenue approximately 95 ft. to the east of the project site. All proposed new and after-the-fact development is within the existing graded pad that was previously disturbed during original construction. All proposed development is on the west side of the existing structure and extends away from the mapped stream. None of the proposed development would expand the fuel modification area beyond that which already exists. The existing restaurant use would continue and would not result in new development that encroaches into any of the adjacent ESHA areas, thus impacts to ESHA are avoided and compliance with LIP Chapter 4 is being met. Specifically, LIP Section 4.4.4 states that additional biological considerations, including review from the City's Environmental Review Board are not required when additions to existing structures are within lawfully established graded pad

areas and additional fuel modification areas do not encroach into ESHA. As stated, the subject restaurant building and associated graded pad areas were authorized under a CDP in 1977 by the CCC. All proposed additions and fuel modification is happening to the west of the building and away from the ESHA areas.

The parcel is inland of the southerly portion of Zuma Beach as shown on the LCP Park Lands Map, with no existing or mapped trails located on or adjacent to the parcel; however, a viewpoint is notated on the LCP Park Lands Map adjacent to the subject parcel. The viewpoint is accessed from the northeast corner of the subject parcel via railroad tie stairs leading to a whale watching area above the parcel, to the northeast. In accordance with a condition of the 1977 CCC CDP approval for the original development, a deed restriction was recorded which required that access to the whale watching area above the parcel be provided on the northeast corner. A condition reiterating the requirements of that deed restriction has been added to the resolution.

Uses in the immediate area include residential mobile homes, public parking lots, and public beach recreational areas. Due to the natural topography of the area, residential developments are located at a higher elevation than the restaurant within the Point Dume neighborhood.

The following uses surround the project:

- To the north, Point Dume Club mobile homes
- To the south, single-family residences and the Point Dume Beach parking lot
- To the east, multi-family residences in the Zuma Bay Villa development
- To the west, Westward Beach operated by LA County

The subject parcel is the only parcel designated CV-1 in the general vicinity. The nearest parcel zoned CV-1 within a 1,500 ft. radius is the Malibu Country Inn located at 6506 Westward Beach Road, near Pacific Coast Highway.

Project Description

The project proposes to demolish approximately 1,417 sf. of unpermitted building area and associated remodeling, install new building signage, install new outdoor lighting, after-the-fact approval of patio cover installation, after-the-fact approval of outdoor seating areas, removal of existing storage containers and hillside lighting, and a CUP approval for a restaurant use including the sale and service of alcohol and food for onsite consumption.

The proposed project has been reviewed by the Planning Division, City geotechnical consultant reviewers, City coastal engineering consultant reviewers, City Coastal Engineer, City Biologist, City Public Works Department, and Los Angeles County Fire Department (Attachment 3 – Department Review Sheets).

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

Demolition

a. Demolish approximately 1,417 sf. of unpermitted building area, 17.5 linear feet of permitted walls and
b. Removal of existing storage containers and hillside lighting.

Construction

c. Associated remodel of exterior/interior building areas adjacent to demolition;
d. After-the-fact approval of patio cover installation;
e. After-the-fact approval of outdoor seating;
f. New building signage; and
g. New outdoor lighting.

Discretionary Requests

h. CUP No. 18-004 restaurant use over 125 seats including the sale and service of alcohol and food for onsite consumption. CUP No. 18-004 supersedes prior CUP No. 07-002 to allow a temporary structure to be erected on various days through the year in the parking lot; and
i. DP No. 20-018 for demolition of all existing unpermitted additions to the rear of the existing building, a portion of the existing first floor roof adjacent to the main entrance, first floor east-facing wall, storage containers, and hillside lighting.

Code Violation (CV) No. 17-015 is also associated with the subject application; however, this is included for tracking purposes for open code enforcement violations and is not a discretionary or entitlement request. The CV would be closed subject to the approval of the project scope.

In accordance with LIP Section 13.5 (Nonconforming Uses and Structures), the proposed scope of work does not require the entire structure to come into conformance with current standards as the proposed demolition/reconstruction results is less than 50% replacement of the existing structure and does not result in an intensification of the existing use. In addition, the CV-1 zone allows for restaurant uses per the approval of a Conditional Use Permit, so the current use conforms to the intent of the underlying zoning district.

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) Onsite Wastewater Treatment Systems (OWTS). Conformance with these LIP chapters is made below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the requested CUP and DP as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, and City geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, and City Public Works Department (Attachment 3 – Department Review Sheets). All conditions of approval from reviewers are included in the resolution. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The proposed project is subject to the development and design standards set forth under LIP Section 3.5 (General Regulations/Development Standards), 3.8 (Commercial Development Standards) for non-beachfront development, and 3.14 (Parking Regulations). The proposed project meets those standards and has been determined to be consistent with all LCP codes, standards, goals, and policies applicable for the project with the inclusion of the requested CUP.

Table 2 – Zoning Conformance

Development Requirement	Allowed/ Required	Existing	Proposed	Comments
SETBACKS (ft. in.)				
Front Yard (20%)	15' 6"	-2' 9" (into ROW)	No Change from Existing	Existing Non-Conforming
Rear Yard	15'	17' 6"	29' 7"	Complies
Side Yard (Minimum 10%)	34' 6"	17' 5"	No Change from Existing	Existing Non-Conforming
Side Yard (Minimum 15%)	51' 9"	415'	No Change from Existing	Complies

Table 2 – Zoning Conformance (Cont.)				
Development Requirement	**Allowed/ Required**	**Existing**	**Proposed**	**Comments**
REMODEL				
	50% Exterior Walls Max.	211.79 linear feet	194.29 linear feet	Complies (8.26%)
PARKING SPACES				
Restaurant Use	46 Spaces (1 per 50 sf. of Service Area)	46	No Change from Existing	Complies
Location	Outside of front and street-side yard setbacks	Within front yard	No Change from Existing	Existing Non-Conforming
FLOOR AREA RATIO (sf.)				
	0.15	0.19	0.15	Complies
HEIGHT (ft. in.)				
	18’ (24-28’ with Site Plan Review)	27’ 4”	No Change from Existing	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The proposed project does not include grading; therefore, the provisions of LIP Section 8.3 do not apply.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The project site has previously been evaluated for potential impacts to archaeological resources as part of prior development and the project’s scope of work includes demolition and construction in areas that were previously disturbed. Due to the scope of work and location of the development, no further study was necessary. Nevertheless, a condition of approval is included in the resolution which states, in the event that potentially important cultural resources are found in the course of demolition and construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board (SWRCB), because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west city limits has been established by the SWRCB as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses the siting, design, and performance requirements of OWTS. The proposed project does not include a new or replacement OWTS, nor does it include new or additional drainage fixtures. The existing AOWTS will continue to service the restaurant. The system was installed in 2018 and has an active Operating Permit from the City Environmental Health Administrator. Therefore, the provisions of LIP Chapter 18 do not apply.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(c) – Existing Facilities and 15301(e)(2) – Existing Facilities. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: Staff have received correspondence from multiple Malibu residents stating their support for the proposed project (Attachment 4).

PUBLIC NOTICE: On July 9, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all registered interested parties (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, staff's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-30. The proposed project has been reviewed and conditionally approved for conformance with the LCP and MMC by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-30
2. Project Plans
3. Department Review Sheets
4. Correspondence
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-30

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. 20-033 AND DEMOLITION PERMIT NO. 20-018 FOR EXTERIOR AND INTERIOR REMODELING WITH DEMOLITION LESS THAN 50 PERCENT OF AN EXISTING TWO-STORY RESTAURANT, AFTER-THE-FACT APPROVAL OF A PATIO COVER, AFTER-THE-FACT APPROVAL OF OUTDOOR SEATING AREAS, NEW OUTDOOR LIGHTING, NEW BUILDING SIGNAGE, DEMOLITION OF UNPERMITTED BUILDING AREAS; INCLUDING CONDITIONAL USE PERMIT NO. 18-004 TO ALLOW FOR OPERATION OF A RESTAURANT OVER 125 SEATS WITH THE SALE AND SERVICE OF ALCOHOL AND FOOD FOR ON-SITE CONSUMPTION AT 6800 WESTWARD BEACH ROAD IN THE COMMERCIAL VISITOR SERVING-ONE ZONING DISTRICT (6800 WESTWARD BEACH ROAD LP)

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

SECTION 1. Recitals.

A. On March 24, 1977, the California Coastal Commission (CCC) approved Coastal Development Permit P-184 for a two-story walk-up restaurant and an associated deed restriction for an access easement to a public recreational facility, a whale watching viewing area.

B. On May 13, 1977, the Los Angeles County Department of Regional Planning approved Plot Plan No. 28454 for the two-story walk-up restaurant, approved by the CCC.

C. On December 21, 1978, the Los Angeles County Health Department approved an Onsite Wastewater Treatment System.

D. On January 4, 1979, Plot Plan No. 28454 was revised and approved by the Los Angeles County Department of Regional Planning a 2,500 square foot building, 46 parking spaces, landscaping along the front property line for parking lot screening, and whale watching steps on the northeast corner of the property.

E. On July 17, 1985, the Los Angeles County Building and Safety Department finaled a Building Permit for a 450 square foot roof over the second floor deck.

F. On February 5, 2008, the Planning Commission approved CUP No. 07-002 to allow for the temporary installation and use of an 18-foot high, 1,800 square-foot temporary structure for a maximum of 18 special events per year in the parking lot at the existing restaurant for the purpose of weddings and other events.

G. On December 16, 2008, Sign Permit No. 08-027 was approved to replace the existing pole sign with a building sign.

H. On March 15, 2016, Administrative Coastal Development Permit (ACDP) No. 15-036 was approved to install a new alternative Onsite Wastewater Treatment System, including above-ground mechanical equipment, to replace the existing system.

I. On October 13, 2017, Over The Counter (OC) Permit No. 17-201 was approved to remove 1,221 square feet of existing building area which encroached onto the public right-of-way, addressing a code enforcement violation.

J. On September 8, 2017, an application for Conditional Use Permit (CUP) No. 18-004 was submitted to the Planning Division by the previous applicant, Burdge and Associates Architects Inc., on behalf of the property owners, Franco Simplicio, for the continued operation of a 200-seat restaurant including the onsite sale and consumption of alcohol.

K. On June 18, 2020, Coastal Development Permit (CDP) No. 20-033 was added to the project application as a required permit as the scope of work was expanded to include approvals of after-the-fact additions qualifying the entire structure as new development, demolition of after-the-fact additions, remodel, new roof deck and patios in addition to three separate variances for reduction in required amount of open space, side yard setback, and front yard setback.

L. On June 18, 2020, Demolition Permit (DP) No. 20-018 was added to the project application to reflect the removal of the unpermitted portions of the building along the rear of the structure and removal of storage containers in the parking area.

M. On November 10, 2021, staff conducted a site visit.

N. On April 13, 2021, a Temporary Restaurant Recovery (TRR) Permit was approved for an outdoor dining area within the parking lot.

O. On December 21, 2022, the applicant updated the scope of work for exterior and interior remodeling with partial demolition of an existing two-story restaurant, a second-floor addition, and new retaining walls along with the existing CUP scope of work. The three variances from the previous scope of work still applied to the updated scope of work and the roof deck was removed.

P. On September 11, 2024, a new applicant, Schmitz and Associates, updated the scope of work for exterior and interior remodeling with partial demolition of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, and new building signage along with the existing CUP scope of work. Due to the remodeling not constituting more than 50% of the permitted walls and therefore not a new structure, the three variances from the previous scope of work no longer were considered by City staff as no longer applying to this updated scope of work. The updated plans and documents were routed to Environmental Health, Public Works, Coastal Engineer, and Los Angeles County Fire Department (LACFD) for review.

Q. On July 9, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

R. On August 3, 2026 the Planning Commission continued the item to the September 22, 2026 Regular Planning Commission meeting.

S. On September 22, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA according to CEQA Guidelines Section 15301(e)(2) – Existing Facilities. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on the evidence contained within the record, including the agenda report for the project and the hearing on September 22, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP), including Sections 13.7(B) and 13.9, and the Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 20-033 and CUP 18-004 for exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, and to allow for the operation of a restaurant over 125 seats with the sale and service of alcohol and food for on-site consumption on a parcel located in the Commercial Visitor Serving-1 (CV-1) zoning district at 6800 Westward Beach Road.

The project is consistent with the LCP's zoning, cultural resources, and water quality requirements. No grading and no improvements or replacement of the existing onsite wastewater treatment system (OWTS) is proposed. With the inclusion of the CUP and DP, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. Coastal Development Permit Findings (LIP Chapter 13)

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

The proposed project is located in the CV-1 commercial zoning district, an area designated for commercial uses for visitors and residents, including full-service restaurants. The proposed project has been reviewed for conformance with the LCP and MMC by the Planning Division, City Environmental Health Administrator, City Public Works Department, City Coastal Engineer, and the LACFD. As discussed herein, based on submitted reports, project plans, and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable standards,

inclusive of the CUP.

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

3. The project is the least environmentally damaging alternative

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The proposed project consists of demolishing unpermitted portions of an existing restaurant structure, associated exterior and interior remodeling, after-the-fact approval of an existing patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, and continuing operation of an existing commercial restaurant, which is a conditionally permitted use within the CV-1 zoning designation with the approval of a CUP.

Various alternatives to site development were considered but ultimately rejected by the applicant proper to the proposed design to reduce the extent of development and impacts found to be avoidable. Alternative designs included a large second story addition in addition to demolition of unpermitted development. However, the proposed development retains existing and prior approved development onsite, removes unpermitted development, and proposes after-the-fact approvals to reduce potential impacts that could have resulting from increased site disturbance and temporary closure of a commercial visitor-serving use on Westward Beach.

The project is consistent with the CV-1 land use and zoning designations. The proposed scope of work has been reviewed and conditionally approved by the Planning Division, City Environmental Health Administrator, City Public Works Department, City Coastal Engineer, and LACFD. The proposed project, with the inclusion of the CUP request, brings the structure into conformance by obtaining the required approvals for proposed improvements and removal of unpermitted building additions. In addition, all proposed and after-the-fact construction is located on land previously disturbed by past-approved development of the site pursuant to approvals issued by the California Coastal Commission (CCC), Los Angeles County, and the City. No impacts on the environment are expected to occur. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms to the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explain why it is not feasible to take the recommended action.

The subject parcel contains an area of designated ESHA per the LCP ESHA Overlay Map on the eastern third of the parcel and a blue-line project site. However, all proposed new and after-the-

fact development is within the existing graded pad that was previously disturbed during original construction. All proposed development is on the west side of the existing structure and extends away from the mapped stream. None of the proposed development would expand the fuel modification area beyond that which already exists. The existing restaurant use would continue and would not result in an intensification of use on the parcel. As proposed and conditioned, the proposed project will result in less than significant impacts to sensitive resources, and no significant loss of vegetation of wildlife, or encroachments into ESHA, is anticipated. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Conditional Use Permit for the operation of a restaurant over 125 seats with the sale and service of food and alcohol for on-site consumption (LIP Section 3.3(J)(2) and MMC Section 17.66.080)

CUP No. 18-004 would permit the operation of a restaurant over 125 seats with the sale and service of food and alcohol for on-site consumption. No other conditionally allowed uses in the CV-1 zone are authorized by this CUP. LIP Section 3.3(J)(2) designates the requested use as conditionally permitted subject to a CUP with the findings being made per MMC 17.66.080.

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of this title.

The applicant is requesting a CUP to allow for the continued operation of a restaurant in the CV-1 zoning district. The CV zoning district is intended to provide for visitor serving uses which serve visitors and residents, and are designed to be consistent with the rural character and natural environmental setting. The proposed restaurant use is conditionally permitted within the CV-1 zone. According to the LIP, the CV-1 zone is specifically intended for visitor-serving uses such as restaurants.

Currently, the restaurant operates seven days a week between the hours of 11:30 a.m. to 8:00 p.m. Monday-Friday, 10:00 a.m. to 9:00 p.m. Saturday, and 10:00 a.m. to 8:00 p.m. on Sunday. The applicant proposes to continue the same hours of operation. The restaurant does currently provide alcohol service pursuant to California Department of Alcoholic Beverage Control (ABC) License Types 47 and 58 (On-Sale General – Eating Place and Caterer's Permit) and proposes to continue doing so as part of the subject CUP application. The proposed restaurant use will retain the total number of 200 seats within 2,322 square feet (sf.) of service area. As proposed, the granting of a CUP will not result in an intensification of use, change of operations, or business hours from the existing operation.

The proposed use is a restaurant which has been in ongoing operation in the same location since 1979 and has been under the current ownership since July 10, 2003. The total proposed floor area square footage of the restaurant, including the non-service areas is 5,732 sf. The proposed use, a restaurant with outdoor seating and onsite alcohol sales, is a use that complies with the intent of all of the applicable provisions of the LCP and the MMC. The subject CUP application supersedes CUP No. 07-002 which allowed a temporary structure to be erected on various days throughout the year in the parking lot at the subject parcel, as that use is no longer proposed. Therefore, as conditioned, the proposed use complies with the intent of all of the applicable provisions of MMC Title 17. Furthermore, standard CUP conditions specify that should the restaurant use cease for six months, the CUP would be subject to revocation pursuant to the criteria in MMC Section 17.66.100(C).

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

The proposed restaurant use, over 125 seats with onsite sale and service of food and alcohol, will not impair the integrity and character of the CV-1 zoning district. The restaurant serves as an attraction for visitors and residents near a beach, complimenting the existing character of the area for recreation while providing a visitor-serving commercial use. Since restaurants are a conditionally allowed use in the CV-1 zoning district and the parcel has been operating in the same manner since 1979, the proposed use is consistent with the character and integrity of the zoning district. Therefore, the proposed use will not impair the integrity and character of the zoning district in which it is located.

3. The subject site is physically suitable for the type of land use being proposed.

The site is physically suitable for the proposed use as it has been in operation since 1979 with a long-established history at its location. The existing restaurant building and associated parking lot were constructed on a flat pad at the corner of Westward Beach Road and Birdview Avenue. The original CDP for the restaurant was issued by the CCC in 1977. The subject parcel is particularly well-suited, physically, for the proposed use in that it is served by all utilities, provides adequate parking per LIP requirements, is located much lower in elevation than any private residence in the surrounding area, is within easy access to visitors using the public open space of Zuma Beach, and is within an existing developed site. Conditions addressing parking, numbers of guests, lighting, and noise will ensure the protection of potential offsite nuisance with the restaurant operation. As such, the site is considered physically suitable for the proposed use.

4. The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.

While the proposed use does not have any additional land uses on the subject parcel, the proposed use is compatible with the surrounding neighborhood. The current restaurant operator, Sunset Restaurant, is situated in an isolated location along Westward Beach Road and directly across the street from the southerly portion of Zuma Beach. While existing residential neighborhoods are located nearby along the coastal bluffs above the subject parcel, the topography provides a buffer between the existing commercial use and residential properties. In addition, another visitor-serving commercial establishment, the Malibu Country Inn Hotel is located approximately 2,500 feet away along Westward Beach Road. The project shall abide by all noise regulations contained in MMC Chapter 8.2.

As conditioned, the proposed use is compatible with land uses in the surrounding neighborhood.

5. *The proposed use would be compatible with existing and future land uses within the zone and general area in which the proposed use is to be located.*

The subject parcel is within the CV-1 zone and the restaurant use provides a service for residents and visitors. The proposed use is directly accessible from a public beach and accessible from a nearby hotel as well as residential neighborhoods. The CV-1 zone is intended for commercial, visitor-serving uses such as restaurants and any further development of additional visitor-serving uses would complement the existence of a restaurant which is across the street from a public beach.

Therefore, the proposed use is compatible with existing and future land uses within the zone and general area.

6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by staff.*

The continued operation of the existing restaurant will occur entirely within the existing structure, which has been in operation at this size since 2010. The overall square footage is being reduced from existing conditions, as well as massing of additions constructed without the benefit of permits. A relevatively new onsite wastewater treatment system was recently installed and would continue to service the restaurant use. As such, there are adequate provisions for water and sanitation services available for the proposed project, which would not be detrimental to public health and safety. The subject parcel is isolated from buildings at its same natural grade and below residences located on higher topography above the subject parcel. Therefore, no affect to solar access from nearby properties as well as existing public and private views would occur, including those from an established public viewpoint (whale watching area) accessed from the northeast corner of the subject parcel. A deed restriction is recorded on the parcel's title requiring public access to the public viewpoint (whale watching area) via a staircase at the northeast corner of the lot which has been in effect since 1979 and the proposed use will continue to provide access to this public viewing area and not disrupt public views over the structure. Therefore, there are adequate provisions for services ensuring the proposed use is not detrimental to public health and safety and the project does not affect solar access nor adversely impact existing public and private views.

7. *There will be adequate provisions for public access to serve the subject proposal.*

The subject parcel provides 46 onsite parking spaces for patrons and is consistent with the LIP's parking requirements for a restaurant. The restaurant is located directly across the street from Zuma Beach with available on-street public parking as well as designated Zuma Beach off-street parking lots for recreational use. The project has been conditioned so that service and delivery vehicles are not permitted to obstruct public right-of-way at any time or occupy beach parking at any time. As conditioned, it is not anticipated that the proposed project will negatively impact public access or circulation. Therefore, there are adequate provisions for public access to serve the restaurant use.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan.*

The request for a conditionally permitted restaurant use on the subject parcel is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan. The General Plan defines the CV-1 zone as providing visitor serving uses which serve visitors and residents such as hotels and restaurants which respect the rural character and natural environmental setting. Visitor serving uses such as restaurants shall be compatible with nearby uses, shall protect the surrounding properties, shall ensure safe traffic circulation and shall promote economically viable visitor serving areas of the City.

The project is consistent with the following land use (LU) policy of the General Plan:

LU Policy 3.2.1: The City shall permit the development of commercial recreational and visitor servicing facilities at suitable locations which provide convenient public access, adequate infrastructure, convenient parking and, when feasible, are located where existing low-cost recreational uses will be enhanced.

LU Policy 4.4.1: The City shall encourage establishment and continued operation of small neighborhood and community serving businesses.

The proposed visitor-serving restaurant use supports the General Plan's objective to permit the development of commercial visitor-serving use at suitable locations as well as the continued operation of small neighborhood and community serving businesses.

Therefore, the proposed restaurant use is in alignment with the General Plan's policies.

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

The existing restaurant operation and the existing ABC license for alcohol service comply with all applicable requirements of state and local law. The legally established restaurant is proposed to remove unpermitted development under the requirements of the MMC and LIP and comply with all applicable requirements of state and local law.

10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.*

Since 1979, the restaurant has been in operation and there has been no demonstrable detrimental impact to public interest, health, safety, convenience or welfare. The proposed improvements to the restaurant, after-the-fact approvals, and approval of the restaurant use would bring the subject parcel into compliance with local laws and, therefore the proposed project is beneficial the public interest, health, safety, convenience, and welfare.

11. *If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.*

The proposed project has been reviewed by all relevant City Departments including the City Coastal Engineer and Public Works Department to ensure it conforms to all associated coastal and geologic requirements. Implementation of the project would not alter the existing seismic or geologic conditions present on the parcel, nor would it expose people or structures to potential substantial adverse effects due to seismic related ground failure or landslides. Therefore, the project is not at risk from earth movement, flooding, liquefaction or other potential hazards. The project is conditioned to meet all the requirements as state and consistent with the MMC and LIP.

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

As described in Finding A.4, the project will have no substantive impacts on sensitive resources, no significant loss of vegetation or wildlife, and no encroachments into ESHA. Therefore, the findings oof LIP Section 4.7.6 are not applicable. The existing restaurant use would continue and would not result in new development that encroaches into any of the adjacent ESHA areas, thus impacts to ESHA are avoided and compliance with LIP Chapter 4 is being met. Specifically, LIP

Section 4.4.4 states that additional biological considerations, including review from the City's Environmental Review Board are not required when additions to existing structures are within lawfully established graded pad areas and additional fuel modification areas do not encroach into ESHA. The subject restaurant building and associated graded pad areas were authorized under a CDP in 1977 by the California Coastal Commission. All approved additions and fuel modification under this permit is happening to the west of the building and away from the ESHA areas.

D. 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.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any lot that is located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. The subject property abuts Westward Beach Road and the proposed development will be visible from Zuma Beach. Therefore, the following findings in LIP Section 6.4(A) apply to the proposed project.

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*.

While the subject parcel is visible from an existing viewpoint (whale watching area) located offsite and above the structure and Zuma Beach looking northward, the restaurant is located on lower elevation in front of a steep topography and does not block any views of scenic resources. The project proposes to remove unpermitted square footage and approve the remaining square footage with no building height increases and maintaining the publicly accessible whale watching area. The after-the-fact approval of the patio cover and outdoor seating is minimal and does not result in disruption of public views from Zuma Beach or Westward Beach Road due to the parcel's location inland of Westward Beach Road. Therefore, no impacts to designated scenic views are anticipated.

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

As discussed in Finding 1, the project will not result in significant adverse scenic or visual impacts.

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

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

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

The proposed project's scope of work does not involve any new construction or alterations to the building's existing foundation. The existing structure's location is below the does not result

in disruption of public views from Zuma Beach or Westward Beach Road and the proposed project maintains access to the publicly accessible whale watching viewing area and does not obstruct its views of the Pacific Ocean. As such, there are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

The proposed project's scope of work minimizes any potential adverse scenic and visual impacts and therefore contributes to conformance to sensitive resource protection policies contained in the certified LCP.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by the Planning Division, Coastal Engineer, Environmental Health Administrator, Public Works Department, and the LACFD, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC. Based on review of the project and site, no geological hazards are present on site. In addition, the fire hazard of the parcel will not be increased by approval of the CDP or CUP.
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.*

City reviewers determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity since no new excavation or foundation system is proposed. Based on review of the report by City Coastal Engineer and the City Public Works Department approvals, the proposed project, as conditioned, does not have an adverse impact on the subject site or surrounding area.

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 as the subject parcel is currently subject to wildfire hazards and neither the remodel nor the after-the-fact development on the subject parcel will increase the site's susceptibility to wildfire.

The project, as conditioned, will incorporate all recommendations and conditions required by City geotechnical staff and the City Public Works Department. As such, the proposed project will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, fire, or any other hazards.

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

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

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

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

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

As described in Findings A.3 and G.3, there are no expected impacts on site stability or structural integrity and therefore there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

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

H. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. The subject parcel is located on the inland side of Westward Beach Road, which is a public road that connects to Birdview Avenue. Therefore, the findings of LIP Chapter 10 are not applicable.

I. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel is located inland from Westward Beach Road and is not located on or adjacent to a shoreline.
B. Blufftop Access – The subject parcel is located inland from Westward Beach Road and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – The subject parcel does not include or is adjacent to any existing or planned public trails. No condition for trail access is warranted.
D. Recreational Access – The subject parcel provides pedestrian access to an existing public viewpoint (whale watching area) located offsite and above the subject parcel. In accordance with a condition of the 1977 CCC CDP that approved the original development, a deed restriction was recorded which required that access to the whale watching area above the parcel be provided on the northeast corner. This access exists and will continue to be protected. A condition reiterating the requirements of that deed restriction is included in the resolution. The subject parcel is located inland from Westward Beach Road and while it is in proximity to the southern portion of Zuma Beach, it does not provide direct access to Zuma Beach. Additionally, the subject parcel provides 46 onsite parking spaces for patrons and is consistent with the LIP's parking requirements for a restaurant.

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

J. Land Division (LIP Chapter 15)

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

K. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 20-018 are made as follows:

1. *The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.*

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. *A development plan has been approved or the requirement waived by the City.*

This CDP application is being processed concurrently with DP No. 20-018, and approval of the demolition permit is subject to the approval of CDP No. 20-033.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 23-040, DP No. 20-018 and CUP No. 21-008, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

1. The property owners, applicants for the portion on City public right-of-way, 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 the CDP and CUP is to allow for the project described herein. The scope of work approved includes:

   Demolition

   a. Demolition of approximately 1,417 sq. ft. of unpermitted building area and 17.5 linear feet of permitted walls; and
   b. Removal of existing storage containers and hillside lighting.

   Construction

   c. Associated remodel of interior/exterior building areas adjacent to demolition;
   d. After-the-fact approval of patio cover on westerly portion of building;
   e. After-the-fact approval of outdoor seating; ;
   f. New outdoor lighting;
   g. New building signage; and

   Discretionary Requests

   h. CUP No. 18-004 for restaurant use over 125 seats with sale and service of alcohol and food for on-site consumption. CUP No. 18-004 supersedes prior CUP No. 07-002 to allow a temporary structure to be erected on various days through the year in the parking lot; and
   i. DP No. 20-018 for demolition of all existing unpermitted additions to the rear of the existing building, a portion of the existing first floor roof adjacent to the main entrance, first floor east-facing wall, storage containers, and hillside lighting

3. Except as specifically changed by conditions of approval, the authorized use must be operated in substantial conformance with the approved scope of work. as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped

May 26, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. The CDP, CUP, and rights conferred in this approval shall not be effective until the property owner signs, notarizes, and returns the Acceptance of Conditions Affidavit for Recordation accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division within 30 days of this decision or prior to issuance of any subsequent permits from the City.

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

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. For purposes of this condition, the CDP shall become effective on the date that the CCC appeal period is exhausted or in the event of an appeal, on the date when the appeal is decided by the CCC or the date when the appeal is withdrawn by an appellant. 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 Planning Division, Public Works Department, City Coastal Engineer, Community Development Department, City Environmental Health Administrator, and the LACFD as applicable. Notwithstanding this review, all required permits shall be secured.

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

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

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

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

Lighting

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

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

14. 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.

15. 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.

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

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

18. 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.

19. Up-lighting of landscaping is prohibited.

20. The Parking Lot LED Pole Lights shall be fully shielded, directed downward, contain full cut off fixtures, and be programmed to turn off after the restaurant has ceased operations each night.

Demolition/Solid Waste

21. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

22. 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.

23. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

24. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

25. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

26. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

27. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

28. Fifty percent or more of exterior walls must remain in place during construction. Pursuant to LIP Section 13.4.2, the replacement of 50 percent or more of a structure is not repair and maintenance but instead constitutes a replacement structure requiring a CDP. A major remodel agreement acknowledging this shall be required prior to issuance of building permits for the project. Contact Planning Division staff to discuss options PRIOR TO DEMOLITION of more than 50 percent of the existing exterior walls, should any questions or issues concerning exterior wall demolition come up during construction. Demolition of exterior walls will be determined based on LCP Policy 3 (Remodels and Additions). The Policy shall be attached to the final approved construction plans, with a copy of the signed agreement.

29. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction/Framing

30. 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.

31. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

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

33. 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.

34. 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.

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

36. If applicable, the applicant/property owner shall obtain all required permits, including approval for mechanized equipment to access to the beach, from the Los Angeles County Department of Beaches and Harbor prior to commencement of construction.

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

38. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on state highways, the applicant/property owner is

required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

39. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

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

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

Fire Department

42. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

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

Public Works

44. The project proposed to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

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

46. The use or distribution of plastic shopping bags (compostable and non-compostable) is prohibited. Applicant and all event contractors shall not use plastic bags for any aspect of

their event including food distribution, nor for any distribution of items or goods to the participants and/or attendees except as stated in MMC Chapter 9.28, Applicant shall comply with MMC Chapter 9.28 and shall be responsible for informing vendors of this ban.

47. 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.

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

49. 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.

50. 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.

51. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner/applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

    a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
    b. Methods used to protect native vegetation and trees
    c. Sediment / erosion control
    d. Controls to prevent tracking on- and off-site
    e. Non-stormwater control
    f. Material management (delivery and storage)
    g. Spill prevention and control
    h. Waste management
    i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
    j. Landowner must sign the following statement on the ESCP:

        "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

52. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

53. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

Environmental Health

54. All final project plans shall be submitted for Environmental Health review and approval. The plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval. The final floor plans must show no more than 200 seats, as recommended by the OWTS Designer in the April 13, 2023 OWTS design report and City of Malibu Environmental Health approval dated February 3, 2021.

55. The Architectural and Grading site plans must show all components of the existing OWTS, including the primary tank, equalization tank, processor tank, pump station, and dispersal areas. Add a note to the site plans that "All OWTS components must be protected in place during construction."

56. A fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

Coastal Engineer

57. The applicant shall correct the FEMA flood zones shown on the survey as they are outdated.

58. Any new foundation must be demonstrated to be outside the wave uprush or founded below scour elevation of design beach profile in Building Plan Check.

Site-Specific Conditions

59. Prior to the issuance of a building permit, the applicant shall record a covenant for the portions of the development situated within the Westward Beach Road public right-of-way. The covenant shall be prepared to the satisfaction for the City Attorney and Public Works Director, and executed by the property owner and City Manager of designee.

60. The property owner shall maintain public access to the existing public viewpoint (whale watching area) above the subject parcel in the deed restriction executed on September 22, 1978, per a condition of the 1977 California Coastal Commission CDP approval for the original development.

61. No other new signage is permitted under this application; a sign permit shall be submitted and approved by the Planning Division prior to installation of any new sign or modification of existing signage.

62. The Community Development Department shall inspect the Property (as needed) to verify compliance with the conditions of approval.

Conditional Use Permit

63. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that

a review is required, the Property Owners shall pay the Planning Division site inspection fee in effect at the time of request for a site inspection. A planner will conduct a site visit to verify compliance with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public. Possible mitigation measures can include:

a. Modifying the hours of operation;
b. Incorporate noise mitigating measures / devices;
c. Traffic safety measures;
d. Land use intensification or reconfiguration of any shared parking (if applicable) that would result in a parking demand greater than approved under this CUP; or
e. Other measures deemed necessary by the Planning Commission.

64. The conditions under which this CUP may be modified by the City without the consent of the property owners or operator if the Planning Commission finds that the use is creating a nuisance.

65. A CUP that is valid and in effect and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on the land.

66. The CUP shall no longer be valid and in effect with the demolition of all buildings, including a major remodel constituting new development requiring a new CDP.

67. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

68. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

69. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:

a. The CUP was obtained in a fraudulent manner.
b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
c. One or more of the conditions found within this resolution have not been substantially met.

70. CUP No. 18-004 supersedes CUP No. 07-002 which allows a temporary structure to be erected on various days through the year in the parking lot. CUP No. 18-004 authorized under this approval shall run with the land serving as the site's baseline for the established use.

71. The property owner and operator shall not use the parking lot for any use other than the uses and activities explicitly permitted for the subject parcel or as permitted by a temporary use permit or filming permit. In the event the required parking is not provided onsite, the property owner shall provide a parking plan to the satisfaction of the Community Development Director that all offsite parking has been secured.

72. Service and delivery vehicles are not permitted to obstruct public right-of-way at any time or occupy beach parking at any time.

73. The property owner shall maintain and not exceed a maximum 200-seat count, cumulative of indoor and outdoor seating at all times. Any increase to indoor and/or outdoor seating above 200 shall require an amendment to the CDP and CUP before seating may be modified.

74. The property owner / operator shall adhere to a "good neighbor" policy, meaning that the operator and employees must respect the rights of neighboring properties and, to the best of their ability, shall ensure their patrons' compliance with the City's noise and smoking regulations and all conditions of approval for the subject use relating to parking, smoking, litter, noise, loitering, etc.

75. Noise emanating from the premises shall not be plainly audible at a distance of five feet of any residential unit between the hours of 10:00 p.m. and 7:00 a.m., as required by MMC Section 8.24.050(L).

Conditional Use Permit/Alcohol

76. No offsite sale of alcohol shall be permitted.

77. This CUP permits the sale and consumption of alcoholic beverages. The Property Owners / operator shall obtain all necessary approvals from ABC. The Applicant is required to provide the Planning Division a copy of the issued ABC license(s).

78. A copy of the current ABC license(s) shall be kept on the premises of the establishment and be presented to City staff, including the City's Community Development Director (or designee) and Code Enforcement staff, law enforcement officers or their duly authorized representatives, upon request.

79. At all times during the conduct of the permitted use, the property owners / operator shall maintain and keep in effect valid licensing approval from ABC. Should such licensing be denied, expire or lapse at any time in the future, the approval of alcohol sale pursuant to this CUP is subject to modification or revocation pursuant to MMC Section 17.66.100(C).

80. The property owners / operator must adhere to all laws related to the sale of alcohol. Violations of such laws may be cause for modification or revocation of this CUP pursuant to MMC Section 17.66.100(C).

81. The applicant/owner shall obtain a Sign Permit from the City of Malibu for all proposed signs pursuant to MMC Chapter 17.52 prior to obtaining building permits for the work authorized under this CDP/CUP.

Fixed Conditions

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

83. Violation of any of the conditions of this approval may be cause for revocation of the CDP and/or CUP and termination of all rights granted there under.

Prior to Occupancy

84. 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.

85. 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.

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

Deed Restrictions

87. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 13 to 20. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

88. 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.

89. The property owner is required to acknowledge, by recordation of a deed restriction, that the property may be subject to wave action, erosion, flooding, landslides, or other hazards associated with development near a beach, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 22nd 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.

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-30 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 22nd day of September 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

THE SUNSET RESTAURANT

6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

SITE NOTES

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
2. NEW HARDSCAPE CONCRETE OR GRADE TO SLOPE A MINIMUM OF 5% AWAY FROM ANY STRUCTURE FOR THE FIRST 10'-0" MINIMUM.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED PER THE VENTURA COUNTYWIDE MUNICIPAL STORM WATER NPDES PERMIT NO. CAS004002. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
4. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM THE STREET
5. PROVIDE A SLOPE AWAY FROM THE STRUCTURES A MINIMUM FALL OF SIX (6) INCHES WITH IN THE FIRST TEN (10) FEET (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST TEN (10) FEET (IMPERVIOUS SURFACES)

OUTDOOR LIGHTING

SEE SHEET A-3.1B
DARK SKY ORDINANCE REQUIREMENTS:

- BE FULLY SHIELDED AND DIRECTED DOWNWARD
- LIGHTING COLOR: BE MAXIMUM KELVIN TEMPERATURE OF 3000 K
- SEASONAL LIGHTING CAN BE OVER 3000 K, BUT IS ONLY ALLOWED FROM NOVEMBER 15 TO JANUARY 15.
- LIGHT TRESPASS LEVELS: NOT EXCEED THE FOLLOWING MAXIMUM ALLOWABLE LIGHT TRESPASS:
- FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY, ESHA, ESHA BUFFER, PACIFIC OCEAN, BEACHES, AND PUBLIC VIEWING AREAS: 0.1 FOOT-CANDLES
- FROM ANY PROPERTY ONTO ANY OTHER PROPERTY: 0.25 FOOT-CANDLES
- CURFEW: BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS, WHICHEVER IS LATER, EXCEPT FOR LIGHTING ACTIVATED BY MOTION SENSOR WHICH EXTINGUISHES 10 MINUTES AFTER ACTIVATION AND LIGHTING AT THE BUILDING ENTRANCES AND DRIVEWAY EGRESS POINTS.
- LIGHTING INTENSITY: NOT EXCEED 850 LUMENS
- MAXIMUM HEIGHT: OUTDOOR LIGHT FIXTURES SHALL NOT BE MOUNTED HIGHER THAN 18 FEET ABOVE GROUND LEVEL.
- LIGHTING AROUND THE PERIMETER OF THE SITE, EXCEPT AS REQUIRED FOR SECURITY LIGHTING PURPOSES AND WHERE IT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN TEN (10) MINUTES AFTER ACTIVATION, AND LIGHTING FOR AESTHETIC PURPOSES ON ANY PARCEL OF LAND THAT IS LOCATED ALONG, WITHIN, PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED.

PROJECT REPRESENTATIVES

OWNER / TENANT:	THE SUNSET BEACH RESTAURANT 6800 WESTWARD BEACH RD. MALIBU, CA 90265
PROFESSIONAL ENGINEER :	HPTN CONSTRUCTION THANG VAN NGUYEN , P.E. 115 ACACIA LANE NEWBURY PARK, CA 91320 (805) 490-1524 contact@hptnconstruction.com
DRAFTING:	ANDREW DAVID BRATZ DRAPHICS INC. 360 MOBIL AVENUE - SUITE 205-E CAMARILLO, CA 93010 (805) 377-5273 draphicsinc@gmail.com www.draphicsinc.com
EXPEDITOR :	SCHMITZ & ASSOCIATES INC. 28230 AGOURA ROAD AGOURA HILLS, CA 91301 (310) 589-0773
SURVEY & TOPOGRAPHY:	PEAK SURVEYS, INC. 2488 TOWNSGATE ROAD, SUITE D WESTLAKE VILLAGE, CA 91361 (805) 497-0102 www.peakinc.com

PROJECT DATA

ASSESSORS PARCEL NUMBER:	4468-022-001
ZONING:	CV-1
JOB SITE ADDRESS :	*6800 WESTWARD BEACH RD., MALIBU, CA 90265*
OCCUPANCY:	B- A3
USE:	RESTAURANT
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES:	TWO (2)
YEAR BUILT:	1978
LOT AREA:	37,039 S.F.
TSUNAMI ZONE:	NO
FEMA FLOOD ZONE:	NO
FEMA FLOOD ZONE:	NO

EXISTING BUILDING AREAS:

FIRST FLOOR:	= 5,497 S.F.
SECOND FLOOR:	= 1,652 S.F.
TOTAL AREA:	= 7,149 S.F.

DEMOLITION BUILDING AREAS:

FIRST FLOOR:	= 1,377 S.F.
SECOND FLOOR:	= 40 S.F.
TOTAL AREA:	= 1,417 S.F.

THE ONLY AREA TO BE DEMOLISHED ON SECOND FLOOR IS AIR SPACE / OPEN TO BELOW & ROOF - NO FLOOR AREA

REMAINING BUILDING AREAS:

FIRST FLOOR:	= 4,120 S.F.
SECOND FLOOR:	= 1,612 S.F.
TOTAL AREA:	= 5,732 S.F.

SEATING:

SEE SHEET A-11

TOTAL EXISTING:	= 7,149 S.F.
TOTAL REMAINING BUILDING AREA:	= 5,732 S.F.
TOTAL DEMOLISHED:	= 1,417 S.F.

PROJECT SCOPE

- UPDATE BUILDING SIGNAGE PER SECTION 17.52.070
- DEMO REAR PORTION OF THE BUILDING
- OUTDOOR LIGHTING PLAN UNDER DARK SKY ORDINANCE
- TO PRESERVE THE NUMBER OF PARKING STALLS TO MEET THE CURRENT DESIGN STANDARDS
- REMOVAL OF STORAGE CONTAINER
- AFTER-THE-FACT DEVELOPMENT OF THE PATIO COVER FOR OUTDOOR SEATING ON WESTERLY PORTION OF BUILDING
- PROPOSED OUTDOOR SEATING FACING BIRDVIEW AVENUE
- ENCROACH ON PUBLIC RIGHT OF WAY ON WESTWARD BEACH ROAD
- OBTAIN APPROVAL FOR NORTH PATIO 46 SEATS

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 TITLE 24 CODES

DESIGN SHALL COMPLY WITH THE
2022 CRC,CMC,CPC AND CEC AS AMENDED BY CITY ORDINANCE AND THE 2022 TITLE 24 ENERGY REGULATIONS

SHEET INDEX

A-1	COVER SHEET / PROJECT DATA
A-1.1	SITE PLAN
A-1.2	SLOPE ANALYSIS
A-1.3	TOPOGRAPHY
A-2	GENERAL CONSTRUCTION NOTES
A-2.1	GENERAL CONSTRUCTION NOTES
A-3	EXISTING / DEMOLITION FIRST FLOOR PLAN
A-4	EXISTING / DEMOLITION SECOND FLOOR PLAN
A-5	EXISTING / DEMOLITION ELEVATIONS
A-6	NEW FIRST FLOOR PLAN
A-7	NEW SECOND FLOOR PLAN
A-8	ROOF DEMO PLAN
A-8.1	NEW ROOF PLAN
A-9	NEW ELEVATIONS
A-10	NEW SIGN ELEVATIONS
A-11	OCCUPANT AREA CALCS
A-12	50% REMODEL POLICY EXTERIOR WALL CALCS
OL-1	OUTDOOR LIGHTING PLAN
OL-2	OUTDOOR LIGHTING SPECIFICATIONS
OL-3	PHOTOMETRIC PLAN
GB-1	GREEN BUILDING SHEET 1
GB-2	GREEN BUILDING SHEET 2
GB-3	GREEN BUILDING SHEET 3

VICINITY MAP



DRAWING / PLAN NOTES

PLAN USE • OWNERSHIP TRANSFER • INDEMNITY NOTICE

1. THESE PLANS, DRAWINGS, DETAILS, AND SPECIFICATIONS ("PLANS") WERE PREPARED EXCLUSIVELY FOR THE CLIENT/PROPERTY OWNER LISTED ON THE TITLE BLOCK AT THE TIME OF ISSUANCE. THE PLANS WERE DEVELOPED BASED ON SITE CONDITIONS, INFORMATION, CODES, AND REGULATIONS KNOWN ON THE ISSUE DATE.
2. IF THE PROPERTY IS SOLD, TRANSFERRED, CONVEYED, OR OTHERWISE CHANGES OWNERSHIP BEFORE CONSTRUCTION IS COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS, DRAPHICS INC. ("DESIGNER") SHALL HAVE NO FURTHER RESPONSIBILITY OR OBLIGATION TO THE NEW OWNER UNLESS DESIGNER EXPRESSLY AGREES IN WRITING TO RE-ENGAGE OR RE-AUTHORIZE USE OF THE PLANS.
3. PRIOR TO ANY CONSTRUCTION BY A NEW OWNER, THE PLANS MUST BE RESUBMITTED TO THE CITY OF MALIBU FOR REVIEW AND PERMITTING UNDER THE NEW OWNER'S NAME. THE NEW OWNER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL CODES, ORDINANCES, AND REGULATIONS IN EFFECT AT THE TIME OF RESUBMITTAL, REGARDLESS OF PRIOR CITY APPROVALS OR ISSUED PERMITS.
4. ANY NEW OWNER, CONTRACTOR, DEVELOPER, OR OTHER PARTY WHO RELIES ON, USES, OR CONSTRUCTS FROM THESE PLANS SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS DRAPHICS INC. FROM ALL CLAIMS, DAMAGES, DISCREPANCIES, ERRORS, OMISSIONS, DELAYS, ADDITIONAL COSTS, OR LIABILITIES OF ANY KIND ARISING FROM:
   (A) USE OF THESE PLANS BY ANYONE OTHER THAN THE ORIGINAL CLIENT;
   (B) CHANGES IN OWNERSHIP;
   (C) MODIFICATIONS, INTERPRETATIONS, OR CONSTRUCTION PERFORMED WITHOUT DRAPHICS INC.'S WRITTEN APPROVAL; AND
   (D) RELIANCE ON PREVIOUSLY ISSUED PERMITS OR APPROVALS.
5. NO RIGHTS UNDER THESE PLANS MAY BE ASSIGNED OR TRANSFERRED WITHOUT THE PRIOR WRITTEN CONSENT OF DRAPHICS INC. DESIGNER MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE PLANS' CONTINUED SUITABILITY AFTER OWNERSHIP TRANSFER OR CHANGES IN CODE. PLAN USE AFTER OWNERSHIP TRANSFER WITHOUT RESUBMITTAL AND WRITTEN AUTHORIZATION IS STRICTLY PROHIBITED.
6. USE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THESE TERMS.

FLOOR AREA RATIO

ITEM	AREA (SF)
Maximum FAR	0.15
Proposed FAR	0.15

LOT COVERAGE = 15%
REMAINING A.T.F. PATIO COVER = 1,688 S.F.

50% REMODEL RULE CALCS

TOTAL EXISTING EXTERIOR WALLS	= 211.79 LF
EXTERIOR WALLS REMOVED	= 17.5 LF
PERCENTAGE REMOVED	= 8.26%
MAXIMUM ALLOWED	= 50%
STATUS	= COMPLIES

BUILDING AREAS

DESCRIPTION	AREA (SF)
Existing – First Floor	5,497
Existing – Second Floor	1,652
Total Existing	7,149
Demolition – First Floor	1,377
Demolition – 2nd Floor	40
Total Demolished	1,417
Remaining – First Floor	4,120
Remaining – Second Floor	1,612
Total Remaining Building Area	5,732

USABLE AREAS

CATEGORY	AREA (SF)
Customer Service Areas	2,322
Employee Business Areas	1,555
Circulation Areas	2,673
Total First Floor	5,357
Total Second Floor	1,193

NOTE:

- *USABLE AREAS INCLUDE ALL SPACES WHERE THERE IS CUSTOMER / EMPLOYEE INTERACTIONS*
- *THE USABLE AREA DATA IS USING INTERIOR MEASUREMENTS OF AREAS USED FOR CALCULATIONS AND WILL NOT MATCH THE GROSS BUILDING AREA*
- *USABLE AREAS ALSO INCLUDE ALL CUSTOMER AREAS, EMPLOYEE AREAS & PATIO AREAS, THEREFORE THE USABLE AREAS WILL EXCEED THE BUILDING AREA*

PARKING

ITEM	VALUE
First Floor Service Area	1,847 SF
Second Floor Service Area	475 SF
Total Service Area	2,322 SF
Parking Ratio	1 stall / 50 SF (LIP 3.14.3)
Required Parking	46 Stalls
Provided Parking	46 Stalls

SEATING

AREA	SEATS
Downstairs Dining Room	66
Downstairs Bar	6
North Patio	46
South Patio	32
Total First Floor	150
2nd Floor North Room	28
2nd Floor South Room	22
Total Second Floor	50
Standard Seats Provided	190
Accessible Seats Required (5% of 200)	10
Accessible Seats Provided	10
TOTAL SEATS PROVIDED	200

ATTACHMENT 2

THIS PROJECT RECORD DOCUMENT, DRAWINGS AND SPECIFICATIONS, HAVE BEEN PREPARED ON THE BASIS OF DATA COMPILED AND FURNISHED BY DON SCHMITZ & ASSOCIATES, INCLUDING BUT LIMITED TO CAD FILES AND SPECIFIC SITE AND BUILDING DATA, SQUARE FOOTAGE AND SITE DATA AND SQUARE FOOTAGE. DRAPHICS, INC. WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM THAT DATA BEING INCORPORATED INTO THIS DOCUMENT. BY SUBMITTING FINAL DRAWINGS TO THE CITY, THE OWNER ASSUMES RESPONSIBILITY THAT THEY HAVE REVIEWED THE DRAWINGS AND AGREE THE DOCUMENTS ARE WHAT THEY REQUESTED. PROFESSIONAL SERVICE AND DRAWINGS ARE THE PROPERTY OF DRAPHICS, INC. & HPTN CONSTRUCTION THESE DOCUMENTS IN WHOLE, OR IN PART, SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION FROM DRAPHICS, INC. AND HPTN CONSTRUCTION

REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	08 / 02 / 2026

LICENSED PROFESSIONAL ENGINEER
THANG VAN NGUYEN
EXP. 09/30/26
CIVIL
STATE OF CALIFORNIA

"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

Thang Van Nguyen, P.E.
hptn
HPTN Construction
Licensed and Insured
Draphics, Inc.
UNDER DIRECT SUPERVISION & RESPONSIBLE CONTROL OF
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www.hptnconstruction.com
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360 Mobil Ave, Suite 205 E
Camarillo, Ca 93010
(805) 377-5273
draphicsinc@gmail.com
www.draphicsinc.com

THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

PROJECT DATA / COVER SHEET
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-1

P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 032410 Site Demo Lighting Sign Plans 27.dwg, 8/4/2026 2:18:36 PM, DWG To PDF.pc3

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REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	07 / 20 / 2026

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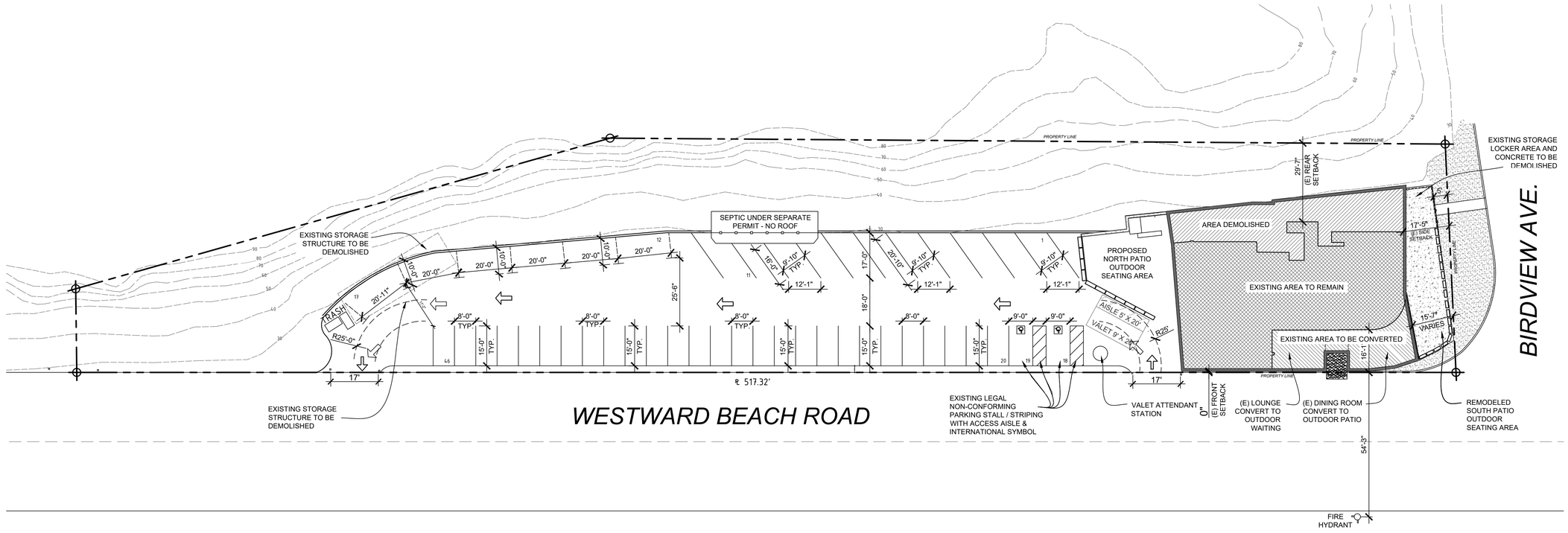
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Camarillo, Ca 93010
(805) 377-5273
(direct) (805) 377-5273
www.draphicsinc.com

THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

NEW SITE PLAN
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-1.1



NEW SITE PLAN

SCALE: 1" = 20'-0"

NORTH

Plotted: 7/20/2026 11:15:12 AM, By: Thang Van Nguyen
File: J:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 0324\10 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:12 AM, ARCH full bleed D (24.00 x 36.00 Inches),
1:1

Slope %		Planimetric area
4:1 & less		20,678 SQ. FT.
4:1 to 1:1		8,792 SQ. FT.
1:1 to greater		8,037 SQ. FT.
Totals		37,507 SQ. FT.

LEGAL DESCRIPTION

A.P.N. 4468-022-001

BENCH MARK

BM# DY5440 ELEV.=29.455
CS MON IN WELL 250MM(0.8') DN 4M(13') W/O C/L WESTWARD BEACH RD & 76M(249') S ALONG C/L CURVE FROM C/L PACIFIC COAST HWY MKD (DUME POINT K-10A 1650)
NAVD 1988 DATUM

NOTE:

DATE OF SURVEY: AUGUST 19, 2015

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

TOPOGRAPHY AND SLOPES NORTHEASTERLY OF THE PARKING LOT ARE COMPILED FROM AVAILABLE COUNTY GIS MAPPING.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED
USING F.E.M.A. MAP NO. 0637C1514F
EFFECTIVE DATE: SEPTEMBER 26, 2008
NAVD 88 DATUM

PLANNING PROFILE INFORMATION:

THOMAS BROTHERS GRID	D3-627
ASSESSOR PARCEL NO. (APN)	4468-022-001
ZONE	CV-1
ZONE DESIGNATION	COMMERCIAL VISITOR SERVING 1
APPEAL JURISDICTION	YES
FIRM PANEL	0637C1514F
PARCEL/LOT AREA	37,507 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

LEGEND

CATV	CABLE TV
CB	CATCH BASIN
C/O	CLEAN OUT
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	RAILROAD TIE WALL
	TELEPHONE POLE WALL
	CHAIN LINK FENCE
	WOOD FENCE

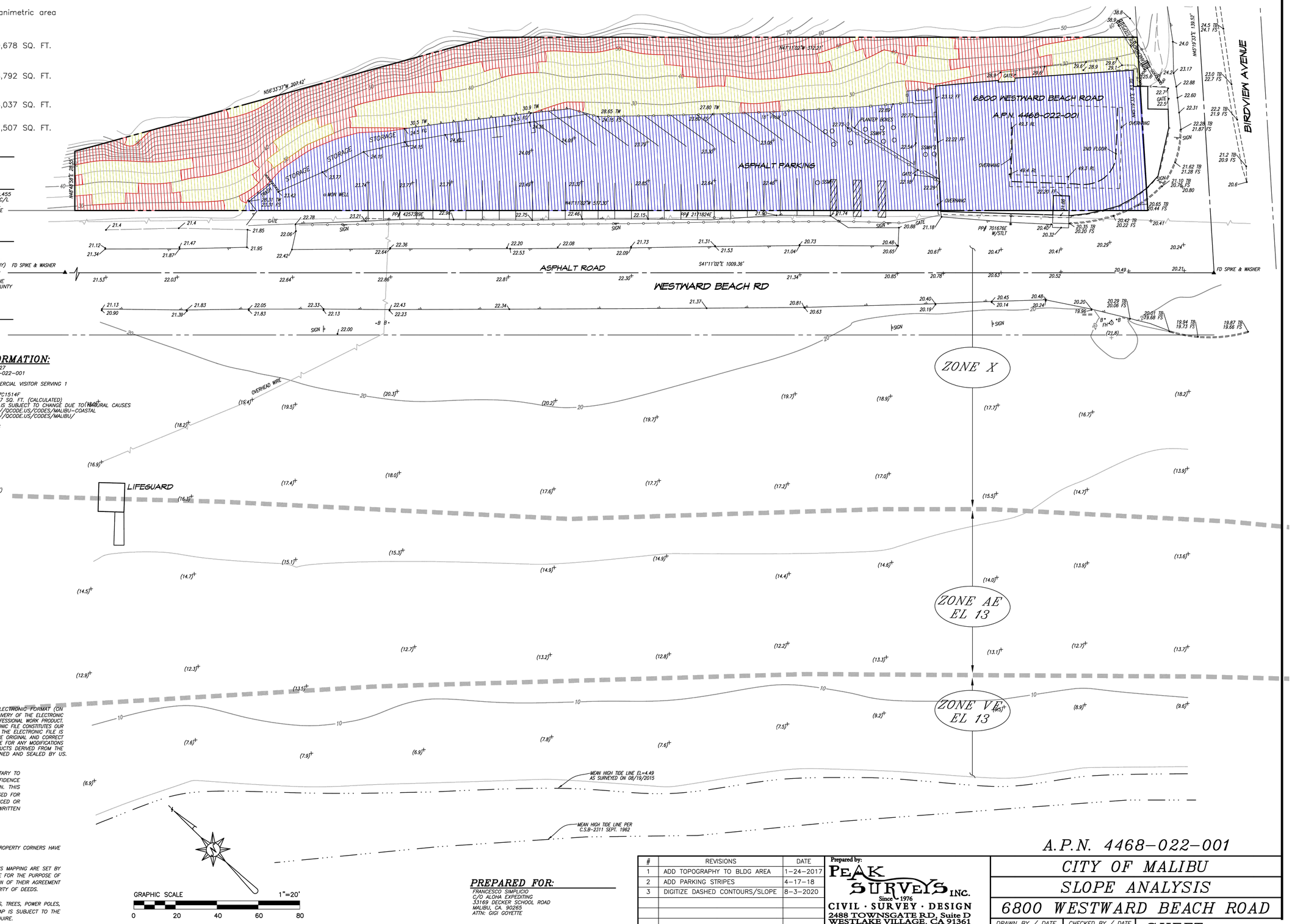
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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.



PREPARED FOR:

FRANCESCO SIMPLICIO
C/O ALOHA EXPEDITING
33169 DECKER SCHOOL ROAD
MALIBU, CA. 90265
ATTN: GIGI GOYETTE

#	REVISIONS	DATE
1	ADD TOPOGRAPHY TO BLDG AREA	1-24-2017
2	ADD PARKING STRIPES	4-17-18
3	DIGITIZE DASHED CONTOURS/SLOPE	8-3-2020

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
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www.peakinc.com

A.P.N. 4468-022-001

CITY OF MALIBU

SLOPE ANALYSIS

6800 WESTWARD BEACH ROAD

DRAWN BY / DATE	CHECKED BY / DATE	SHEET
GG AUGUST 2019		A-1.2

G:\projects\15-5

P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 03\2410 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:13 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

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ATTN: GIGI GOYETTE

LEGAL DESCRIPTION

A.P.N. 4468-022-001

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BM# DY5440 ELEV.=29.455
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NAVD 1988 DATUM

NOTE:

DATE OF SURVEY: AUGUST 19, 2015

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 0637C1514F
EFFECTIVE DATE: SEPTEMBER 26, 2008
NAVD 88 DATUM

PLANNING PROFILE INFORMATION:

THOMAS BROTHERS GRID	03-627
ASSESSOR PARCEL NO. (APN)	4468-022-001
ZONE	CV-1
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MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

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LEGEND

CATV	CABLE TV
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C/O	CLEAN OUT
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EP	EDGE OF PAVEMENT (ASPHALT)
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SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	BOUNDARY LINE
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	RETAINING WALL
	BLOCK WALL
	RAILROAD TIE WALL
	TELEPHONE POLE WALL
	CHAIN LINK FENCE
	WOOD FENCE

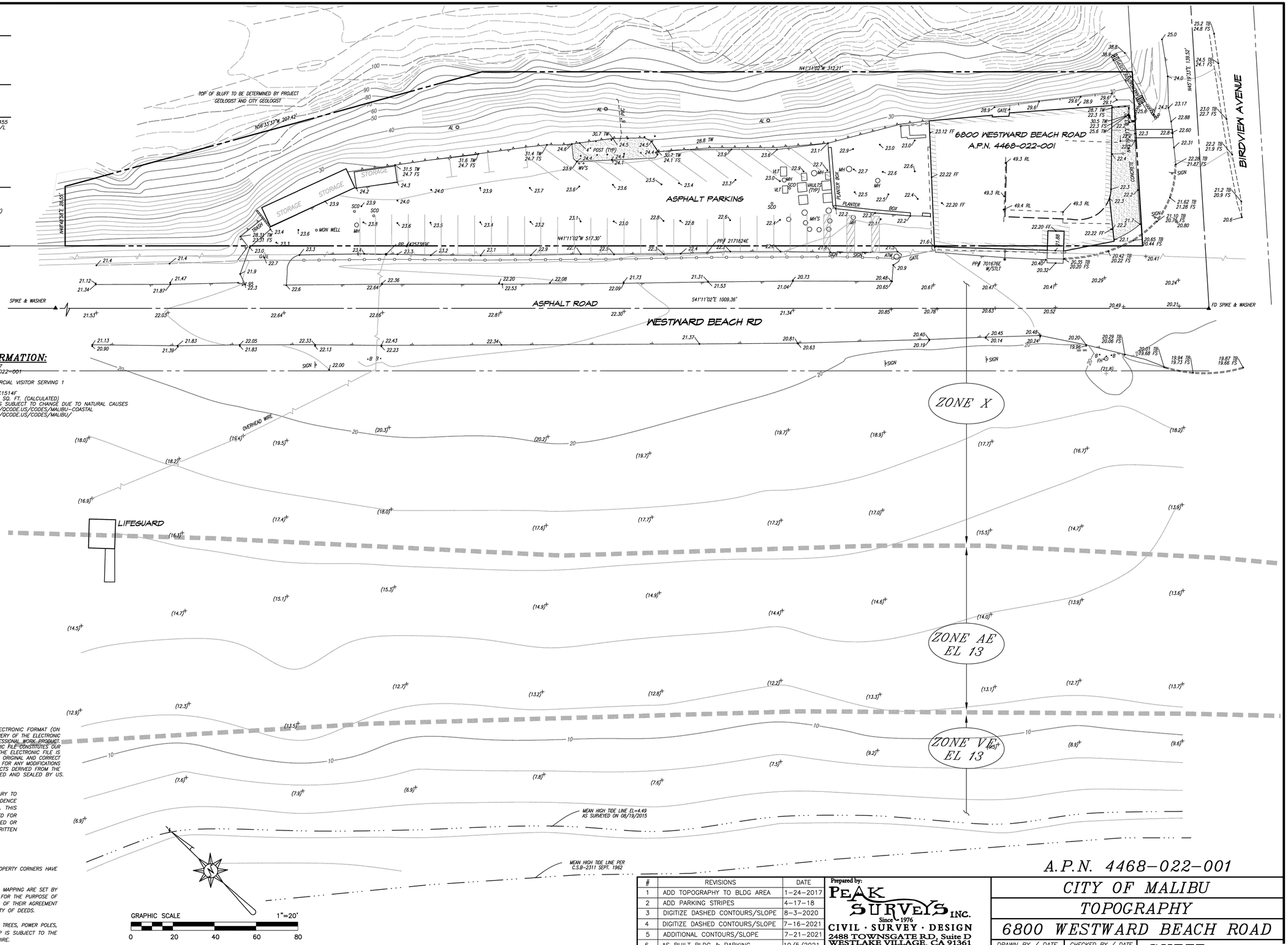
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RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.



#	REVISIONS	DATE
1	ADD TOPOGRAPHY TO BLDG AREA	1-24-2017
2	ADD PARKING STRIPES	4-17-18
3	DIGITIZE DASHED CONTOURS/SLOPE	8-3-2020
4	DIGITIZE DASHED CONTOURS/SLOPE	7-16-2021
5	ADDITIONAL CONTOURS/SLOPE	7-21-2021
6	AS BUILT BLDG & PARKING	10/5/2021

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CITY OF MALIBU

TOPOGRAPHY

6800 WESTWARD BEACH ROAD

DRAWN BY / DATE: CG AUGUST 2015
CHECKED BY / DATE:

SHEET A-1.3

G:\projects\15-58

P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 032410 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:17 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

GENERAL CONSTRUCTION NOTES / CONTRACTOR - OWNER TO READ PRIOR TO ANY ORDERING OF MATERIALS OR ANY WORK BEING PROFORMED

GENERAL REQUIREMENTS

1. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF THE WORK DELINEATED, SPECIFIED , AND REASONABLY IMPLIED IN THE CONTRACT DOCUMENTS, AND NOT LIMITED TO THAT EXPLICITLY INDICATED THEREIN.

2. THE WORK SHALL CONFORM WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION (2019 CBC).

3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER-LINE OF COLUMNS, TO FACE OF CONCRETE OR FACE OF SHEATHING AT EXTERIOR WALLS, AND TO FINISH FACE OF INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE.

4. DO NOT SCALE DRAWINGS.

5. WHERE APPLICABLE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE BEGINNING ANY WORK. ANY WORK UNDERTAKEN WHERE CONFLICTING OR QUESTIONABLE INSTRUCTIONS OR CONDITIONS EXIST SHALL BE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

6. DIMENSIONS, DETAILS, NOTES AND SYMBOLS THAT APPLY TO ONE ITEM APPLY TO ALL ITEMS IN LIKE CONDITIONS UNLESS NOTED OTHERWISE.

7. ITEMS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CONDITIONS.

8. WHEREVER AN ARTICLE, DEVICE, OR EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR NOTES, AS MANY SUCH ITEMS AS ARE REQUIRED TO COMPLETE THE INSTALLATION SHALL BE PROVIDED.

9. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB-SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES, CONFLICTS, OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING ANY WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK ON AND AROUND THE JOB-SITE. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS.

11. ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND WILL DO SO CONTINUOUSLY AND NOT ONLY DURING NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE ARCHITECT.

14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN-BUILD SYSTEMS. HE SHALL ALSO BE RESPONSIBLE FOR THE SYSTEMS' COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

16. ANY MODIFICATIONS TO THE SHELL BUILDING RESULTING FROM DESIGN-BUILD REQUIREMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT ALONG WITH ANY REQUIRED COSTS OR SAVINGS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATION, CODE CONFORMANCE AND COST.

17. THE ARCHITECT'S REVIEW OR APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS INFORMED THE ARCHITECT OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY KIND IN THE SHOP DRAWINGS.

18. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.

19. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR LOCATIONS OF EXISTING UTILITY LINES. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS.

20. THE CONTRACTOR SHALL SUBMIT A SOILS REPORT AND A COMPACTION REPORT TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FOUNDATION INSPECTIONS.

21. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES AND COORDINATE TO AVOID CONFLICT IN THE LOCATIONS OF NEW SITE UTILITIES. THE CONTRACTOR SHALL INCLUDE ALL REQUIRED FEES, METERS AND CONNECTIONS IN HIS BID.

22. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.

23. ON A SET OF REPRODUCIBLE DRAWINGS, FURNISHED BY THE ARCHITECT AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF "AS-BUILT" CONDITIONS OF THE WORK. UPON COMPLETION OF THE WORK, THIS SET SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS IN THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY SUB-CONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT AS WELL AS THE GENERAL CONTRACTOR.

24. THE CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

25. ALL MATERIALS INDICATED ON PLANS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.

26. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY WITH THE TENANT THE LOCATION OF ALL ELECTRICAL AND PLUMBING OUTLETS, AND ANY OTHER FEATURE UNIQUE TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE TENANT OR HIS AGENT(S) ON THE JOB-SITE TO ACCOMPLISH THIS VERIFICATION.

GENERAL REQ. CONT.

27. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, AND RESTORING NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY SURFACES, STRUCTURES OR EQUIPMENT DAMAGED OR AFFECTED BY THE WORK IN THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

28. THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTION FOR THE PHYSICALLY HANDICAPPED PER C.A.C. TITLE 24, DISABLED ACCESS REGULATIONS AS INTERPRETED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING THE ARCHITECT'S JOB SIGN. CONTRACTOR SHALL RETURN THE JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.

PARTITIONS

1. ALL STUDS AT NON-BEARING INTERIOR PARTITIONS SHALL BE 3-5/8" WIDE x 25 GAGE STEEL OR 2 X 4 DF#2 OR BETTER WOOD AT 24" O.C. UNLESS NOTED OTHERWISE.

2. PROVIDE AND INSTALL HEAVIER GAGE STUDS, STIFFENERS, BRACING BACK-UP PLATES, ETC., AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURES AND OTHER EQUIPMENT.

3. REFER TO WALL LEGENDS AND NOTES ON PLANS FOR GYPSUM BOARD THICKNESS AND FIRE RATING, AND FOR INSULATION AS REQUIRED.

4. ALL GYPSUM BOARD USED IN JANITOR'S ROOM AND TOILET ROOMS SHALL BE MOISTURE RESISTANT.

GENERAL CONSTRUCTION

1. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (153.4 MM). (CBC 1210.1)

2. WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET (1219 MM), AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (CBC 1210.2)

3. PER CBC SECTION 1210.3 AND 2509.3, WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:

A. OVER A VAPOR RETARDER.

B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS.

C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES (305 MM) ON CENTER.

4. PROVIDE SHOWER AND LOCKER FACILITIES AS REQUIRED BY CBC SECTION 6307.

5. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (LAPC 411.7)

6. PROVIDE SEPARATION BY A TIGHT FITTING DOOR BETWEEN FOOD PREPARATION AREA(S) (INCLUDING FOOD STORAGE ROOMS) AND TOILET ROOM(S). (6302.4)

7. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.3 SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

8. DETAILS OF THE GUARDRAILS AT THE FLOOR AND ROOF OPENINGS, OCCUPIED ROOFS AND BALCONIES OR PORCHES MORE THAN 30" ABOVE GRADE ARE REQUIRED (CBC 1013.2). GUARDRAILS SHALL BE 42" IN HEIGHT, HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED AT 4" MAXIMUM AND BE DESIGNED PER CBC SECTION 1607.7.1.

9. TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHESIN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. (1202.2.1)

10. INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803.4 AND TABLE 803.5.

11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE CLASS 'C' . CLEARLY INDICATE ON THE PLANS. (TABLE 803.5)

12. CLEARLY INDICATE ON THE PLANS IF THE SKYLIGHTS ARE GLASS OR PLASTIC. SHOW THAT THE REQUIREMENTS OF CHAPTER 24 OR 26 ARE MET.

13. GLASS SKYLIGHTS SHALL COMPLY WITH SECTION 2405. PLASTIC SKYLIGHTS SHALL COMPLY WITH SECTION 2610.

14. SUSPENDED CEILINGS SHALL COMPLY WITH ASTM C 635, C 636 AND ASCE 7-05, AS WELL AS CISCA - GUIDELINES FOR SEISMIC RESTRAINT FOR DIRECT HUNG SUSPENDED CEINING ASSEMBLIES.

15. PROVIDE VENEER DETAILS. SHOW METHOD OF ANCHORAGE, SIZE AND SPACING OF ANCHORS. TYPE OF BACKING TO COMPLY WITH SECTION 1407.

16. NOTE ON THE PLAN " THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."

17. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. (2512.1.2)

GENERAL CONST. CONT.

18. "AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED."

19. IF REQUIRED BY THE LOCAL JURISDICTION, PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

20. A DRESSING ROOM IS REQUIRED FOR A FOOD ESTABLISHMENT WHERE FIVE OR MORE EMPLOYEES ARE ON DUTY ON ANY SHIFT. LOCKERS WILL BE ACCEPTED IN LIEU OF THE DRESSING ROOM REQUIREMENT, WHERE THERE ARE A MAXIMUM OF FOUR EMPLOYEES ON DUTY ON ANY GIVEN SHIFT. LOCKERS SHALL NOT BE LOCATED IN TOILET ROOMS OR FOOD PREPARATION AREA. (CALIFORNIA HEALTH & SAFETY CODE SECTION 114135)

ROOFS AND ATTICS

1. A fire retardant roof covering is required. Provide a complete description on plans. Class A roof covering is required for all buildings located in a Mountain Fire District or Fire Buffer Zone. (1503, 1504, 7207.4)

2. Show roof slope(s), drain(s) and overflow drain(s) or scuppers on the roof plan. Provide a detail of the roof drain and overflow system.

a. Size the roof drains and overflow drains according to the CPC. (1506.4)

b. The roof drain and overflow drain must be independent lines to a yard box. (1506.3)

c. Roof drainage is not permitted to flow over public property. (1506.5)

d. Overflow scuppers shall have a minimum opening height of 4", a minimum area three times that of the roof drain and shall be located not more than 2" above the low point of the roof. (1506.3)

3. An attic access opening (22" x 30" with 30" headroom above the opening) is required into each separate attic space. (1505.1)

4. Provide access to all mechanical equipment located on the roof as required by the CMC. (1513)

5. A stairway to the roof is required in every building four (4) or more stories in height unless the roof has a slope steeper than 4 in 12. (1003.3.3.11)

6. Show that the penthouse satisfy the requirements of Section 1511.

GLAZING REQUIREMENTS

GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4

1. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

2. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICLE EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

3. INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:

A. EXPOSED AREA OF AN INDIVIDUAL PANE IS GRATER THAN 9 SQ. FT., AND:

B. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND:

C. EXPOSED TOP EDGE IS GRATER THAN 36 INCHES ABOVE THE FLOOR, AND:

D. ONE OR MORE WALKING SURFACES ARE WITHIN 36" HORIIIZONTALLY OF THE PLANE OF THE GLAZING.

FIRE PROTECTION

1. PROVIDE FIRE PROTECTION FOR THE BUILDING AS REQUIRED BY THE LOCAL AUTHORITIES.

2. PROVIDE AND INSTALL MATERIALS FOR FIRE PROTECTION OF THE STRUCTURAL ASSEMBLIES OF THE BUILDING AS REQUIRED BY THE BUILDING CODE FOR THE BUILDING CONSTRUCTION TYPE.

3. WHERE REQUIRED BY CODE OR LOCAL AUTHORITIES, CORRIDORS, ELEVATOR LOBBIES, AND ELECTRICAL ROOMS SHALL BE 1-HOUR FIRE-RATED CONSTRUCTION THROUGHOUT.

4. DOORS OPENING INTO 1-HOUR FIRE-RESISTIVE CORRIDORS SHALL BE SELF-CLOSING AND PROTECTED WITH SMOKE-AND DRAFT-CONTROL FIRE ASSEMBLIES HAVING A MINIMUM 20-MINUTE RATING.

5. STAIR ENCLOSURES, WHERE REQUIRED, SHALL BE MINIMUM 1-HOUR FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURE SHALL BE PROTECTED BY SELF-CLOSING 1-HOUR FIRE ASSEMBLIES.

6. PROVIDE AND INSTALL FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS WHERE REQUIRED BY CODE OR LOCAL AUTHORITIES.

7. WHERE NONCOMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE A FIRE-RATED ASSEMBLY, PROVIDE AND INSTALL APPROVED FIRE-RATED SEALANT OF MINERAL WOOL FILLER TO CREATE A DRAFTSTOP AND MAINTAIN THE FIRE-SAFE INTEGRITY OF THE ASSEMBLY.

8. RETURN-AIR PLENUMS BETWEEN FLOOR OR ROOF ASSEMBLIES AND CEILINGS SUSPENDED THEREFROM SHALL MEET THE FOLLOWING REQUIREMENTS:

A. SHALL HAVE NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME-SPREAD RATING MORE THAN 25 OR A SMOKE DEVELOPED RATING MORE THAN 50.

B. ALL WIRING IN PLENUMS SHALL BE IN NONCOMBUSTIBLE CONDUIT.

C. WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE NOT LESS THAN 50 OR MORE THAN 125 DEGREES FAHRENHEIT AND MOISTURE CONTENT CONTROLLED SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.

D. ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINISH SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF 1 LAYER 1/2" TYPE "X" GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. PROVIDE & INSTALL ALL FURRING & BLOCKING AND TAPE JOINTS AS REQUIRED.

FIRE PROTECTION CONT.

E. ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR - CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 & A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD NO. 42-1.

F. FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS WHEN APPROVED BY THE BUILDING DEPARTMENT.

9. PROVIDE DRAFTSTOPS PER CODE AS FOLLOWS:

A. BETWEEN CEILING AND FLOOR ABOVE TO ENCLOSE 1,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 60 FT. BETWEEN DRAFTSTOPS, OR TO ENCLOSE 3,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 100 FT. BETWEEN DRAFTSTOPS IF BUILDING IS SPRINKLERED PER BUILDING CODE.

B. IN ATTICS, MANSARDS, AND OVERHANGS TO ENCLOSE 3,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 60 FT. BETWEEN DRAFTSTOPS, OR TO ENCLOSE 9,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 100 FT. BETWEEN DRAFTSTOPS IF BUILDING IS SPRINKLERED PER BUILDING CODE.

10. INTERIOR WALL AND CEILING FINISHES SHALL BE OF THE FOLLOWING FLAME SPREAD CLASSIFICATION:

CLASS A	TUNNEL TEST	0-25
CLASS B	TUNNEL TEST	26-75
CLASS C	TUNNEL TEST	76-200

MAXIMUM FLAME SPREAD CLASSIFICATION:

	UNSPRINKLERED	SPRINKLERED
EXIT ENCLOSURES & PASSAGEWAYS	CLASS B	CLASS C
CORRIDORS	CLASS B	CLASS C
ROOMS & ENCLOSED SPACES	CLASS C	CLASS C

11. CARPETING PLACED ON WALLS SHALL HAVE A CLASS A FLAME SPREAD RATING.

12. WHERE REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM. SPRINKLER SYSTEMS PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL OF SYSTEM LAYOUT AND HEADS PRIOR TO SUBMITTAL TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED. ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL CHARGE TO THE OWNER. WHERE ENUNCIATOR PANELS, ALARMS, ETC. ARE REQUIRED IN AN EXPOSED LOCATION, CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS & CABINET/COVER PLATE FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

13. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE TYPE AND QUANTITY, AND AT THE LOCATIONS SPECIFIED BY THE FIRE DEPARTMENT INSPECTOR.

14. PROVIDE PORTABLE FIRE EXTINGUISHERS WITH RATINGS OF NOT LESS THAN 2-A WITHIN 75 FT. TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.

15. PROVIDE AND INSTALL WET OR DRY STANDPIPES AS REQUIRED BY CODE AND THE LOCAL FIRE DEPARTMENT.

16. PROVIDE AND INSTALL OUTSIDE GAS SHUT-OFF VALVE AND SIGNS IDENTIFYING MAIN GAS AND ELECTRICAL SHUT-OFFS PER DIRECTION OF THE LOCAL FIRE DEPARTMENT.

17. PROVIDE SMOKE DETECTORS, DUCT DETECTORS AND OTHER SUCH DETECTION DEVICES AS REQUIRED BY CODES AND AUTHORITIES HAVING JURISDICTION.

18. EXIT PATH LIGHTING SHALL BE PROVIDED HAVING A LEVEL OF AT LEAST ONE FOOTCANDLE AT FLOOR LEVEL.

19. FIRE SPRINKLER PLANS MUST BE SIGNED BY RESPONSIBLE ENGINEER AND SUBMITTED TO FIRE AND BUILDING DEPARTMENTS FOR APPROVAL PRIOR TO INSTALLATION.

20. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 IN THE FOLLOWING LOCATIONS:

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.

B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVERED CEILINGS.

D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

MECHANICAL & ELECTRICAL

1. PROVIDE, AFTER LOCATION AND TYPE APPROVAL BY THE ARCHITECT, ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING, AND ELECTRICAL WORK IN ADDITION TO THOSE SHOWN ON THE DRAWINGS.

2. THE CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER, WATER, GAS AND DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTOR'S SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

3. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY SIZE, SHAPE AND LOCATION OF HOUSEKEEPING PADS FOR THEIR EQUIPMENT. ANY FIELD CHANGES SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

4. WHERE RESTROOMS ARE PROVIDED, MECHANICAL VENTILATION SHALL BE PROVIDED TO ENSURE ONE AIR CHANGE EVERY 5 MINUTES.

5. IN WAREHOUSE AREAS, PROVIDE MECHANICAL VENTILATION TO ENSURE 2 AIR CHANGES PER HOUR.

6. SEISMIC BRACING - ALL UTILITY SYSTEMS, WHICH INCLUDE ELECTRICAL AND PLUMBING EQUIPMENT AND ASSOCIATED CONDUIT, DUCTWORK AND PIPING, ARE REQUIRED TO HAVE SEISMIC RESTRAINT ATTACHMENTS DESIGNED TO RESIST THE TOTAL DESIGNED SEISMIC FORCES PRESCRIBED IN SECTION 1632.2. PROVIDE TYPICAL SEISMIC RESTRAINT DETAILS. DOCUMENTATION SUBSTANTIATING COMPLIANCE WITH SECTION 1632 OF THE 1997 UNIFORM BUILDING CODE (2001 CALIFORNIA BUILDING CODE), TO INCLUDE SEISMIC RESTRAINT ASSEMBLY DETAILS, ANCHORAGE TO OVERHEAD STRUCTURE WITH SUPPORTING ENGINEERING STAMPED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER IS REQUIRED AT TIME OF INSPECTION.

ENERGY CONSERVATION

1. AIR LEAKAGE AT EXTERIOR DOORS, WINDOWS AND OPENINGS SHALL BE LIMITED AS FOLLOWS:

A. ALL DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE, AT THE HEAD AND SILL.

B. DOOR JAMBS MOUNTED ON EITHER SIDE OF AN EXTERIOR WALL SHALL LAP THE ADJACENT WALL CONSTRUCTION A MINIMUM OF ONE INCH.

C. DOORS REQUIRING VERTICAL TRACK GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE, SEALED PER NOTE 1.G.

D. DOORS MOUNTED BETWEEN WINDOW MULLIONS SHALL HAVE A CONTINUOUS SEAL OR BAFFLE AT EACH SIDE.

E. MEETING RAILS OF SECTIONAL DOORS AND MEETING STILES OR RAILS OF BI-PARTING DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL, OR BAFFLE.

F. SWINGING AND REVOLVING DOORS SHALL BE WEATHER-STRIPPED AT THE HEAD, SILL, AND JAMB.

G. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES AND BETWEEN WALLS AND FOUNDATIONS, PENETRATIONS OF UTILITY SERVICES THROUGH WALLS AND FLOORS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED, TO LIMIT AIR LEAKAGE.

2. THE "CERTIFICATE OF COMPLIANCE" PRESCRIBED BY STATE LAW SHALL BE SIGNED BY THE OWNER, GENERAL CONTRACTOR, ARCHITECT OR ENGINEER AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT TO CERTIFY THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS IN COMPLIANCE WITH THE REGULATIONS AFFECTING NON-RESIDENTIAL BUILDINGS.

3. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION REGARDING C.A.C. TITLE 24 ENERGY CONSERVATION STANDARDS (T-20-1451 TO T-20-1525).

SECURITY REQUIREMENTS

1. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

2. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1)

3. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2 LONG. (6709.5), (6709.7)

4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. (6709.2)

5. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

6. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)

7. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

8. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 6717.1.

9. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

10. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

11. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)

12. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

13. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

14. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

15. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)

16. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 6717.2.
17. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)

18. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

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STATE OF CALIFORNIA
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THE SUNSET Malibu
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GENERAL CONSTRUCTION NOTES

SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-2

GENERAL CONSTRUCTION NOTES / CONTRACTOR - OWNER TO READ PRIOR TO ANY ORDERING OF MATERIALS OR ANY WORK BEING PROFORMED

STAIRS, EXITS & OCCUPANT LOADS

1. EXIT DOORS

A. ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IN LIEU OF THE ABOVE, IN GROUP B OCCUPANCIES, YOU MAY PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING - "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT.

B. ALL EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THRESHOLD PER BUILDING CODE.

C. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS PER BUILDING CODE.

D. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS PER BUILDING CODE.

E. REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3'-0" W x 6'-8" H WITH NO SINGLE LEAF EXCEEDING 4'-0" IN WIDTH.

2. DOORS AND DOORWAYS. THE FLOOR ADJACENT TO A DOORWAY SHALL BE LEVEL FOR A DISTANCE OF 5 FEET FROM THE DOOR IN THE DIRECTION OF DOOR SWING, EXTENDING NOT LESS THAN 1 FOOT BEYOND EACH SIDE OF THE DOOR.

3. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET (30480 mm) FROM THE NEAREST VISIBLE SIGN.

4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 (lx)) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANACE AND SHALL BE LISTED FOR THE PURPOSE.

5. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

6. WHEN EXIT SIGNS ARE REQUIRED:

A. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE DIRECTION OF EGRESSTRAVEL.

B. EXIT SIGNS SHALL BE READLY VISIBLE FROM ANY DIRECTION OF APPROACH.

7. PROVIDE TWO SOURCES OF POWER FOR THE LAMPS AT EXIT SIGNS. SECTION.

ACCESSIBILITY STANDARDS

1. WHERE REFERRING TO INTERIOR IMPROVEMENTS, THESE ACCESSIBILITY NOTES ARE APPLICABLE ONLY TO FLOORS ACCESSIBLE DIRECTLY FROM GRADE, VIA PEDESTRIAN RAMP OR VIA ELEVATOR, UNLESS NOTED OTHERWISE.

2. PEDESTRIAN RAMPS EXCEEDING A 1:20 SLOPE SHALL COMPLY WITH THE FOLLOWING:

A. PROVIDE SLIP-RESISTANT SURFACE.

B. MINIMUM WIDTH 48". SEE PLANS FOR ACTUAL DIMENSIONS.

C. MAXIMUM ALLOWABLE SLOPE: 1:12, MAXIMUM CROSS SLOPE: 1:48. SEE PLANS FOR ACTUAL SLOPES.

D. PROVIDE HANDRAILS AT BOTH SIDES CENTERED 34" ABOVE FINISHED SURFACE FOR SLOPES EXCEEDING 1:15.

E. PROVIDE WARNING CURBS 6" HIGH WHERE DROP-OFF AT SIDE OF RAMP EXCEEDS 4".

F. RAMPS LONGER THAN 10 FT. SHALL HAVE A 2" HIGH WHEEL-GUIDE CURB AT SIDES EXCEPT WHERE A WALL OR FENCE ABUTS THE RAMP.

G. LANDINGS:

1. MAXIMUM CHANGE IN ELEVATION BETWEEN LANDINGS IS 30".

2. TOP: 60" SQUARE OR (42" + DOOR WIDTH) SQUARE WHERE DOOR ENCROACHES.

3. INTERMEDIATE: 60" LONG AT STRAIGHT RAMP, 72" LONG AT CHANGE IN DIRECTION OVER 30 DEGREES. SAME WIDTH AS RAMP.

4. BOTTOM: 72" LONG, SAME WIDTH AS RAMP.

3. STAIRS AND HANDRAILS SHALL COMPLY WITH THE FOLLOWING, IN ADDITION TO BUILDING CODE REQUIREMENTS:

A. TREADS: ALL TREAD SURFACES SHALL BE SLIP-RESISTANT, AND SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT LOWER FRONT EDGE OF THE NOSING.

B. NOSING: NOSING SHALL NOT PROJECT MORE THAN 1-1/2 INCH PAST THE FACE OF THE RISER BELOW.

C. RISERS: RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 1/4 INCH.

D. HANDRAILS: EXTEND 12" BEYOND TOP NOSING, 12" PLUS ONE TREAD WIDTH BEYOND BOTTOM NOSING AT EACH FLIGHT. RETURN EXTENSION AT FACE OF INTERSECTING WALL WHERE IT WOULD BE HAZARDOUS IF STRAIGHT.

E. PROVIDE A 2" WIDE STRIP OF EQUALLY SLIP-RESISTANT MATERIAL IN CONTRASTING COLOR AT 1" FROM EDGE OF THE LOWEST TREAD AND AT THE UPPER APPROACH TO EACH STAIR. MARK EDGES OF ALL TREADS AT EXTERIOR STAIRS WITH PAINT.

4. DOORS AND HARDWARE:

A. EVERY DOOR OPENING SHALL BE MINIMUM 32" WIDE AND 80" HIGH WHEN THE DOOR IS AT A RIGHT ANGLE TO ITS CLOSED POSITION. EXCEPTION: TOILET PARTITION DOORS.

B. BOTTOM 10" OF DOOR SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEELCHAIR FOOTREST.

C. CENTER OF HARDWARE TO BE 30 TO 44 INCHES ABOVE FLOOR. LATCHING AND LOCKING DOORS TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER OR PUSH-PULL TYPE HARDWARE.

D. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS WITH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHERE A FIRE-RATED DOOR WITH CLOSER IS REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED, BUT SHALL NOT EXCEED 15 POUNDS.

E. PROVIDE DOOR SYMBOLS ON DOORS LEADING TO SANITARY FACILITIES AS FOLLOWS: MEN'S: 1/4" THICK EQUILATERAL TRIANGLE WITH 12" SIDES, VERTEX UP. WOMEN'S: 1/4" THICK, 12" DIAMETER CIRCLE. CENTER SYMBOLS ON DOORS AT 60" ABOVE FLOOR, AND FINISH IN COLOR CONTRASTING WITH THE DOOR.

ACCESSIBILITY STAND. CONT.

F. THRESHOLDS SHALL BE MAXIMUM 1/2" HIGH WITH 45 DEGREE BEVELED EDGE.

G. PROVIDE CLEAR AND UNOBSTRUCTED FLOOR SPACE ON SWING-SIDE OF DOORS 60" SQUARE EXTENDING 18" AND 24" IN WIDTH BEYOND THE STRIKE SIDE OF THE DOOR OPENING FOR INTERIOR AND EXTERIOR DOORS RESPECTIVELY. PROVIDE CLEAR AND UNOBSTRUCTED SPACE ON THE OPPOSITE SIDE OF THE DOOR 48" SQUARE, CENTERED ON THE DOOR.

H. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70-DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.

5. DRINKING FOUNTAINS ARE TO BE LOCATED IN ALCOVES OR POSITIONED SO AS NOT TO PROJECT INTO A CORRIDOR AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A. ALCOVE TO BE MINIMUM 32" WIDE x 18" DEEP WITH DRINKING FOUNTAIN MOUNTED TO PROVIDE A 27" HIGH KNEE CLEARANCE UNDERNEATH.

B. DRINKING FOUNTAIN TO BE FRONT-APPROACH DESIGN WITH HAND OPERATED LEVER WITHIN 6" OF FRONT OF FOUNTAIN OR A PUSH-BAR AT FRONT. BUBBLER OUTLET TO BE WITHIN 6" OF THE FRONT OF THE FOUNTAIN AND 33" ABOVE THE FLOOR WITH WATER STREAM PARALLEL TO THE FRONT OF THE FOUNTAIN.

6. WATER CLOSETS AND COMPARTMENTS FOR THE HANDICAPPED.

A. WATER CLOSET SEAT HEIGHT TO BE 17" MINIMUM, 19" MAXIMUM. FLUSH CONTROLS TO BE OPERABLE BY AN OSCILLATING HANDLE WITH A MAXIMUM FORCE OF 3 POUNDS OR BY A REMOTE CONTROL BUTTON.

B. LOCATE CENTERLINE OF WATER CLOSET 18" CLEAR MINIMUM FROM THE WALL OR PARTITION AT ONE SIDE, AND THE SEAT EDGE 32" CLEAR MINIMUM FROM THE OTHER SIDE (OR 28" FROM A FIXTURE WHERE OCCURS), AND 48" CLEAR MINIMUM FROM THE FRONT WALL (OR 60" WHERE COMPARTMENT DOOR IS LOCATED AT SIDE OF COMPARTMENT).

C. PROVIDE TWO 1-1/2" OUTSIDE DIAMETER GRAB BARS - ONE 42" LONG BAR MOUNTED AT NEAR SIDE WALL, EXTENDING 24" BEYOND FRONT OF WATER CLOSET AND ONE 36" LONG CENTERED ON WATER CLOSET AT REAR WALL. INSTALL BARS 33" ABOVE FLOOR AT 1-1/2" CLEAR FROM WALL, TO SUPPORT A 250 POUND LOAD IN ALL DIRECTIONS.

D. LOCATE TISSUE DISPENSER ON NEAR SIDE WALL 12" IN FRONT OF TOILET SEAT AT MINIMUM 24" ABOVE FLOOR AND 3" MINIMUM BELOW GRAB BAR.

7. LAVATORIES.

A. PROVIDE A 27" HIGH x 30" WIDE KNEE SPACE UNDER LAVATORY APRON. BOWL AND PIPES MAY PROJECT INTO THIS SPACE.

B. PROVIDE A CLEAR FLOOR SPACE 30" WIDE AND 48" LONG IN FRONT OF THE LAVATORY. THE CLEAR SPACE MAY INCLUDE THE TOE AND KNEE SPACE UNDER THE LAVATORY.

C. UNDER LAVATORIES, NO SHARP OR ABRASIVE SURFACES ARE ALLOWED, AND HOT WATER AND DRAIN PIPES ARE TO BE COVERED OR INSULATED.

D. FAUCET CONTROLS AND OPERATING MECHANISMS ARE TO BE OPERABLE WITH ONE HAND WITHOUT REQUIRING GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL NOT EXCEED 5 POUNDS.

8. TOILET ROOM ACCESSORIES: SEE PLANS

A. DISPENSERS AND DISPOSAL FIXTURES SHALL HAVE OPERABLE PARTS AND OPENINGS LOCATED MAXIMUM 40" AND MINIMUM 24" ABOVE FINISH FLOOR.

B. BOTTOM EDGE OF MIRRORS SHALL BE NO MORE THAN 40" ABOVE FINISH FLOOR. 9. ELECTRICAL REQUIREMENTS.

A. CENTER OF 15-, 20-, AND 30- AMPERE RECEPTACLES SHALL BE NOT LESS THAN 15" ABOVE FINISH FLOOR.

B. CENTER OF SWITCHES AND HVAC CONTROLS SHALL BE BETWEEN 3 AND 4 FEET ABOVE FINISH FLOOR.

10. HANDICAPPED DESIGNATED PARKING SHALL BE PROVIDED AS SHOWN ON SITE PLAN AND DETAILS.

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LICENSED PROFESSIONAL ENGINEER
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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

GENERAL CONSTRUCTION NOTES

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

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P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 03\2410 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:21 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

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DOOR SCHEDULE ①

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
①	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
②	EXITSING	EXISTING	EXISTING	N/A	DEMOLISH

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING TO REMAIN

WINDOW SCHEDULE Ⓐ

SYM.	SIZE	FRAME	REMARKS
Ⓐ	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD
Ⓑ	EXISTING	EXISTING S.F. / BLDG. STANDARD	DEMOLISH

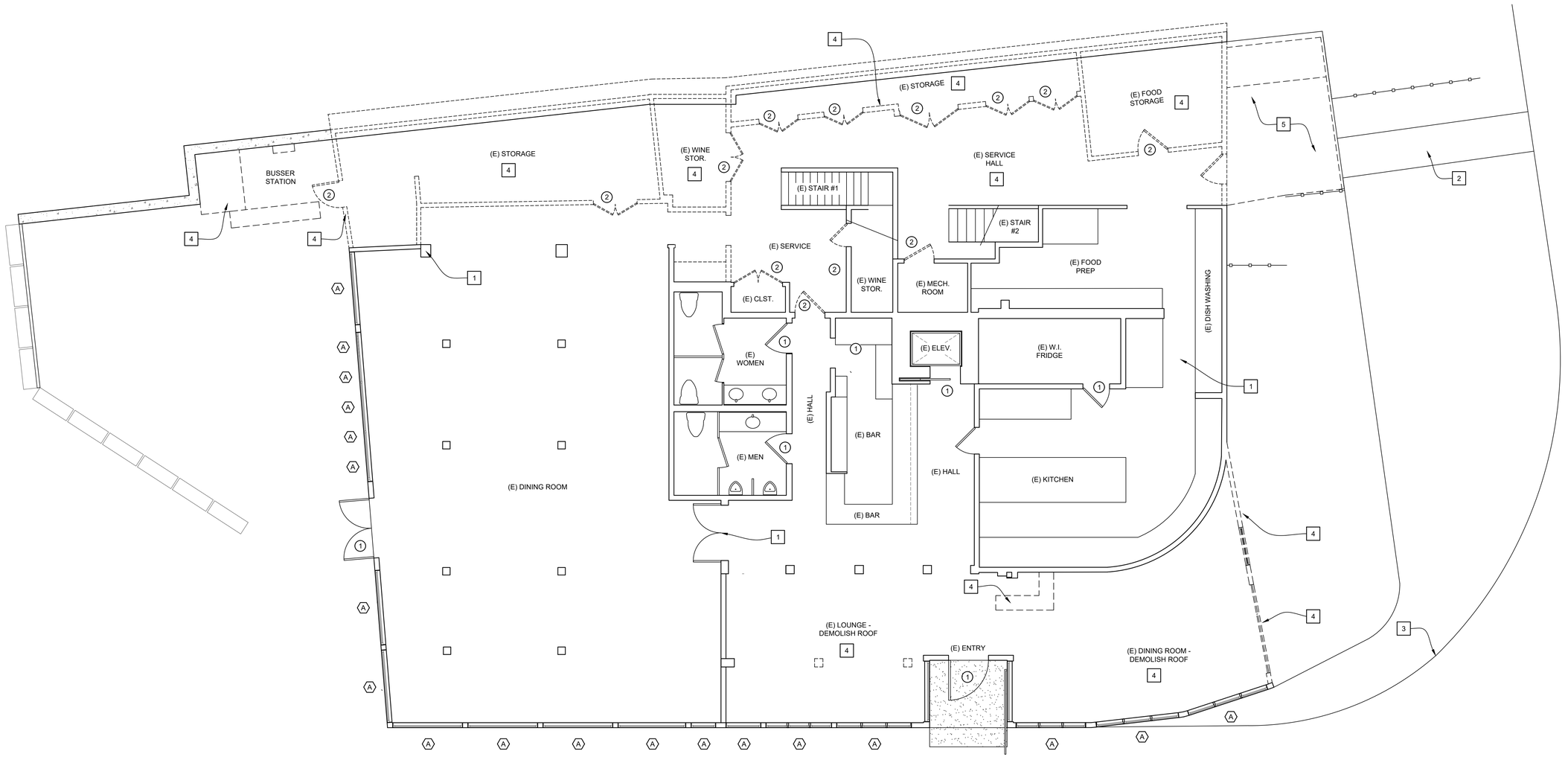
WALL LEGEND :

EXISTING WALLS TO BE DEMOLISHED

EXISTING 2X WALLS TO REMAIN

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING WOOD PLANK WALK TO REMAIN
3. EXISTING CURB LINE TO REMAIN
4. EXISTING TO BE DEMOLISHED
5. EXISTING LOCKER / STORAGE AREA TO BE DEMOLISHED



EXISTING / DEMOLITION FIRST FLOOR PLAN

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

NORTH

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LICENSED PROFESSIONAL ENGINEER — THANG VAN NGUYEN — EXP 09/30/27 — CIVIL — STATE OF CALIFORNIA

"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

EXISTING / DEMO. FIRST FLOOR PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-3

DOOR SCHEDULE ①

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
①	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
②	EXISTING	EXISTING	EXISTING	N/A	DEMOLISH

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING TO REMAIN

WINDOW SCHEDULE Ⓐ

SYM.	SIZE	FRAME	REMARKS
Ⓐ	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD

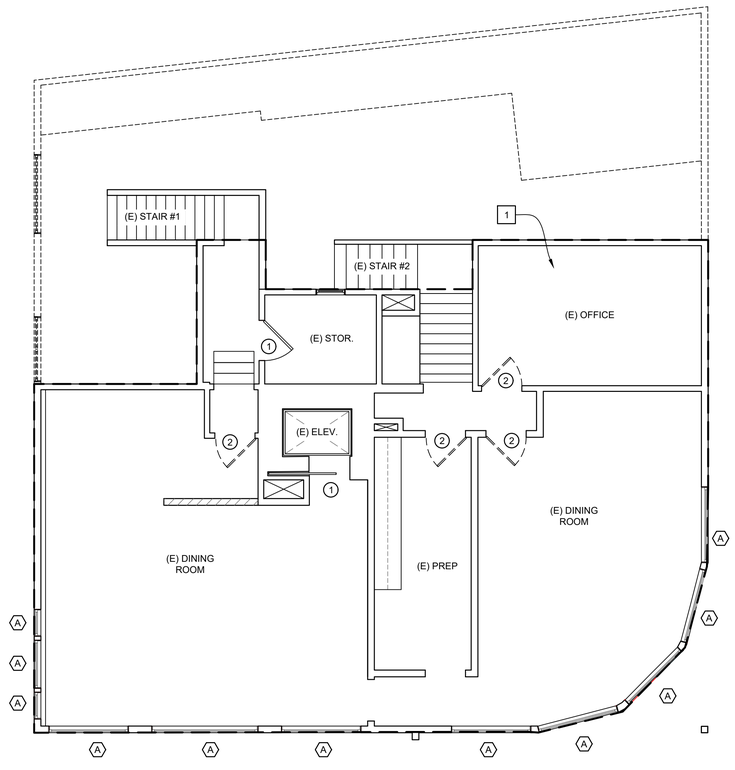
WALL LEGEND :

EXISTING WALLS TO BE DEMOLISHED

EXISTING 2X WALLS TO REMAIN

KEY NOTES :

1 EXISTING CONSTRUCTION TO REMAIN



EXISTING / DEMOLITION SECOND FLOOR PLAN

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

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EXIST. / DEMO. SECOND FLOOR PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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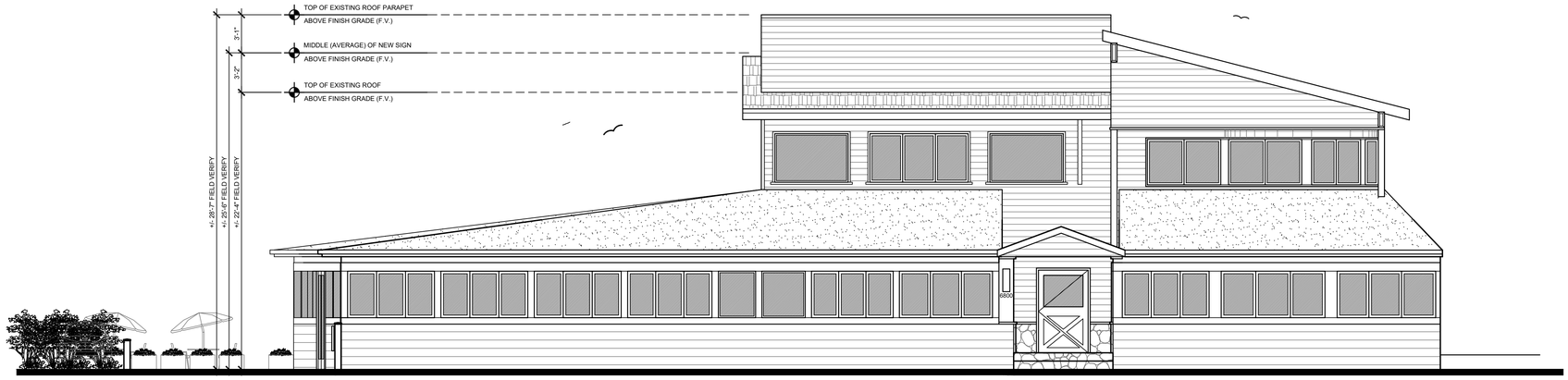
A-4

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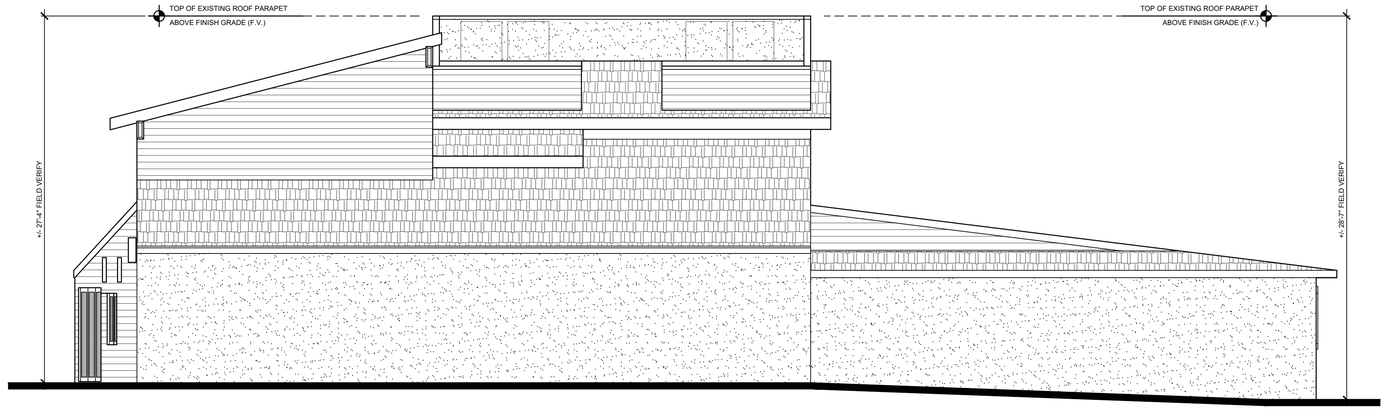
KEY NOTES :

SHOWN FOR REFERNCE ONLY



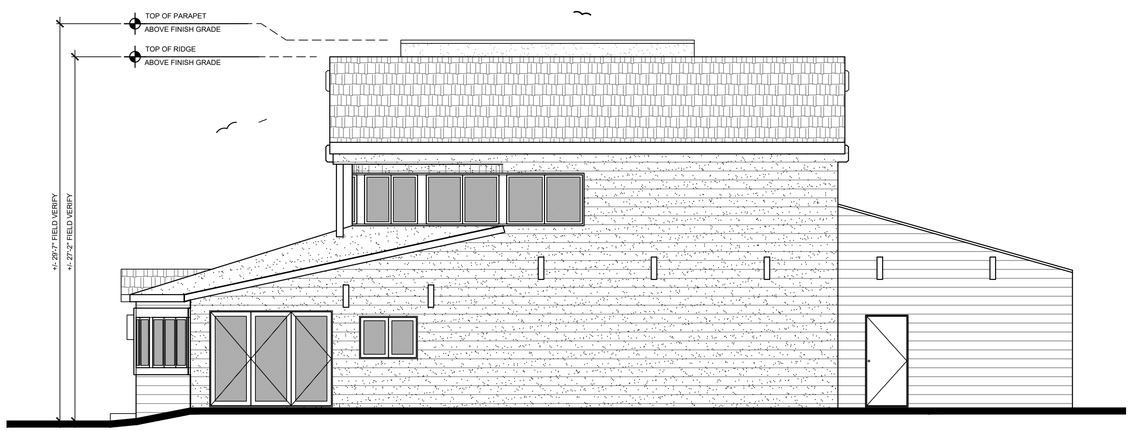
EXISTING SOUTH (FRONT) ELEVATION

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



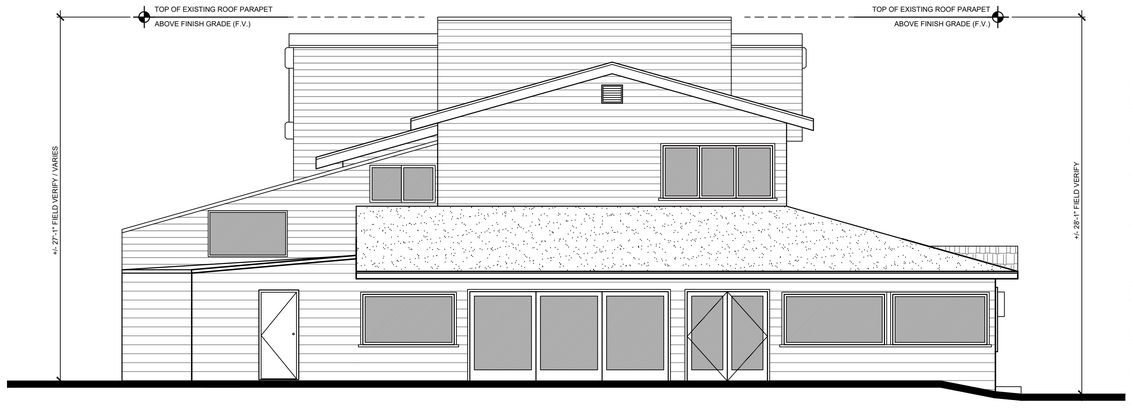
EXISTING NORTH (REAR) ELEVATION

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



EXISTING EAST (RIGHT SIDE) ELEVATION

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



EXISTING WEST (LEFT SIDE) ELEVATION

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

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EXISTING BUILDING ELEVATIONS

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
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DOOR SCHEDULE ①

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
1	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
2	2'-4" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
3	2'-6" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
4	3'-0" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
5	3'-0" X 6'-8"	S.C. WOOD	WOOD	2	MATCH (E) BUILDING STANDARD - PER OWNER
6	4'-10" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER
7	6'-0" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER
8	3'-0" X 6'-8"	GLASS	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
9	5'-10" X 6'-8"	GLASS	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING
2	PASSAGE / LOCKSET	PER OWNER - MATCH BUILDING STANDARD
3	LOCKSET	PER OWNER - MATCH BUILDING STANDARD

WINDOW SCHEDULE Ⓐ

SYM.	SIZE	FRAME	REMARKS
Ⓐ	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD
Ⓑ	3'-11" X 6'-8"	NEW FIXED GLASS W/ MTL FRAME	NEW STORE FRONT / BUILDING STANDARD

WALL LEGEND :

- EXISTING WALLS TO REMAIN
- EXISTING 2X HALF HIGH WALL TO REMAIN
- NEW 2X WALL CONSTRUCTION PER STRUCTURAL

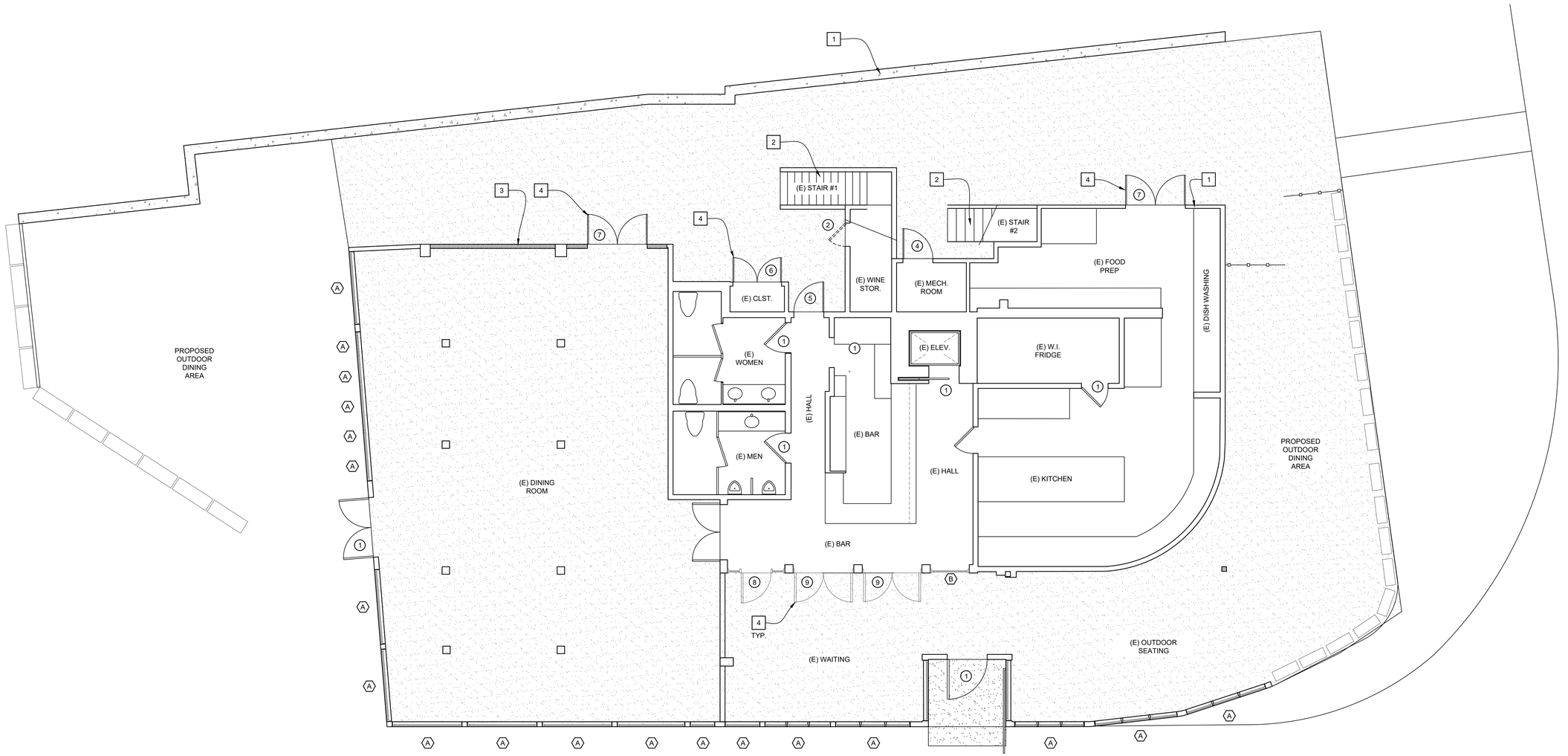
TOTAL EXISTING:	= 7,149 S.F.
TOTAL REMAINING BUILDING AREA:	= 5,732 S.F.
TOTAL DEMOLISHED:	= 1,417 S.F.

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING STAIRS TO REMAIN - PATCH AND REPAIR
3. NEW 2X WOOD STUD CONSTRUCTION PER WALL SCHEDULE, STRUCTURAL PLANS AND DETAILS. PROVIDE INSULATION IN THE WALLS AND CEILINGS PER THE R-VALUE IN THE TITLE 24 CALCULATION SHEETS
4. NEW DOORS AS SHOWN - SEE DOOR SCHEDULE

UPPER LANDING / STAIR NOTES:

1. WHERE BALCONY / DECK IS EXPOSED TO WATER AND THE STRUCTURAL FRAMING IS PROTECTED BY A MOISTURE BARRIER, ALL ELEMENTS SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED (110.3.8.1)
2. WHERE WOOD STRUCTURAL MEMBERS SUPPORT A MOISTURE PERMEABLE DECK / BALCONY AND ARE PROTECTED BY A MOISTURE BARRIER SYSTEM, THE STRUCTURE SHALL PROVIDE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE PERMEABLE FLOOR TOPPING (2304.12.2.5)
3. ENCLOSED FRAMING IN EXTERIOR BALCONIES / DECKS THAT ARE EXPOSED TO WATER SHALL BE PROVIDED WITH VENTILATION AT LEAST 1 / 150 OF THE AREA OF EACH SEPERATE SPACE (2304.12.2.6)



NEW FIRST FLOOR PLAN

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

NORTH

REVISIONS:	DATE:
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THE SUNSET Malibu

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NEW FIRST FLOOR PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
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DOOR SCHEDULE (1)

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
1	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
2	2'-4" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
3	2'-6" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
4	3'-0" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
5	3'-0" X 6'-8"	S.C. WOOD	WOOD	2	MATCH (E) BUILDING STANDARD - PER OWNER
6	4'-10" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER
7	6'-0" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING
2	PASSAGE / LOCKSET	PER OWNER - MATCH BUILDING STANDARD
3	LOCKSET	PER OWNER - MATCH BUILDING STANDARD

WINDOW SCHEDULE (A)

SYM.	SIZE	FRAME	REMARKS
A	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD

WALL LEGEND :

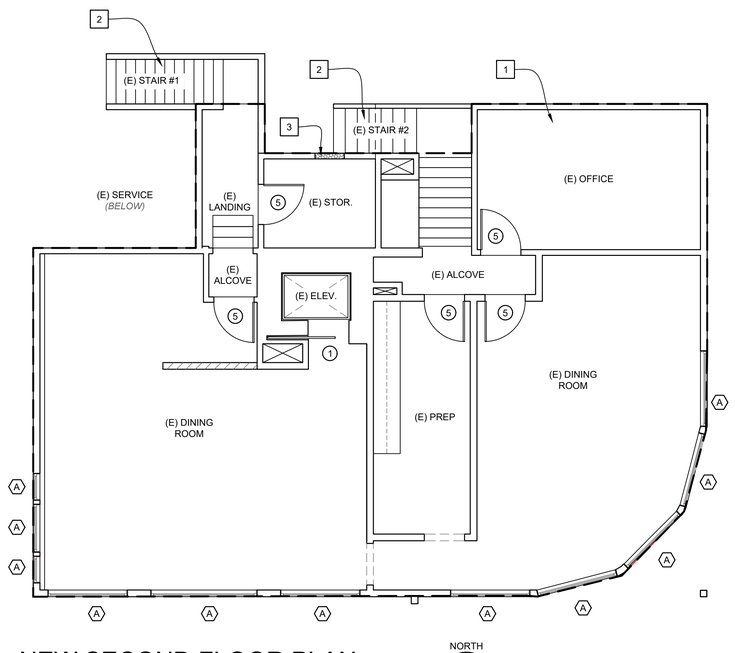
- EXISTING WALLS TO REMAIN
- EXISTING 2X HALF HIGH WALL TO REMAIN
- NEW 2X WALL CONSTRUCTION PER STRUCTURAL

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING STAIRS TO REMAIN - PATCH AND REPAIR
3. 2X WOOD STUD CONSTRUCTION PER WALL SCHEDULE, STRUCTURAL PLANS AND DETAILS. PROVIDE INSULATION IN THE WALLS AND CEILINGS PER THE R-VALUE IN THE TITLE 24 CALCULATION SHEETS

UPPER LANDING / STAIR NOTES:

1. WHERE BALCONY / DECK IS EXPOSED TO WATER AND THE STRUCTURAL FRAMING IS PROTECTED BY A MOISTURE BARRIER, ALL ELEMENTS SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED (110.3.8.1)
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3. ENCLOSED FRAMING IN EXTERIOR BALCONIES / DECKS THAT ARE EXPOSED TO WATER SHALL BE PROVIDED WITH VENTILATION AT LEAST 1 / 150 OF THE AREA OF EACH SEPERATE SPACE (2304.12.2.6)



NEW SECOND FLOOR PLAN

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

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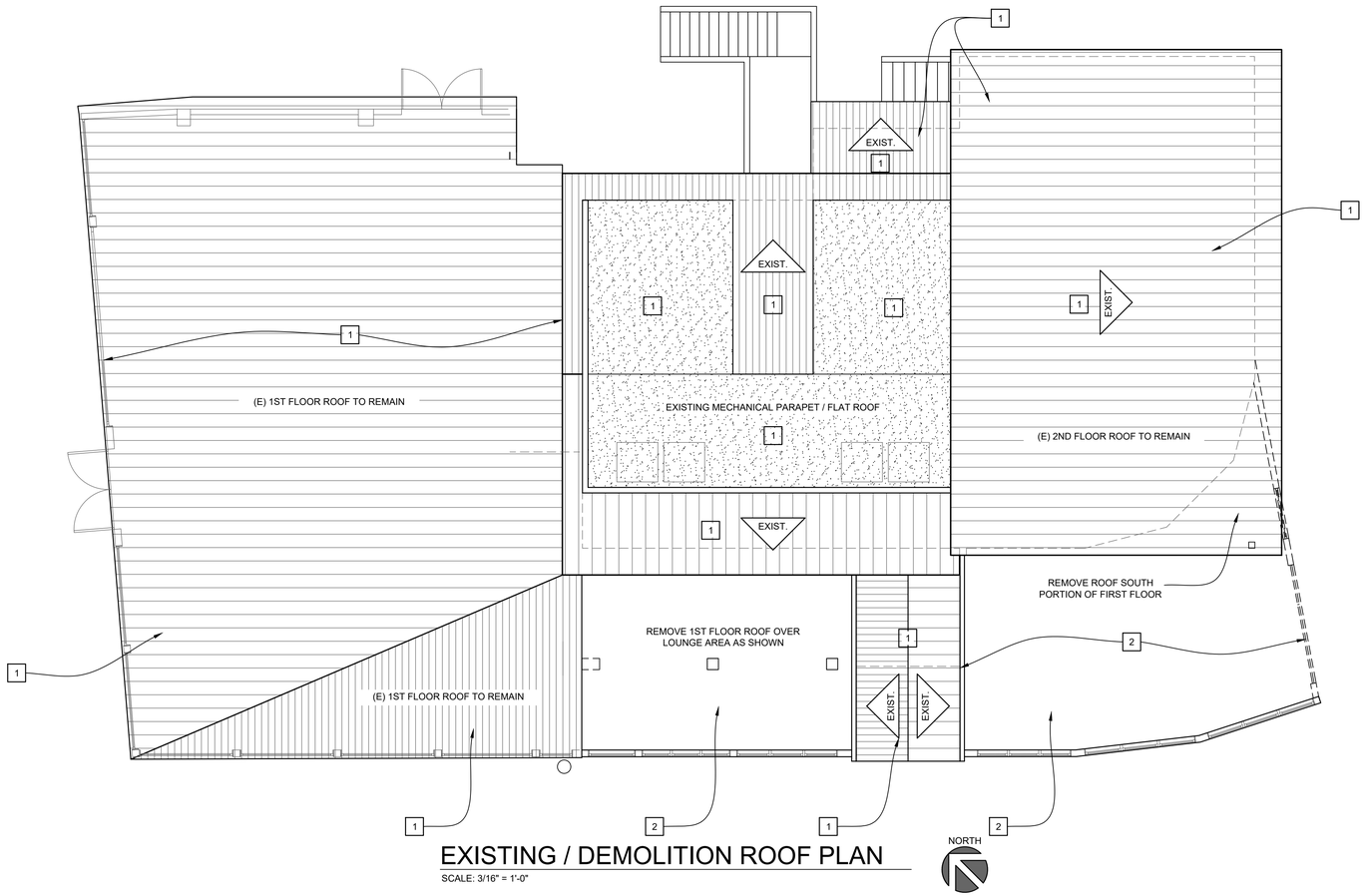
ROOF PLAN NOTES:

1. A FIRE RETARDANT CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE OVER # 15 FELT OVER 1/2" CDX 16X24 PANEL PLYWOOD.
2. ALL VENT DORMERS TO HAVE 1/4" SQ. CORROSION RESISTANT BIRD MESH.
3. SEE STRUCTURAL PLANS FOR ROOF FRAMING PLAN AND DETAILS.
4. GUTTERS TO TIE INTO 3" DOWNSPOUT AND DRAIN W/ SLOPE TO STREET.
5. ATTIC R FOUNDATION VENTILATION OPENINGS OR LOUVERS SHALL NOT BE LOCATED AT OR IMMEDIATELY BELOW EAVES OR RAKES, SOFFITS OR BALCONIES OR SIMILAR EXTERIOR OVERHANGS WHICH MAY BE DIRECTLY EXPOSED TO A FIRE IN ADJACENT HAZARDOUS GRASS OR BRUSH AREAS.
6. OWNER / CONTRACTOR TO VERIFY SIZE OF SKYLIGHT W/ TRUSS PLAN PRIOR TO PURCHASE OR ANY WORK.
7. SUPPLY ROOF VENTS PER THE CURRENT UBC CODE

KEY NOTES :

1 EXISTING CONSTRUCTION TO REMAIN

2 EXISTING ROOF TO BE DEMOLISHED



EXISTING / DEMOLITION ROOF PLAN

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

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6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

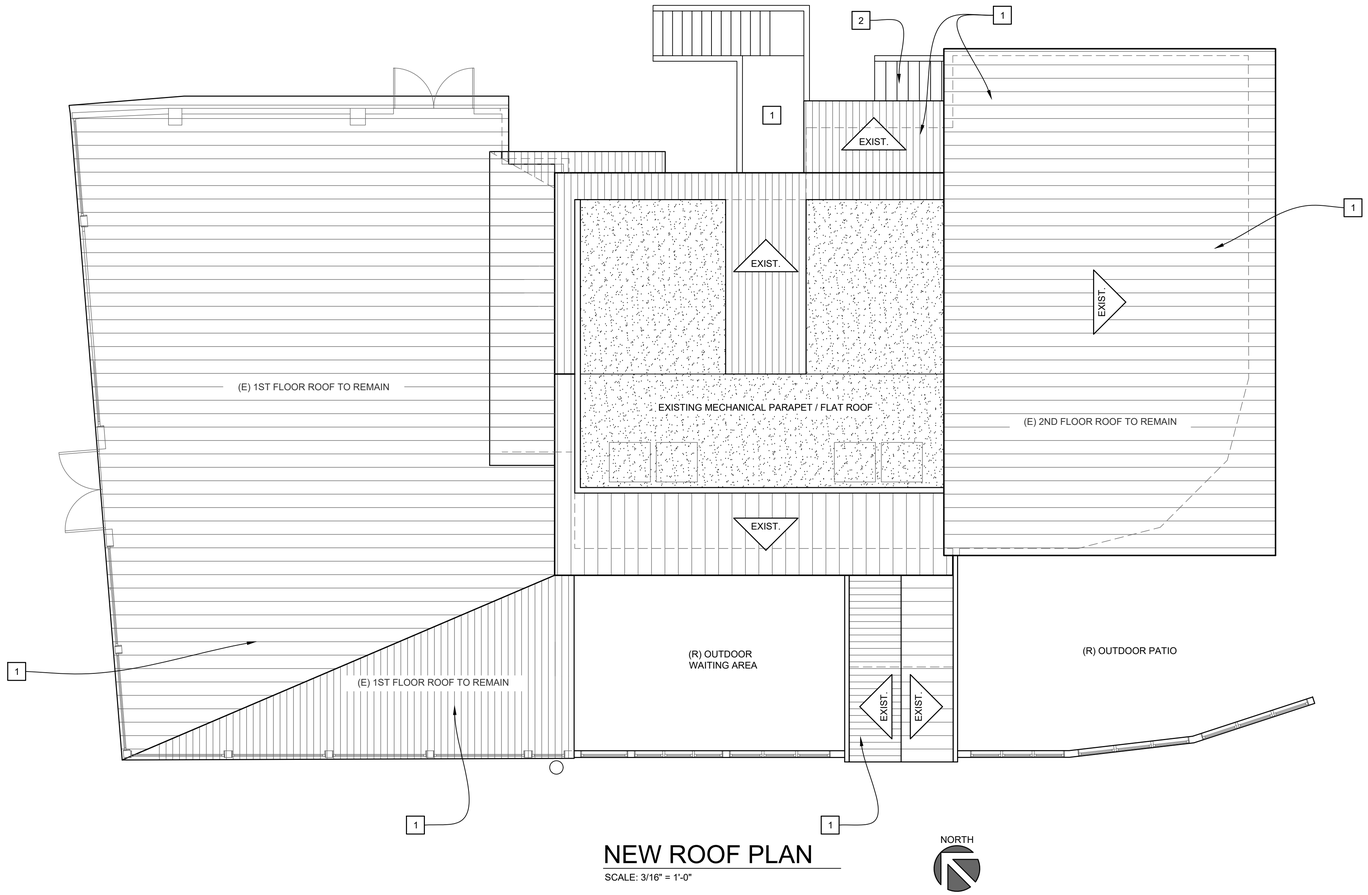
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KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING WALLS TO BE RE-BUILT TO CODE FOR STAIRS



NEW ROOF PLAN

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

NORTH

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LICENSED PROFESSIONAL ENGINEER
THANG VAN NGUYEN
EXP. 09/30/27
CIVIL
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"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

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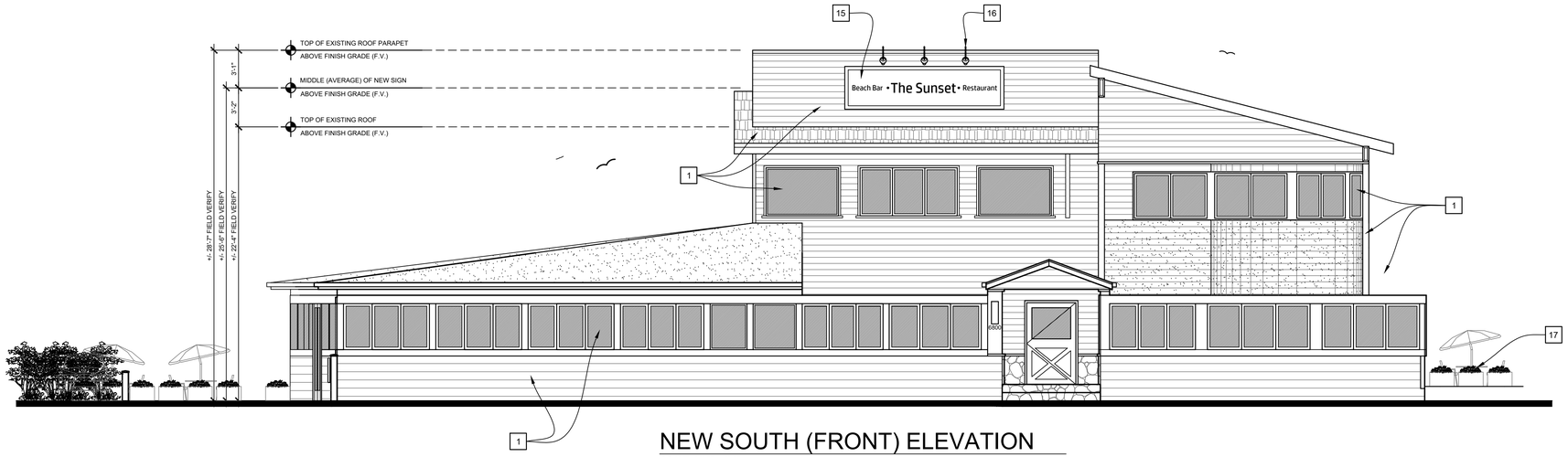
NEW ROOF PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

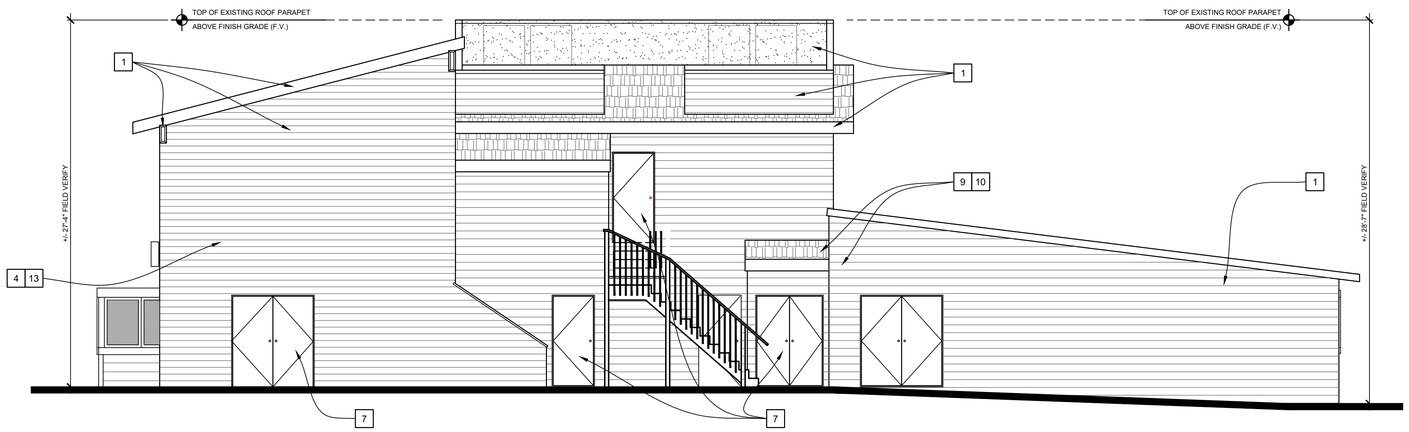
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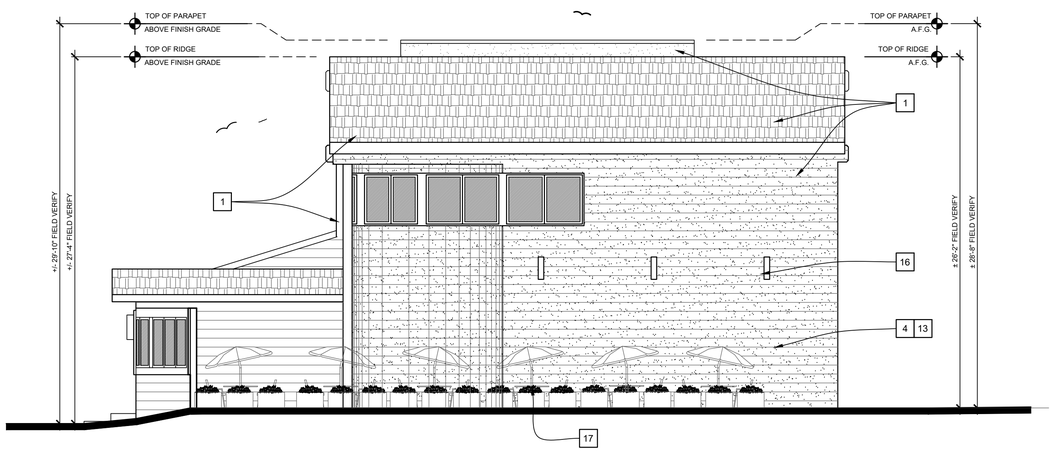
NEW SOUTH (FRONT) ELEVATION

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



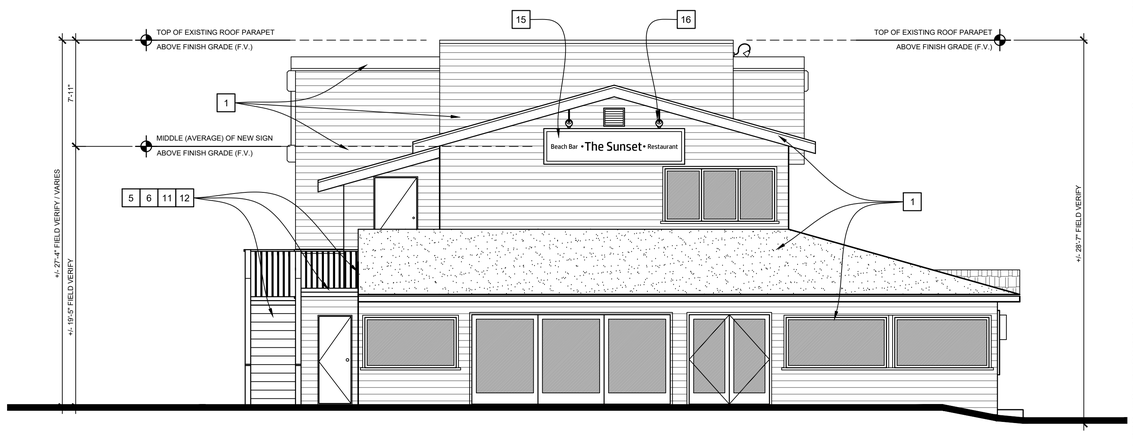
NEW NORTH (REAR) ELEVATION

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



NEW EAST (RIGHT SIDE) ELEVATION

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



NEW WEST (LEFT SIDE) ELEVATION

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

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING STAIRS TO REMAIN - PATCH AND REPAIR - SEE NOTES 5 & 6
3. EXISTING WALLS TO BE RE-BUILT TO CODE FOR STAIRS
4. 2X WOOD STUD CONSTRUCTION PER WALL SCHEDULE, STRUCTURAL PLANS AND DETAILS. PROVIDE INSULATION IN THE WALLS AND CEILINGS PER THE R-VALUE IN THE TITLE 24 CALCULATION SHEETS
5. THE ENCLOSED FRAMING FOR THE LANDINGS / STAIRS SHALL BE VENTED @ 1"SQ.IN. FOR EVERY 150" OF DECKING. VENTS THAT ARE EXPOSED TO THE EXTERIOR SHALL BE RATED FOR VERY HIGH FIRE ZONE.
6. EXTERIOR WEATHER- PROOFING BY MIRACOTE MIRAFLEX PRODUCTS INC. ICC-ES ESR-1714 INSTALL PER PRODUCT SPECIFICATIONS
7. NEW DOORS AS SHOWN - SEE DOOR SCHEDULE
8. EXISTING WALLS TO BE RE-BUILT TO HALF WALLS FOR STAIRS
9. PATCH AND REPAIR ROOF / TO BE CLASS "A" TYPE COMPOSITION OVER # 15 FELT OVER 1/2" CDX PLYWOOD ASPHALT TILE BY "CERTAINTEED CORPORATION" (ICC-ES ESR-1389) **(NEW ROOF TO MATCH EXISTING HOUSE)**
10. PATCH & REPAIR OR NEW 2X FASCIA W/ 4" GUTTER TO TIE INTO 3" DOWNSPOUT AND DRAIN W/ SLOPE TO STREET
11. THE ENCLOSED FRAMING FOR THE LANDINGS / STAIRS SHALL BE VENTED @ 1"SQ.IN. FOR EVERY 150" OF DECKING. VENTS THAT ARE EXPOSED TO THE EXTERIOR SHALL BE RATED FOR VERY HIGH FIRE ZONE.
12. EXTERIOR WEATHER- PROOFING BY MIRACOTE MIRAFLEX PRODUCTS INC. ICC-ES ESR-1714 INSTALL PER PRODUCT SPECIFICATIONS
13. 5.5" (6" EXPOSURE) HARDIE PLANK LAP SIDING "CEDARMILL" (ICC-ES NER-405) - ONE (1) HOUR FIRE RATING INSTALL PER MANUFACTURER - COLOR PER ACCENT NOTES
14. 10.75" (8" EXPOSURE) HARDIE PLANK LAP SIDING "CEDARMILL" (ICC-ES NER-405) - ONE (1) HOUR FIRE RATING INSTALL PER MANUFACTURER - COLOR PER ACCENT NOTES
15. NEW SIGNS AS SHOWN - BRUSHED ALUMINUM WITH ETCHED OUT LETTERING WITH FLAT BLACK METAL BACKGROUND AND BLACK FRAME
16. NEW DECORATIVE EXTERIOR LIGHTING PER LIGHTING PLAN
17. NEW PLANTERS AND PATIO SEATING AS SHOWN

UPPER LANDING / STAIR NOTES:

1. WHERE BALCONY / DECK IS EXPOSED TO WATER AND THE STRUCTURAL FRAMING IS PROTECTED BY A MOISTURE BARRIER, ALL ELEMENTS SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED (110.3.8.1)
2. WHERE WOOD STRUCTURAL MEMBERS SUPPORT A MOISTURE PERMEABLE DECK / BALCONY AND ARE PROTECTED BY A MOISTURE BARRIER SYSTEM, THE STRUCTURE SHALL PROVIDE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE PERMEABLE FLOOR TOPPING (2304.12.2.5)
3. ENCLOSED FRAMING IN EXTERIOR BALCONIES / DECKS THAT ARE EXPOSED TO WATER SHALL BE PROVIDED WITH VENTILATION AT LEAST 1 / 150 OF THE AREA OF EACH SEPERATE SPACE (2304.12.2.6)

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NEW BUILDING ELEVATIONS

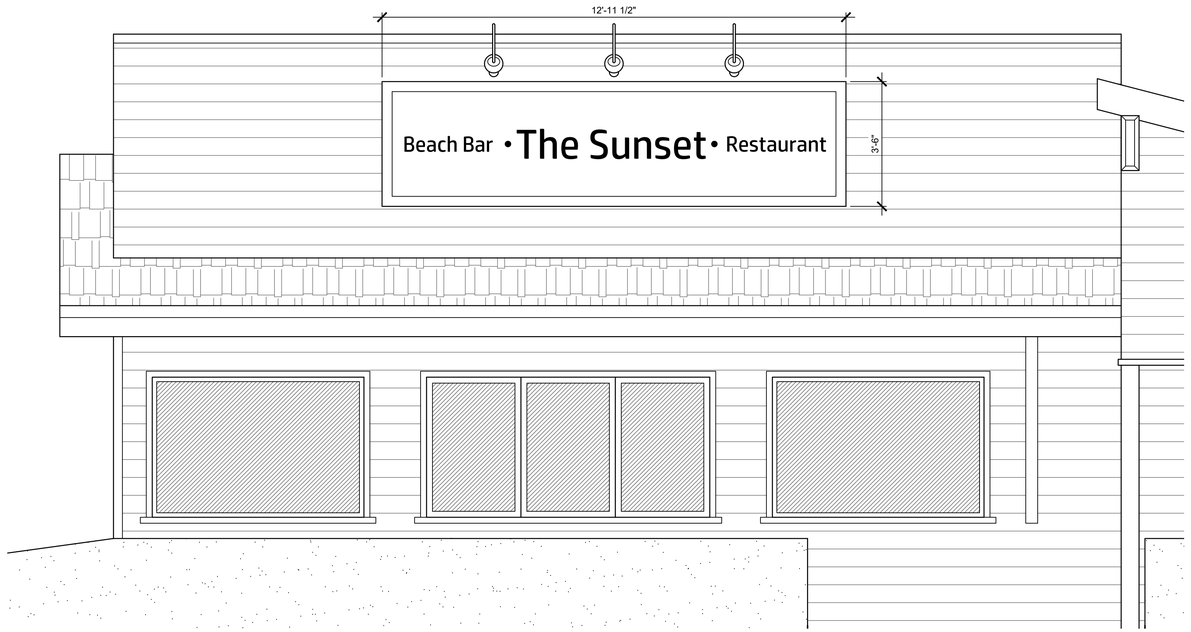
SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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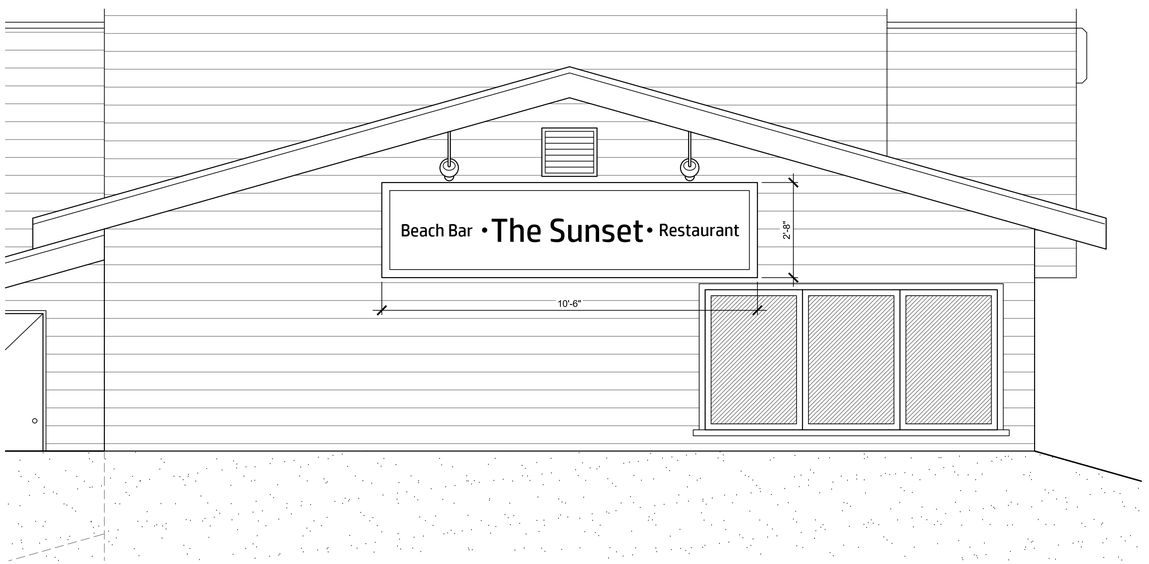
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NEW SOUTH (FRONT) SIGN ELEVATION A

SCALE: 1/2" = 1'-0"

SIGN "A" = 45 S.F.



NEW WEST (LEFT SIDE) SIGN ELEVATION B

SCALE: 1/2" = 1'-0"

SIGN "B" = 28 S.F.

SIGN NOTES :

TOTAL AGGREGATE AREA OF A PRIMARY SIGN AND ACCESSORY SIGNS FOR ANY BUSINESS IN A BUILDING LOCATED WITHIN 100 FEET OF ANY PUBLIC OR PRIVATE RIGHT-OF-WAY SHALL NOT EXCEED ONE SQUARE FOOT OF SIGN AREA FOR EACH FOOT OF PRIMARY BUILDING FRONTAGE. IN NO EVENT, HOWEVER, SHALL SIGN AREA EXCEED 50 SQUARE FEET AND SUCH SIGN SHALL BE LOCATED ON PRIMARY FRONTAGE.

a. The total aggregate area of a primary sign and accessory signs for any business in a building located within 100 feet of any public or private right-of-way shall not exceed one square foot of sign area for each foot of primary building frontage. In no event, however, shall sign area exceed 50 square feet and such sign shall be located on primary frontage. In the event that one side of the building does not abut a street and exceeds 125 feet in length, there shall be permitted a total of one secondary sign on the building which shall not exceed 25 square feet in sign area. The secondary sign may be increased up to 50 square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. No secondary sign shall be illuminated. Unless otherwise approved by the planning commission, no signs shall be closer than six feet from any other sign permitted under this chapter. The maximum of any one dimension shall not exceed 20% of the building wall, or 30 feet, whichever is less.

b. The total aggregate area of a primary sign and accessory signs for any business in a building located more than 100 feet of any public or private right-of-way shall not exceed one square foot of sign area for each foot of primary building frontage. In no event, however, shall such sign area exceed 70 square feet and such sign shall be located on the primary frontage. In the event that one side of the building does not abut a street and exceeds 125 feet in length, there shall be permitted a total of one secondary sign on the building which shall not exceed 35 square feet in sign area. The secondary sign may be increased up to 70 square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. No secondary sign shall be illuminated.

   Unless otherwise approved by the planning commission, no signs shall be closer than six feet from any other sign permitted under this chapter. The maximum of any one dimension shall not exceed 20% of the building wall, or 30 feet, whichever is less.

c. For a single business totally occupying a commercial building, which is not part of a larger complex, project, center or park, or an outdoor display; and within the limitations of the provisions of subdivision (2)(a) and (b) of this subsection, a freestanding monument sign is permitted, subject to the following standards:

   i. The sign shall be a maximum of 48 square feet in area, including the base.

   ii. The sign shall have a maximum height of six feet.

   iii. The sign shall be located a minimum of five feet from any public or private right-of-way.

   iv. The maximum length of any side of the sign shall not exceed two times the dimension of any other side.

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NEW SIGN ELEVATIONS

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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BUILDING AREAS

DESCRIPTION	AREA (SF)
Existing – First Floor	5,497
Existing – Second Floor	1,652
Total Existing	7,149
Demolition – First Floor	1,377
Demolition – 2nd Floor	40
Total Demolished	1,417
Remaining – First Floor	4,120
Remaining – Second Floor	1,612
Total Remaining Building Area	5,732

PARKING

ITEM	VALUE
First Floor Service Area	1,847 SF
Second Floor Service Area	475 SF
Total Service Area	2,322 SF
Parking Ratio	1 stall / 50 SF (LIP 3.14.3)
Required Parking	46 Stalls
Provided Parking	46 Stalls

SEATING

AREA	SEATS
Downstairs Dining Room	66
Bar	6
North Patio	46
South Patio	32
Total First Floor	150
2nd Floor North Room	28
2nd Floor South Room	22
Total Second Floor	50
Standard Seats Provided	190
Accessible Seats Required (5% of 200)	10
Accessible Seats Provided	10
TOTAL SEATS PROVIDED	200

USABLE AREAS

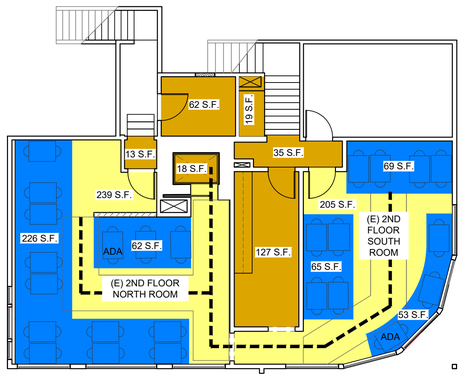
CATEGORY	AREA (SF)
Customer Service Areas	2,322
Employee Business Areas	1,555
Circulation Areas	2,673
Total First Floor	5,357
Total Second Floor	1,193

NOTE:

- *USABLE AREAS INCLUDE ALL SPACES WHERE THERE IS CUSTOMER / EMPLOYEE INTERACTIONS*
- *THE USABLE AREA DATA IS USING INTERIOR MEASUREMENTS OF AREAS USED FOR CALCULATIONS AND WILL NOT MATCH THE GROSS BUILDING AREA*
- *USABLE AREAS ALSO INCLUDE ALL CUSTOMER AREAS, EMPLOYEE AREAS & PATIO AREAS, THEREFORE THE USABLE AREAS WILL EXCEED THE BUILDING AREA*

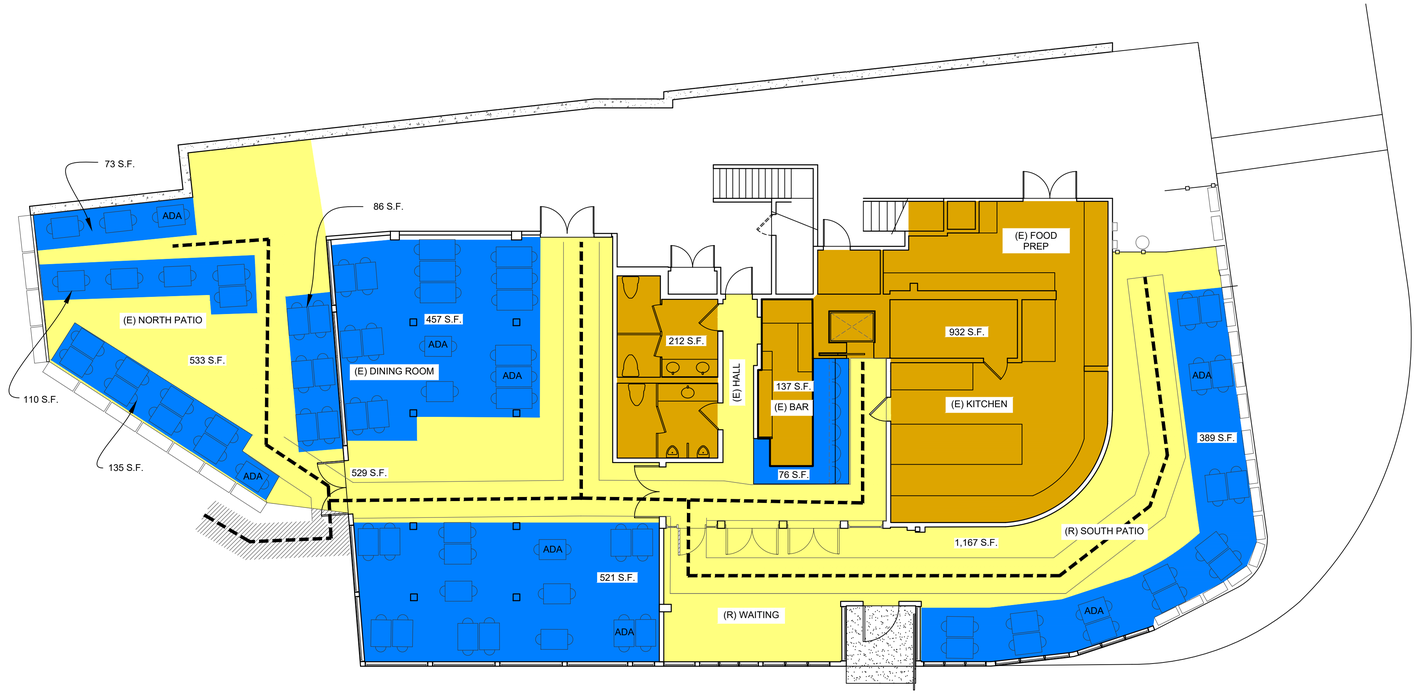
LEGEND

- CUSTOMER SERVICE AREA
- EMPLOYEE BUSINESS AREAS
- CIRCULATION AREAS



SECOND FLOOR AREAS

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



FIRST FLOOR AREAS

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

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OCCUPANT AREA DATA

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DARK SKY ORDINANCE REQUIREMENTS:

ALL OUTDOOR LIGHT FIXTURES MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IMMEDIATELY:

1. OUTDOOR LIGHT FIXTURES THAT HAVE THE ABILITY TO BE REDIRECTED, SHALL BE DIRECTED DOWNWARD SO AS TO MINIMIZE SKY GLOW, GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES.

2. OUTDOOR LIGHT FIXTURES THAT HAVE ADJUSTABLE DIMMERS WITH COLOR TEMPERATURE THAT EXCEEDS THREE THOUSAND (3,000) KELVIN SHALL BE DIMMED TO COMPLY WITH SECTION 17.41.050(G) TO MINIMIZE GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES.

3. STRING LIGHTS MAY BE ALLOWED IN OCCUPIED DINING AND ENTERTAINMENT AREAS ONLY AND MUST NOT EXCEED THREE THOUSAND (3,000) KELVIN. STRING LIGHTS SHALL NOT BE USED AS LANDSCAPE LIGHTS. THIS DOES NOT APPLY TO SEASONAL LIGHTING.

ADDITIONAL LIGHTING STANDARDS PER ZONING DISTRICT CAN BE FOUND BELOW:

- BE FULLY SHIELDED AND DIRECTED DOWNWARD
- LIGHTING COLOR: BE MAXIMUM KELVIN TEMPERATURE OF 3000 K
- SEASONAL LIGHTING CAN BE OVER 3000 K, BUT IS ONLY ALLOWED FROM NOVEMBER 15 TO JANUARY 15.
- LIGHT TRESPASS LEVELS: NOT EXCEED THE FOLLOWING MAXIMUM ALLOWABLE LIGHT TRESPASS:
- FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY, ESHA, ESHA BUFFER, PACIFIC OCEAN, BEACHES, AND PUBLIC VIEWING AREAS: 0.1 FOOT-CANDLES
- FROM ANY PROPERTY ONTO ANY OTHER PROPERTY: 0.25 FOOT-CANDLES
- CURFEW: BE EXTINGUISHED BY 11:00 P.M. OR CLOSE OF BUSINESS, WHICHEVER IS LATER, EXCEPT FOR LIGHTING ACTIVATED BY MOTION SENSOR WHICH EXTINGUISHES 10 MINUTES AFTER ACTIVATION AND LIGHTING AT THE BUILDING ENTRANCES AND DRIVEWAY EGRESS POINTS.
- LIGHTING FOR ATMS AND EXTERIOR ACCESSWAYS TO HOTEL/MOTEL ROOMS ARE NOT SUBJECT TO THE CURFEW.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH CALIFORNIA BUILDING CODE TITLE 24 LIGHTING ZONE ONE (LZ1).
- FOR THE PORTIONS OF A PROPERTY CONTAINING ESHA OR ESHA BUFFER OR LOCATED IN OR ADJACENT TO ESHA OR ESHA BUFFER, ON ANY PARCEL OF LAND THAT IS LOCATED ALONG, WITHIN, PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, OUTDOOR LIGHTING SHALL COMPLY WITH THESE ADDITIONAL OPEN SPACE ZONE STANDARDS:
- OUTDOOR LIGHTING FIXTURES SUCH AS WALKWAYS, SECURITY LIGHTING, AND DRIVEWAYS ARE NOT TO EXCEED EIGHT HUNDRED FIFTY (850) LUMENS.
- WALKWAY FIXTURES MUST NOT EXCEED TWO FEET IN HEIGHT.
- LIGHTING AROUND THE PERIMETER OF THE SITE, EXCEPT AS REQUIRED FOR SECURITY LIGHTING PURPOSES AND WHERE IT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN TEN (10) MINUTES AFTER ACTIVATION, AND LIGHTING FOR AESTHETIC PURPOSES ON ANY PARCEL OF LAND THAT IS LOCATED ALONG, WITHIN, PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED.

LIGHTING NOTES:

1. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. ELECTRICIAN SHALL DETERMINE TRANSFORMER LOCATION AND PROVIDE WIRING.

3. ALL TRENCHING AND WIRE INSTALLATION TO BE PERFORMED WITH MINIMUM IMPACT TO THE EN VIRONMENT.

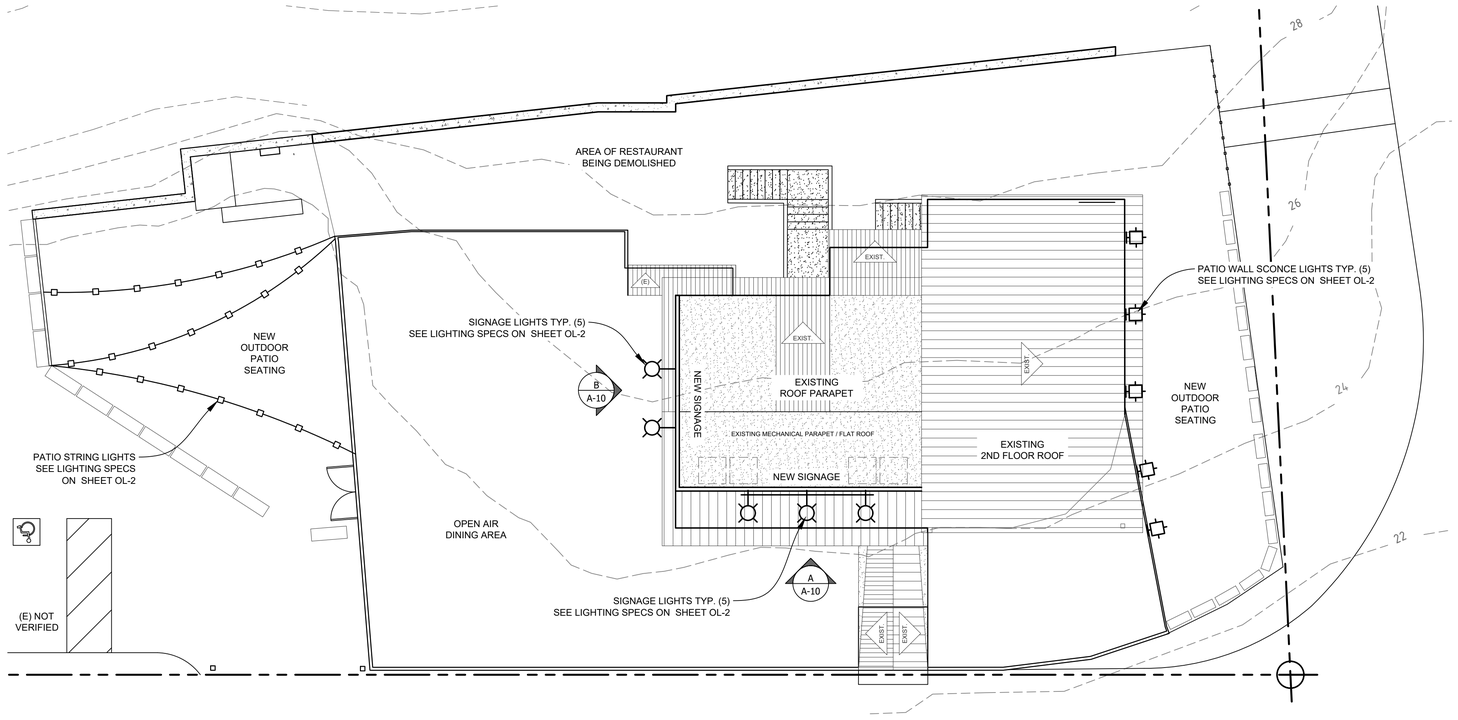
4. ALL OUTDOOR LIGHTING IS DESIGNED FOR SAFETY ONLY, THERE IS NO AMBIENT LIGHTING PROPOSED.

5. ALL LIGHT FIXTURES TO BE EQUIPPED WITH A HOOD OR LOUVRE AND POINT IN DOWNWARD DIRECTION ONLY.

6. ALL LIGHT FIXTURES TO BE EQUIPPED WITH LED TYPE BULB ONLY.

LIGHTING SCHEDULE:

SYMBOL	DESCRIPTION	MANUFACTURER MODEL	QTY.	LUMEN	COLOR TEMP (K)
	NEW PATIO WALL SCONCE	SEA GULL LIGHTING #785652077371 SHINES DOWN - THE TOP IS COVERED 7'6" ABOVE CONCRETE	5	20	2700
	SIGN LIGHTING	STEEL LIGHTING CO. - VENICE (GBO1) 23" SHIELED DOWN TOWARDS SIGNAGE	5	800	2700
	PARKING LOT LIGHTING	LED POLE LIGHTS 12' ABOVE PARKING LOT ASPHALT SHIELDED DOWN	4	2000	2700
	(E) OUTDOOR SEATING	GENERIC STRING LIGHTS	4+	50	2700

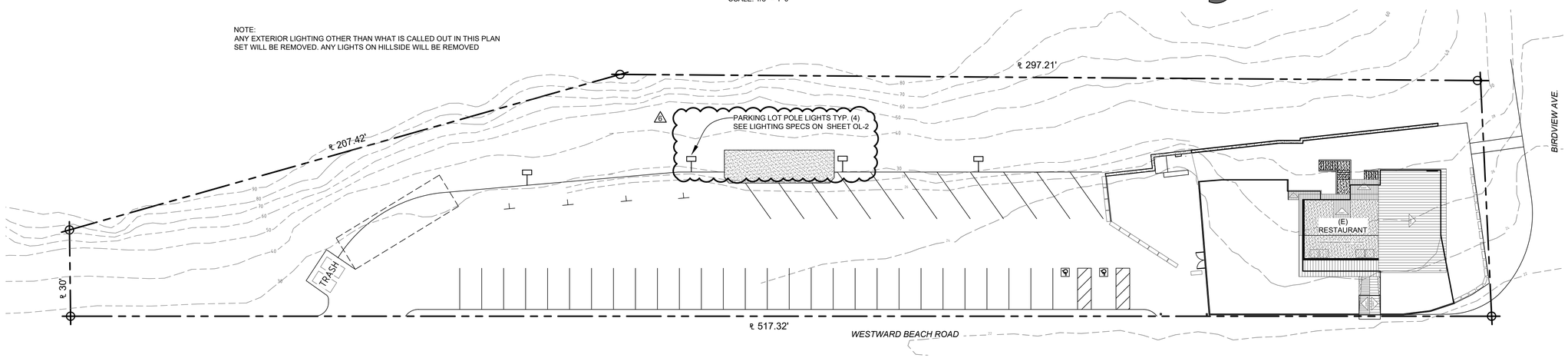


OUTDOOR LIGHTING & SIGNAGE DIAGRAM

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

NORTH

NOTE:
ANY EXTERIOR LIGHTING OTHER THAN WHAT IS CALLED OUT IN THIS PLAN SET WILL BE REMOVED. ANY LIGHTS ON HILLSIDE WILL BE REMOVED



SITE LIGHTING DIAGRAM

SCALE: 1" = 30'-0"

NORTH

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PLANNING	07 / 20 / 2026

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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

OUTDOOR LIGHTING PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

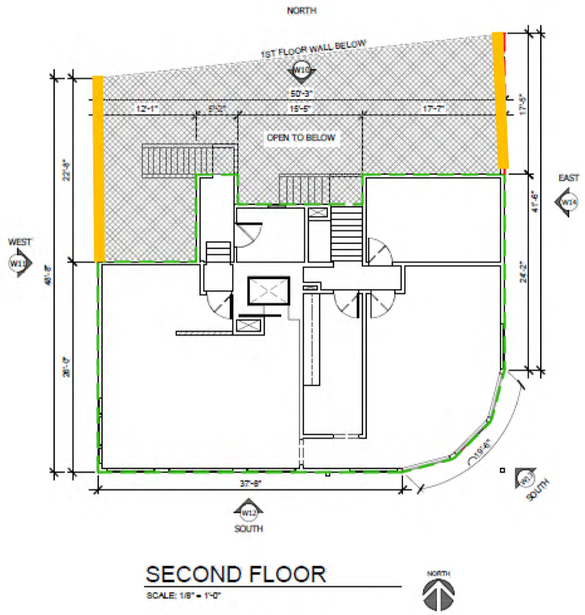
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CAD FILE:	2410

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Demolition of unpermitted Exterior wall & Roof does not count towards 50% rule =

0 linear ft. of proposed demolition on the second floor. The only demo is unpermitted walls which should be shown as per the diagram,but not counted towards demo for remodel rule purposes.



SECOND FLOOR

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

NORTH

ALL THE NUMBERS IN THIS TABLE ARE MEASURED AND NOTED IN LINEAL FEET (LF)
ALL MEASUREMENTS ARE CONVERTED TO DECIMAL

1ST FLOOR EXTERIOR WALL TABLE

WALL ID	LOCATION	WALL LENGTH (LF)	WALL LENGTH REMOVED (LF)	WALL LENGTH REMAINING (LF)
W1	NORTH	90.33	0	90.33
W2	WEST	60.25	0	60.25
W3	SOUTH	54.33	0	54.33
W4	SOUTH	6.75	0	6.75
W5	SOUTH	7.75	0	7.75
W6	SOUTH	6.75	0	6.75
W7	SOUTH	27	0	27
W8	EAST	25	0	25
W9	EAST	41	0	41
W15	NORTH	32	24.75	7.25
FIRST FLOOR TOTAL(LF)		351.16	24.75	326.41

2ND FLOOR EXTERIOR WALL TABLE

WALL ID	LOCATION	WALL LENGTH (LF)	WALL LENGTH REMOVED (LF)	WALL LENGTH REMAINING (LF)
W1	EAST	17.5	17.5	0
W2-W12 AGGREGATE	NORTH	79.75	0	79.75
W13-W15 AGGREGATE	WEST	34.41	0	34.41
W16	SOUTH	38.8	0	38.8
W17	SOUTH	17.75	0	17.75
W18	EAST	23.58	0	23.58
SECOND FLOOR TOTAL (LF)		211.79	17.5	194.29

LEGEND

- UNPERMITTED TO BE REMOVED - NOT A PART OF 50% RULE
- EXTERIOR WALLS BEING REMOVED
- EXTERIOR WALLS TO REMAIN
- EXTERIOR WALL CALLOUT
- LF LINEAL FEET

NOTES:

1. EXTERIOR WALL LENGTHS WERE MEASURED ALONG THE EXTERIOR FACE OF EXISTING EXTERIOR WALLS. PARTIAL WALL REMOVALS ARE MEASURED ONLY FOR THE PORTIONS PROPOSED FOR DEMOLITION OR REPLACEMENT.
2. "CALCULATIONS PREPARED IN ACCORDANCE WITH THE CITY OF MALIBU LOCAL COASTAL PROGRAM (LCP) POLICY 3 REMODEL RULE (50% EXTERIOR WALL DEMOLITION)."

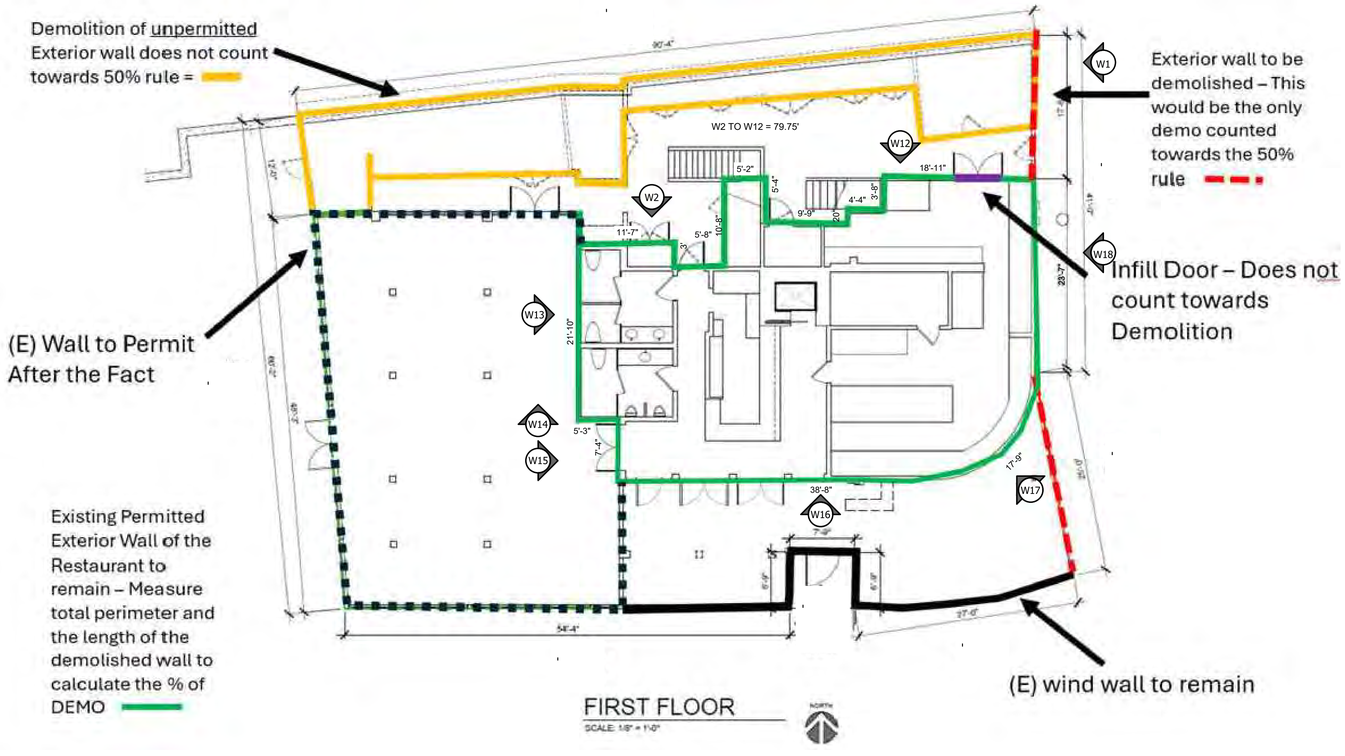
50% REMODEL RULE CALCS

TOTAL EXISTING EXTERIOR WALLS	= 211.79 LF
EXTERIOR WALLS REMOVED	= 17.5 LF
PERCENTAGE REMOVED	= 8.26%
MAXIMUM ALLOWED	= 50%
STATUS	= COMPLIES

Demolition of unpermitted Exterior wall does not count towards 50% rule =

(E) Wall to Permit After the Fact

Existing Permitted Exterior Wall of the Restaurant to remain – Measure total perimeter and the length of the demolished wall to calculate the % of DEMO



Exterior wall to be demolished – This would be the only demo counted towards the 50% rule

Infill Door – Does not count towards Demolition

(E) wind wall to remain

FIRST FLOOR

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

NORTH

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PLANNING	08 / 02 / 2026

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50% REMODEL RULE - EXTERIOR WALL DIAGRAM

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A-12

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STRING LIGHT TECHNICAL DETAILS

COLOR	BLACK
BRAND	ADDLON
INDOOR/OUTDOOR USAGE	OUTDOOR
SPECIAL FEATURE	WATERPROOF,WEATHERPROOF,WEATHER RESISTANT,SHATTERPROOF,ENERGY EFFICIENT,LINKABLE,DIMMABLE（BUT NOT INCLUDED DIMMER IN PACKAGE）
LIGHT SOURCE TYPE	LED
POWER SOURCE	CORDED ELECTRIC
LIGHT COLOR	WARM WHITE
THEME	MODERN,RETRO,TRADITIONAL,BISTRO
OCCASION	BIRTHDAY, WEDDING, PARTY,HOLIDAY,BIRTHDAY
STYLE	MODERN
MATERIAL	PLASTIC
COLOR TEMPERATURE	2700 KELVIN
CONTROLLER TYPE	SWITCH BUTTON
NUMBER OF LIGHT SOURCES	45
VOLTAGE	120 VOLTS
WATTAGE	5 WATTS
INCLUDED COMPONENTS	STRING LIGHT KIT INLCUDED(45 PLASTIC BULBS + 3 SPARE BULBS), 3-YEARS WARRANTY & FREE REPLACEMENT BULBS
CONTROL METHOD	APP
WATER RESISTANCE LEVEL	WATERPROOF
MANUFACTURER	ADDLON
PART NUMBER	A09JW030301004
ITEM WEIGHT	3.98 POUNDS
PACKAGE DIMENSIONS	17.24 X 8.62 X 5.39 INCHES
ITEM MODEL NUMBER	A09JW030301004
SHAPE	ST38
SPECIFIC USES	WATERPROOF,WEATHERPROOF,WEATHER RESISTANT,SHATTERPROOF,ENERGY EFFICIENT,LINKABLE,DIMMABLE
SPECIAL FEATURES	WATERPROOF,WEATHERPROOF,WEATHER RESISTANT,SHATTERPROOF,ENERGY EFFICIENT,LINKABLE,DIMMABLE（BUT NOT INCLUDED DIMMER IN PACKAGE）
LUMINOUS FLUX	50 LUMEN
BULB FEATURES	DIMMABLE
AVERAGE LIFE	30000 HOURS

STRING LIGHTING

Shop BIBIVIS

White 2000 Lumen Outdoor Solar Lights with Light Reflector 3-Lighting Mode, Integrated LED Motion Sensor Flood Light

4.5 (13) Questions & Answers (5)



ABOUT THIS PRODUCT

SOLAR LIGHTS OUTDOOR ARE A REMARKABLE LIGHTING SOLUTION WITH MULTIPLE OUTSTANDING FEATURES. THEY OFFER 3-VERSATILE LIGHTING MODES. THE MOTION - ACTIVATED MODE TURNS ON WHEN PEOPLE APPROACH, PROVIDING SECURITY. THE PERMANENT - ON - ALL - NIGHT MODE CREATES A CONTINUOUS GLOW, WHILE THE SMART BRIGHTNESS CONTROL MODE SAVES ENERGY BY STAYING AT A LOWER BRIGHTNESS AND GETTING BRIGHTER WHEN MOTION IS DETECTED. EQUIPPED WITH A HIGH - EFFICIENCY SOLAR PANEL USING MONOCRYSTALLINE SILICON SOLAR CELLS, THEY ACHIEVE A CONVERSION RATE OF UP TO 20.5%, GENERATING 15% MORE ELECTRICITY THAN SIMILAR PRODUCTS. THIS, COMBINED WITH THEIR IP65 - WATERPROOF AND DURABLE HIGH - IMPACT ABS LAMP BODY, ENSURES THEY CAN OPERATE IN VARIOUS WEATHER CONDITIONS, INCLUDING RAIN, SHINE, AND EXTREME HEAT. WITH 120 UPGRADED HIGH-POWER LEDS AND A 270° WIDE LIGHTING ANGLE, THEY CAN LIGHT UP A 30㎡ YARD, OFFERING EXCELLENT BRIGHTNESS AND LARGE COVERAGE. INSTALLATION IS A BREEZE AS THEY ARE WIRELESS AND CAN BE FIXED USING THE PROVIDED EXPANSION PILLAR-HINGES AND SCREWS OR OTHER CREATIVE METHODS. MOREOVER, THEY ARE ENERGY-SAVING AND ECO-FRIENDLY, RELYING ON SOLAR ENERGY INSTEAD OF GRID ELECTRICITY, THUS REDUCING ENERGY BILLS AND PRODUCING NO EMISSIONS. ALL THESE FEATURES CONTRIBUTE TO THEIR LONG-LASTING PERFORMANCE, MAKING THEM A WORTHY INVESTMENT FOR ALL YOUR OUTDOOR LIGHTING REQUIREMENTS.

HIGHLIGHTS

- ADVANCED PIR MOTION SENSOR: SOLAR LIGHTS OUTDOOR ARE EQUIPPED WITH AN ENHANCED PIR MOTION INDUCTOR. THERE ARE 3-LIGHTING MODES TO CHOOSE FROM. IN MODE 1. THE MOTION SENSOR TURNS THE LIGHT ON IMMEDIATELY WHEN PEOPLE APPROACH, PROVIDING CONVENIENT ILLUMINATION FOR SECURITY PURPOSES, THESE MOTION SENSOR OUTDOOR LIGHTS ARE PERFECT FOR AREAS WHERE YOU NEED TO BE ALERTED WHEN SOMEONE IS AROUND
- MULTIPLE LIGHTING MODES FOR VERSATILITY: BESIDES THE MOTION - ACTIVATED MODE, MODE 2-OFFERS PERMANENT ON ALL NIGHT FUNCTION, THE SOLAR LIGHTS OUTDOOR TURN ON AUTOMATICALLY AT NIGHT AND STAY LIT THROUGHOUT THE NIGHT, CREATING A CONTINUOUS GLOW, MODE 3 IS THE SMART BRIGHTNESS CONTROL, THE LIGHT STAYS ON AT A LOWER BRIGHTNESS ALL NIGHT AND TURNS BRIGHTER WHEN IT DETECTS MOTION, THIS FEATURE NOT ONLY SAVES ENERGY BUT ALSO PROVIDES SUFFICIENT LIGHT WHEN NEEDED
- HIGH-EFFICIENCY SOLAR PANEL: THESE SOLAR LIGHTS OUTDOOR ARE FITTED WITH A HIGH - EFFICIENT SOLAR PANEL, ADOPTING MONOCRYSTALLINE SILICON SOLAR CELLS, THE CONVERSION RATE REACHES UP TO 20.5%, THIS ALLOWS THE LIGHTS TO GENERATE 15% MORE ELECTRICITY THAN OTHER PRODUCTS IN THE SAME SOLAR LIGHT TIME, THE SOLAR PANEL IS AN ESSENTIAL PART OF THESE SOLAR LIGHTS OUTDOOR WATERPROOF, ENSURING THEY CAN OPERATE EVEN IN WET CONDITIONS
- DURABLE AND WEATHER-RESISTANT BUILD: MADE WITH A HIGH - IMPACT ABS LAMP BODY, THESE SOLAR LIGHTS OUTDOOR ARE HIGHLY DURABLE, THEY HAVE HIGH-TEMPERATURE RESISTANCE, ANTI-CORROSION, AND ARE WATERPROOF, THANKS TO THE IP65 TECHNOLOGY, THE DURABLE, WEATHER-RESISTANT AND HEATPROOF PLASTIC CONSTRUCTION MAKES THEM SUITABLE FOR VARIOUS OUTDOOR ENVIRONMENTS, WHETHER IT'S RAIN, SHINE, OR EXTREME HEAT
- WIDER LIGHTING ANGLE AND LARGER COVERAGE: EQUIPPED WITH 120 UPGRADED HIGH-POWER LEDS AND A 270° WIDE LIGHTING ANGLE, THESE SOLAR LIGHTS OUTDOOR CAN PROVIDE EXCELLENT BRIGHTNESS, THEY CAN LIGHT UP A YARD OF 30㎡, OFFERING LARGER ILLUMINATION COVERAGE, WHETHER YOU USE THEM AS PENDANT LIGHTS OR PLACE THEM ON THE GROUND, THEY ENSURE A WELL-LIT OUTDOOR SPACE
- EASY INSTALLATION: SOLAR LIGHTS OUTDOOR ARE WIRELESS, ELIMINATING THE HASSLE OF DEALING WITH ELECTRIC WIRES, THEY CAN BE EASILY FIXED USING THE EXPANSION PILLAR-HINGES AND SCREWS PROVIDED, YOU CAN ALSO USE MOUNTING TAPE, THIN WIRE, OR COME UP WITH OTHER CREATIVE INSTALLATION IDEAS, THIS MAKES THEM SUITABLE FOR DIY INSTALLATION IN ANY OUTDOOR AREA
- ENERGY-SAVING AND ECO-FRIENDLY: BY USING SOLAR ENERGY AS THE POWER SOURCE, THESE SOLAR LIGHTS OUTDOOR ARE HIGHLY ENERGY-SAVING, THEY DO NOT RELY ON ELECTRICITY FROM THE GRID, REDUCING YOUR ENERGY BILLS, AT THE SAME TIME, THEY ARE ECO-FRIENDLY, PRODUCING NO EMISSIONS DURING OPERATION, WHICH IS GREAT FOR THE ENVIRONMENT
- LONG-LASTING PERFORMANCE: WITH ALL THE ABOVE-MENTIONED FEATURES, SUCH AS THE HIGH-EFFICIENCY SOLAR PANEL, DURABLE BUILD, AND SMART LIGHTING MODES, THESE SOLAR LIGHTS OUTDOOR OFFER LONG-LASTING PERFORMANCE, THEY ARE DESIGNED TO PROVIDE RELIABLE ILLUMINATION FOR A LONG TIME, MAKING THEM A GREAT INVESTMENT FOR OUTDOOR LIGHTING NEEDS

PARKING LIGHTING

Sea Gull Lighting
Life Illuminated | Since 1919

Job Name: Job Type:
Comments: Quantity:

** By typing in the gray boxes above you can populate this form before printing.
** To save this document click on the logo above. A pdf document of this Specification Sheet will be created that can be saved locally.

8831702-12: Large Two Light Outdoor Wall Lantern



Collection: Pohl

Up and down light

UPC #:785652077371

Finish: Black (12)

Dimensions:

Width: 5"
Height: 18 1/2"
Weight: 5.5 lbs.
Extends: 7 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

2 - Medium BR30 65w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_3170_-POH)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Tempered Glass	1		4 7/16	4 7/16	1/8					
Panel	Aluminum	Black	1		5	5	7/8					

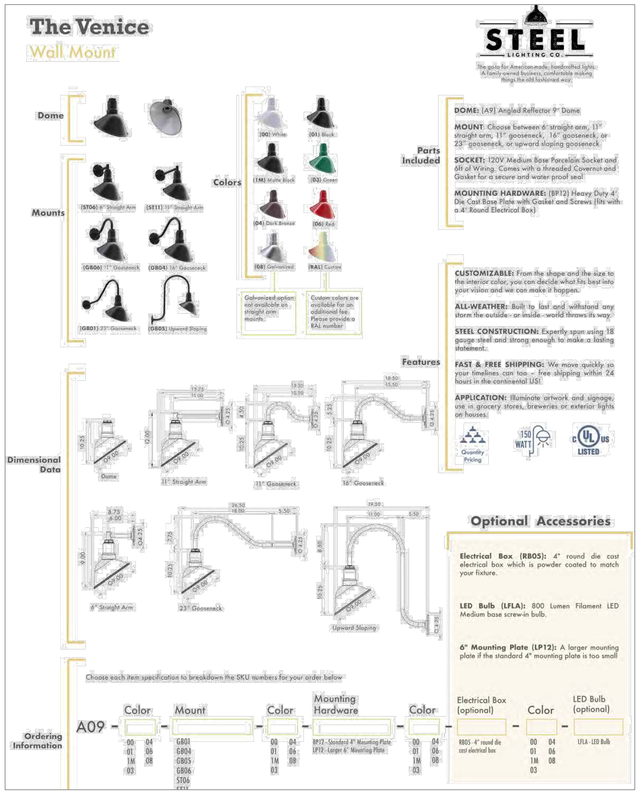
Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7	5	2 3/4		9 1/4	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531701-12	1	785652077371	20.25	10.75	7.75	0.976	6.8	125	Yes
Master Pack	8831702-12	4	10785652077378	21.75	21.75	16.75	4.586	29.6	125	Yes
NJ Pallet		60		48	40	71	78.889	444		No
NV Pallet		60		48	40	71	78.889	444		No

PATIO LIGHTING



SIGNAGE LIGHTING

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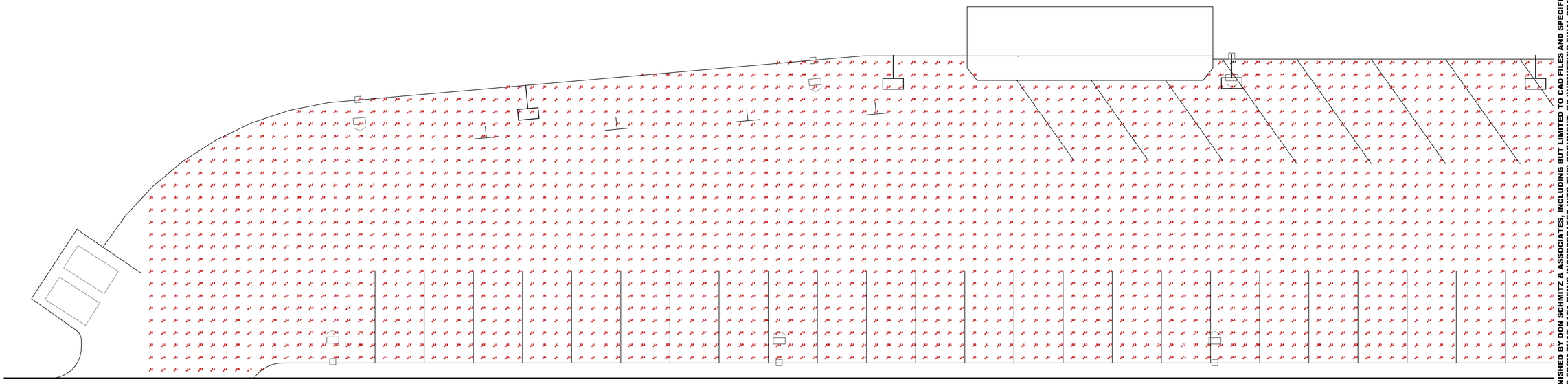
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LIGHTING SCHEDULE:

SYMBOL	DESCRIPTION	MANUFACTURER MODEL	QTY.	LUMEN	COLOR TEMP (K)
	NEW PATIO WALL SCONCE	SEA GULL LIGHTING #785652077371 SHINES DOWN - THE TOP IS COVERED 7'6" ABOVE CONCRETE	5	20	2700
	SIGN LIGHTING	STEEL LIGHTING CO. - VENICE (GBO1) 23" SHIELED DOWN TOWARDS SIGNAGE	5	800	2700
	PARKING LOT LIGHTING	LED POLE LIGHTS 12' ABOVE PARKING LOT ASPHALT SHIELDED DOWN	4	2000	2700
	(E) OUTDOOR SEATING	GENERIC STRING LIGHTS	4+	50	2700

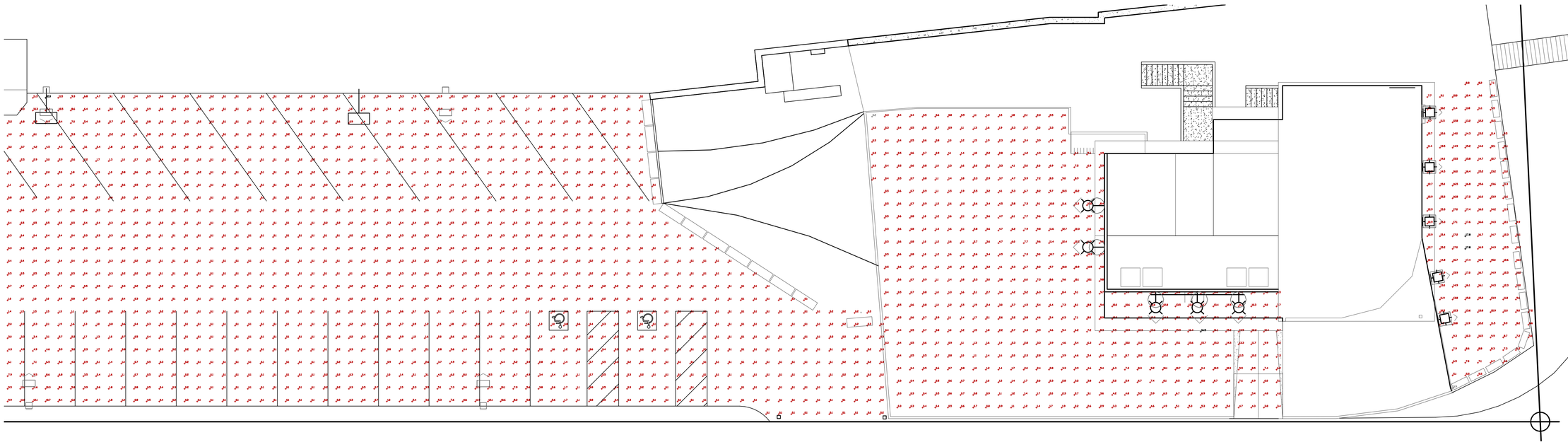
NOTE:
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PHOTOMETRIC - LEFT SIDE

SCALE: 1" = 20'-0"

NORTH



PHOTOMETRIC - RIGHT SIDE

SCALE: 1" = 20'-0"

NORTH

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PHOTOMETRIC PLAN

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE.
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)*2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N], I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**					
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG] ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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GREEN BUILDING STANDARDS
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.

2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	07 / 20 / 2026

LICENSED PROFESSIONAL ENGINEER — THANG VAN NGUYEN — EXP 09/30/26 — CIVIL — STATE OF CALIFORNIA

"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

Thang Van Nguyen, P.E.
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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

GREEN BUILDING STANDARDS

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

GB-2

Plotted D (24.00 x 36.00 Inches).
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

THIS PROJECT RECORD DOCUMENT, DRAWINGS AND SPECIFICATIONS, HAVE BEEN PREPARED ON THE BASIS OF DATA COMPILED AND FURNISHED BY DON SCHMITZ & ASSOCIATES, INCLUDING BUT LIMITED TO CAD FILES AND SPECIFIC SITE AND BUILDING DATA. SQUARE FOOTAGE AND SITE DATA AND SQUARE FOOTAGE . DRAPHICS INC. WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM THAT DATA BEING INCORPORATED INTO THIS DOCUMENT. BY SUBMITTING FINAL DRAWINGS TO THE CITY, THE OWNER ASSUMES RESPONSIBILITY THAT THEY HAVE REVIEWED THE DRAWINGS AND AGREE THE DOCUMENTS ARE WHAT THEY REQUESTED. PROFESSIONAL SERVICE AND DRAWINGS ARE THE PROPERTY OF DRAPHICS, INC. & HPTN CONSTRUCTION THESE DOCUMENTS IN WHOLE, OR IN PART, SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION FROM DRAPHICS, INC. AND HPTN CONSTRUCTION

REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	07 / 20 / 2026

LICENSED PROFESSIONAL ENGINEER — THANG VAN NGUYEN — EXP 09/30/27 — CIVIL — STATE OF CALIFORNIA

"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

Thang Van Nguyen, P.E.
hptn
HPTN Construction
Licensed and Insured
Draphics, Inc.
UNDER DIRECT SUPERVISION & RESPONSIBLE CONTROL OF
115 Angelo Lane
Newbury Park, CA 91320
(805) 496-1524
www.hptnconstruction.com
contact@hptnconstruction.com
360 Mobil Ave, Suite 205 E
Camarillo, Ca 93010
(805) 377-5273
(805) 377-5274 cell
www.draphicsinc.com

THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

GREEN BUILDING STANDARDS
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

GB-3

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

\\Draphics\projects\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 03\2410 Green Building Standards 02.dwg, 7/20/2026 11:27:54 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 09/11/2025

PROJECT NUMBER:	CDP 20-033
JOB ADDRESS:	6800 WESTWARD BEACH RD, 1
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz and Associates, Inc
APPLICANT EMAIL:	amunaim@schmitzandassociates.net
PROJECT DESCRIPTION:	Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

5/4/2026
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: May 4, 2026

Re: Proposed Conditions of Approval for 6800 Westward Beach Rd, CDP 20-033

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.

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

2. Prior to the issuance of a building permit, the applicant shall record a covenant for the portions of the development situated within the Westward Beach public right-of-way. The covenant shall be prepared at the satisfaction of the City Attorney and Public Works Director, and executed by the property owner and City Manager or designee.

Recycled Paper

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 4/22/2025

PROJECT NUMBER:	CDP 20-033
JOB ADDRESS:	6800 WESTWARD BEACH RD, 1
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz and Associates, In
APPLICANT ADDRESS:	
APPLICANT PHONE #:	(818)338-3636
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 4/22/2025

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

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

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

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

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X	
Required and/or proposed Fire Department Vehicular Turnaround	X	
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

C. Kennelly — **SIGNATURE**

01-30-2026 — **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 02/18/2025

PROJECT NUMBER: CDP 20-033

JOB ADDRESS: 6800 WESTWARD BEACH RD, 1

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, Inc

APPLICANT ADDRESS:

APPLICANT PHONE #: (818)338-3636

APPLICANT FAX #:

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PROJECT DESCRIPTION: Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

X **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 $ 430

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Signature

3/10/25

Signature **Date**

Rev 141008

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE 02/18/2025**

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Arfakhashad Munaim, Schmitz and Associates, Inc., amunaim@schmitzandassociates.net		
Project Address:	**6800 Westward Beach Rd** Malibu, California 90265		
Planning Case No.:	CDP 20-033		
Project Description:	Remodel of Existing Restaurant/ATF additions on first floors (front, rear, and side). Also CUP for alc; after-the-fact outdoor seating, outdoor lighting, signage, demolition of after-the-fact additions, remodel		
Date of Review:	March 10, 2025		
Reviewer:	Solishia Andico	Signature:	Sah
Contact Information:	Phone: (310) 456-2489 ext. 390	Email:	sandico@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Burdge Architects: Plans dated 12-19-22 Draphics, Inc.: Plans dated 7-25-24 and **11-26-2024**
Grading Plans:	
OWTS Plan:	EPD: OWTS Plan dated 11-22-21
OWTS Report:	EPD: Report dated 3-25-19; Addendum I report dated 4-13-23
Operating Permit:	Active; expires 11-28-25
Geology Report:	
Miscellaneous:	Discussion with Ray Files on 4-9-24 Septic Permit 18-0930 (finalled) Schmitz & Associates, Inc.: Letter dated 7-29-24
Previous Reviews:	2-17-2023, 5-8-2024, 9-26-2024

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program/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 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 review has been initiated 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 provide a coordinated submittal addressing all correction items.

Specific comments or corrections that must be completed prior to the completion of Environmental Health conformance review are shown below.

Conditions of Planning Conformance Review for Building Plan Check Approval

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

   The final floor plans must show no more than 200 seats, as recommended by the OWTS Designer in the April 13, 2023 OWTS design report and City of Malibu Environmental Health approval dated February 3, 2021.

2) **Site Plans:** The Architectural and Grading site plans must show all components of the existing OWTS, including the primary tank, equalization tank, processor tank, pump station, and dispersal areas. Add a note on the site plans that "All OWTS components must be protected in place during construction."

3) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health 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

THE SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD (CDP 20-033)
MALIBU, CA 90265

RESTAURANT:	200 Seats (R)
GREASE TRAP:	5,000 Gallon (GI-1)(E)
PRIMARY TANK:	6,623 Gallon Jensen Precast (PST-1)(E)
EQUALIZATION TANK:	11,569 Gallon Jensen Precast (EQT-1)(E)
PROCESSOR TANK:	2 - 9,096 Gallon Jensen Precast Membrane Bio-Reactor (HSMBR-1,2)(E)
PUMP STATION:	2 - 4' x 4' x 5' Effluent Pump Vault(E)
	5' x 7' Jensen Precast Effluent Pump Tank (EPT-1)(E)
DISINFECTION:	2- UV Disinfection, Aqua Azul IVO-15WM (E)
DISPERSAL:	5,250 (28' x 187.5') Leachfield w/1' extra rock in 4 zones w/mechanical ventilation system(E)
LOADING RATE:	1.9 gpd/sf (peak), 0.57 gpd/sf (avg)
DESIGNER:	Kevin Poffenbarger, RCE (69089)
REFERENCE:	EPD Consultants: OWTS feasibility report dated 5-4-2015; Add. I report dated 11-18-2015; Final report dated 9-22-17, Addendum I dated 12-1-17 and 4-13-23

NOTES:

1. This conformance review is for remodel of the existing restaurant, new patio cover, and after-the-fact outdoor seating. The 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 review 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 review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

SEATING COUNT

FIRST FLOOR:	
NORTH PATIO:	48 SEATS
DOWNSTAIRS DINING ROOM:	68 SEATS
SOUTH PATIO:	30 SEATS
BAR:	6 SEATS
TOTAL FIRST FLOOR	= 150 SEATS
SECOND FLOOR:	
2ND FLOOR NORTH ROOM:	28 SEATS
2ND FLOOR SOUTH ROOM:	22 SEATS
TOTAL SECOND FLOOR	= 50 SEATS
5% OF 200 = 10 ACCESSIBLE SEATS REQUIRED	
STANDARD SEATS PROVIDED	= 190 SEATS
ACCESSIBLE SEATS PROVIDED	= 10 SEATS
TOTAL SEATS PROVIDED	***= 200 SEATS***

LEGEND	
	PROPERTY LINE
	(E) BUILDING
	(E) LEACH FIELD
	GROUNDWATER MONITORING WELL (MW-X)
	BORING (AH-0X)
	TEST PIT (TP-XX)

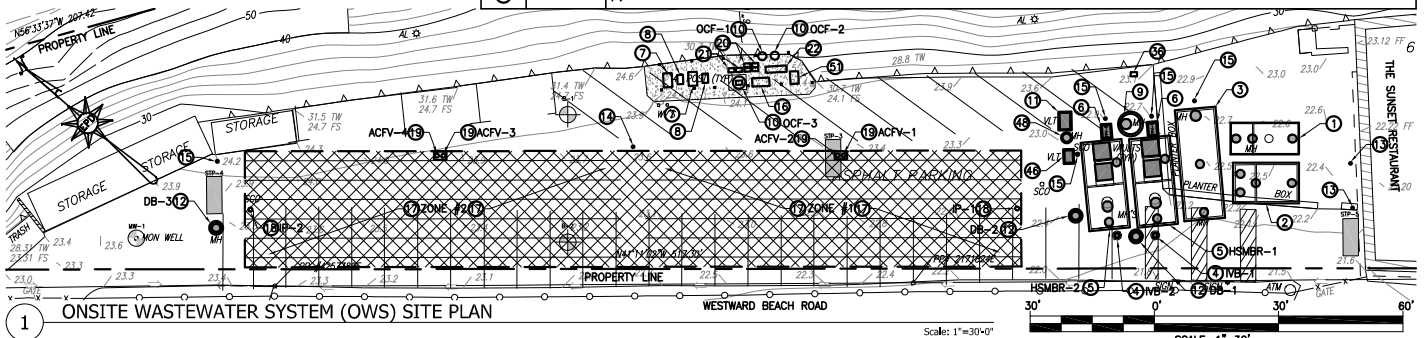
PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.
2. REFER TO EPD CONSULTANTS, INC. REPORTS, DATED MAY 4, 2015; OCTOBER 16, 2015; NOVEMBER 18, 2015; SEPTEMBER 22, 2017; DECEMBER 1, 2017 (TWO REPORTS); JANUARY 26, 2018; AND MARCH 25, 2019 (TWO REPORTS).

NOTES:
1. THESE PLANS ARE ACCURATE FOR EXISTING ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY.
2. TOPOGRAPHIC SURVEY REVISION 6 PROVIDED BY PEAK SURVEYS, INC., DATED OCTOBER 5, 2021. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM.
3. ALL BORINGS (B-X), MONITORING WELLS (MW-X) AND TEST PITS (STP-X) ARE APPROXIMATE LOCATIONS PER THE LAND PHASES, INC. GEOLOGIC MAP, DATED OCTOBER 2014.
4. ALL EXISTING UTILITIES AND EXISTING ONSITE WASTEWATER COMPONENTS, ESPECIALLY THOSE WITH ACCESS PORTS TO GRADE WITHIN AREAS TO BE DISTURBED SHALL REMAIN PROTECTED IN PLACE BY CONTRACTOR.

SPECIAL NOTES:
1. ALL (E) OWS COMPONENTS LOCATED IN TRAFFIC AREAS INCLUDING THE DISPERSAL SYSTEM ARE CONSTRUCTED WITH H-20 TRAFFIC RATED INSTALLATION.
2. ALL (E) OWS SEPTIC TANKS ARE INSTALLED GAS AND WATERTIGHT, AND VENTED TO THE ROOF PER THE MPC.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE: DATE: 3/10/25
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

KEYNOTES		
1	GI-1	(E) GREASE INTERCEPTOR TANK 1: (E) JENSEN PRECAST 5,000-GALLON CONCRETE TANK (H-20 TRAFFIC RATED).
2	PST-1	(E) PRIMARY SEPTIC TANK 1: (E) JENSEN PRECAST 6,623-GALLON CONCRETE TANK MODEL KAV6500LHT WITH CUSTOM BAFFLE WALL, CUSTOM TANK LID AND TWO (2) SANITEE SCREENS MODEL 838 PER BIOMICROBICS (H-20 TRAFFIC RATED).
3	EQT-1	(E) EQUALIZATION TANK 1: (E) JENSEN PRECAST CONCRETE 11,569-GALLON CONCRETE TANK MODEL KAV11500LHT WITH CUSTOM TANK LID AND DUPLEX SEWAGE PUMPS (H-20 TRAFFIC RATED).
4	IVB-1,2	(E) ISOLATION VALVE BOX 1,2: (E) ISOLATION VALVE BOX FOR HSMBR TREATMENT SYSTEM PER BIOMICROBICS (H-20 TRAFFIC RATED).
5	HSMBR-1,2	(E) HIGH STRENGTH MEMBRANE BIO-REACTOR 1,2: (E) BIOMICROBICS HIGH STRENGTH BIOBARRIER MODEL HSMBR 6.0-SN TREATMENT SYSTEM INSTALLED IN CUSTOM JENSEN PRECAST 9,096-GALLON CONCRETE TANK MODEL KAV9000LHT WITH CUSTOM BAFFLE WALL, CUSTOM TANK LIDS, CUSTOM TREATMENT SYSTEM COMPONENTS PER BIOMICROBICS, MIXING PUMP AND RECIRCULATION PUMP (H-20 TRAFFIC RATED).
6	FPV-1,2	(E) FILTRATE PUMP VAULT 1,2: (E) FILTRATE PUMP VAULT WITH VACUUM GAUGE, 1-WAY VALVE, FILTRATE PUMP PER BIOMICROBICS AND PUMP BASE (H-20 TRAFFIC RATED).
7	AB-1,2	(E) AERATION BLOWER 1,2: (E) AERATION BLOWERS FOR HSMBR IN SOUND ATTENUATING ENCLOSURE PER BIOMICROBICS.
8	AB-3,4	(E) AERATION BLOWER 3,4: (E) AERATION BLOWERS FOR CUSTOM HSMBR IN SOUND ATTENUATING ENCLOSURE PER BIOMICROBICS.
9	EPT-1	(E) EFFLUENT PUMP TANK 1: (E) JENSEN PRECAST 5' I.D. CONCRETE TANK WITH DUPLEX EFFLUENT PUMPS IN PUMP VAULT (H-20 TRAFFIC RATED).
10	OCF-1,2,3	(E) ODOR CONTROL FILTERS 1,2,3: (E) INDUSTRIAL ODOR CONTROL BARRELS MODEL PCB-50 (OCF-1,2). (E) PURAFIL ODOR CONTROL BARREL MODEL DS-500 (OCF-3) (H-20 TRAFFIC RATED).
11	UV-1,2	(E) ULTRAVIOLET DISINFECTION 1,2: (E) AQUA AZUL MODEL I-15 WITH FSI X-100 PRE-FILTER IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
12	DB-1,2,3	(E) DISTRIBUTION BOX 1,2,3: (E) JENSEN PRECAST MODEL D30 DISTRIBUTION BOX (H-20 TRAFFIC RATED).
13	GC/O	(E) GRAVITY CLEANOUT TO GRADE.
14	PC/O	(E) PRESSURE CLEANOUT TO GRADE.
15	PGC/O	(E) PRESSURE TO GRAVITY CLEANOUT TO GRADE.
16	VFA-1	(E) VENT FAN ASSEMBLY 1: (E) ORENCO ADVANTEX MODEL AXVFACF VENT FAN ASSEMBLY IN ENCLOSURE FOR LEACH FIELD SUPPLEMENTAL MECHANICAL VENTILATION SYSTEM.
17	LF-1	(E) LEACH FIELD 1: (E) 5,250 S.F. (28'x187.5') GRAVITY LEACH FIELD IN 2 ZONES WITH 1-FT OF ROCK. AIR COIL SYSTEM FLUSH LINE UNDER ROCK. LEACH FIELD AND ALL COMPONENTS ARE H-20 TRAFFIC RATED WITH GEOGRID REINFORCEMENT OVER LEACH FIELD ROCK AND SUPPLEMENTAL MECHANICAL VENTILATION SYSTEM.
18	IP-1,2	(E) LEACH FIELD INSPECTION PORT 1,2: (E) INSPECTION PORT IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
19	ACFV-1,2,3,4	(E) AIR COIL SYSTEM FLUSH VALVE 1,2,3,4: (E) FLUSH VALVE IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
20	CP-1,1A,2,2A	(E) CONTROL PANELS 1,1A,2,2A: (E) BIOBARRIER CONTROL PANEL(S) FOR HSMBR TREATMENT SYSTEM PROVIDED BY BIOMICROBICS.
21	CP-3,4	(E) CONTROL PANELS 3,4: (E) FAST CONTROL PANEL(S) FOR CUSTOM AERATION SYSTEM PROVIDED BY BIOMICROBICS.
22	CP-5	(E) CONTROL PANEL 5: (E) SJE RHOMBUS PRIMEX CUSTOM TELEMETRY CONTROL PANEL FOR OWS OR APPROVED EQUAL.
56	P2	(E) 150A, 208V, 3 PHASE ELECTRICAL SUBPANEL.
46	HSA-1	(E) OSI HYDROSPLITTER HSA200-02-10 WITH FLOW CONTROL ASSEMBLY INSTALLED IN ENCLOSURE TO GRADE (H-20 TRAFFIC-RATED).
48	FM-1	(E) FLOW METER IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
51	CLA-1	(E) GREASE CLARIFIER IN ABOVE GROUND ENCLOSURE.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
Scale: 1"=30'-0"

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

PROFESSIONAL ENGINEER — REGISTERED — No. 69089 — CIVIL — STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
4	PLAN CHECK RESPONSE	1/26/18	WHA
5	RECORD DRAWING	12/9/20	CB
6	NEW SURVEY	11/22/21	CB

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 6800 WESTWARD BEACH ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
4/27/15	AS_SHOWN	SI

PROJECT NO. R210
DRAWING NO. W0.01
SHEET 1 OF 1 SHEETS

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **REVISED DATE** 02/18/2025

PROJECT NUMBER: CDP 20-033

JOB ADDRESS: 6800 WESTWARD BEACH RD, 1

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, In

APPLICANT ADDRESS:

APPLICANT PHONE #: (818)338-3636

APPLICANT FAX #:

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PROJECT DESCRIPTION: Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

Seep p. 2 of referral sheet.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **REVISED DATE** 02/18/2025

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $ Minimum 2 hrs.

____ **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 7-19-25

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.

REF: Revised project plans dated 11/28/24 prepared by Draphicks Inc. 15 sheets.
Based on - no substantial improvement.
- no new foundations.
- no new square footage or encroachment towards beach.

CONDITIONS / CORRECTIONS.
(1) Correct FEMA Flood Zones shown on survey. They are outdated. FEMA BFE is El. 20ft. NAVD88 Restaurant is at elevation 20.20ft NAVD88 (outside) and 22.22 ft. NAVD88 (FFE existing)
(2) Any new foundations must be demonstrated to be outside the wave uprush, or founded below scour elevation of design beach profile in BPC.

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: June 1, 2026		**Review Log #:**	**4867**
Site Address:	6800 Westward Beach Road		
Lot/Tract/PM #:		**Planning #:**	**CDP 20-033 P7 submittal**
Applicant/Contact:	Arfakhashad Munaim, Schmitz and Associates, Inc. amunaim@schmitzandassociates.net	**BPC/GPC #:**	
Contact Phone #:	(818)338-3636 **Fax #:**	**Planner:**	**A. Pisarkiewicz**
Project Type:	Demolition of unpermitted additions to an Existing Restaurant, cosmetic interior remolding, repair of existing exterior stairs, new patio cover. Revised plan set, all additions removed, no change to existing permitted OWTS.		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	CalWest (Haro, GE 2990):**1-30-2025**, 4-19-2022 Land Phases, Inc. (Holt, CEG 2282): **12-9-2024,** 3-21-2022 **Applicant Submittal 13 (5-28-2026 Revised plans)** **Draphics, Inc. Revised plan set dated 5-26-2026, 22 sheets.** **Plans Revision memorandum prepared by Schmitz & Associates, Inc. dated 2-18-2024**
Previous Reviews:	5-7-2025 (email to Planning), 10-4-2024 (referral sheet), 6-25-2023, 8-30-2022, REF: 2021-2023 previous correspondence with Planning regarding project review standards and applicable codes

Review Findings

Coastal Development Permit Review

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

☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed '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 update geotechnical reports, revised project description and scope of work, architectural plans, and the City's files were reviewed by the City's consultants from a geotechnical perspective. The project has been substantially revised since its initial submittals. The previous project comprised an addition to and remodel of an existing restaurant with unpermitted additions, a new dining patio cover, and new retaining walls on the base of the slope on the north side of the structure, to bring it into compliance with Planning regulations and current Building Code. The current revised project proposes to demolish all 1,417 sf of the unpermitted additions (located along the north side of the structure), remove all proposed additions or new square footage, limit remodeling to cosmetic interior remodeling (no structural work requiring foundations), repair of existing exterior stairs, and addition of a new patio cover on the west side of the restaurant over existing outdoor seating.

The location and use of the structure that Planning has determined existed before the unpermitted additions is considered an existing location and use and therefore considered by Planning to be grandfathered. The new work is the new patio cover and the cosmetic remodeling and repair as needed of the grandfathered structure. The existing timber slough walls along the north side of the parking lot and restaurant is part of the grandfathered development and will remain. These timber walls are located just south of the toe of the 80-foot-high slope, to trap loose material that has eroded off the slope, but do not retain the slope itself (non-retaining).

The existing rear staircases to remain are approximately 8-14.3 feet south of the timber wall and will be repaired. The existing rear wall of the restaurant is approximately 12.2 feet from the wall at its closest point (wine storage area) and 14.3 to 19.7 feet from the timber slough wall elsewhere.

Although the project design may be subject to various rules and policies of Planning and the LCP-LIP, with respect to addressing geologic hazards, all hazards must be addressed for any new construction. The parcel is located within state mapped hazard zones and is potentially subject to liquefaction, seismically induced landslides, and tsunamis.

- The tsunami hazard cannot be avoided as the entire coastal beachfront area up to the toe of the bluff is subject to this hazard.
- The restaurant structure itself is within a potential liquefaction hazard zone but is considered an existing permitted building. No work is being done that requires mitigation of the liquefaction hazard. The new structure to be added, the patio cover, will be designed to mitigate liquefaction hazard.
- The slope north of the restaurant is within a mapped seismically induced landslide hazard zone. However, the portion of the previous project (new retaining walls) that was within this mapped hazard zone of has been removed from the scope of work, and no work is proposed that impinges on the slope.

Planning has determined that the revised, reduced project scope does not constitute a substantial improvement, and that the only new development is the patio cover. Based on the above, the project meets the findings required by LCP-LIP and the project geotechnical consultants have provided the required findings under the LCP-LIP. Because this is a remodel of a public business establishment, and an existing building with no new square footage, Building & Safety will determine the applicable code and whether an Assumption of Risk and Release for geotechnical hazard applies.

Conditions of Planning Approval

1. No information was available regarding the condition of the existing timber wall along the north side of the restaurant and patio dining area. Prior to building plan check submittal, the Project Structural Engineer should provide a structural inspection of the wall and determine if it needs to be repaired or replaced, in accordance with the applicable building codes. If this cannot be accomplished prior to permitting of demolition, this inspection should be made a required condition of approval for permitting.

2. The Project Civil Engineer shall provide recommendations to address periodic maintenance of the timber slough wall, including inspection and removal of accumulated slough behind the timber wall north of the restaurant area. These recommendations shall be incorporated as notes on the civil plans.

3. The Project Geotechnical Consultants shall provide update reports with the first building plan check submittal that include a review of the current plans as proposed, and updated Section 111 statements. Additional geotechnical comments may be forthcoming based on building plan check review.

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

Engineering Geology Review by: _____ *6-1-2026*
Chris Dean, C.E.G. #1751, Exp. 9-30-2026 Date
Engineering Geology Reviewer (408-656-3210)

Geotechnical Engineering Review by: _____ *6-1-2026*
Lauren J. Doyel, G.E. #2981, Exp. 6-30-2027 Date
Geotechnical Engineering Reviewer (805-272-0018)
Email: ldoyel@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, ADU, and swimming pool/spa plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

BURDGE
ARCHITECTS

Received
6/30/26
Planning Div.

June 23, 2026

Malibu Planning Commission/City Council
City of Malibu
23825 Stuart Ranch Rd.
Malibu, Ca. 90265

Dear Honorable Mayor and Commissioners,

The office of Burdge Architects fully supports the Sunset Restaurant in their ongoing business practice.

The Sunset Restaurant has provided both visiting tourists and Malibu locals with extraordinary service and pure dedication to their craft. There are few local businesses that have achieved the standard of excellence that the Sunset Restaurant has achieved over decades of service. We wish them continued success.

Sincerely,

Doug Burdge
Burdge Architects

24911 Pacific Coast Highway, Malibu, CA 90265
310-456-5905

Received
6/30/26
Planning Div.

June 24, 2026

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

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,
I am a local resident, and I am writing to ask you to please approve the permit for The Sunset Restaurant at your upcoming meeting on August 3rd. I live just above the restaurant and it is one of my favorite places.

The Sunset is a huge part of our neighborhood near Zuma Beach and Point Dume. It is not just another tourist spot. It is the place where locals actually go to hang out, celebrate birthdays, or just grab a quiet dinner with family. The City of Malibu has faced tremendous loss of businesses and iconic places to eat during the Palisades Fire. ~~We don't need~~ We do not have many places like this on our side of town, and losing it or cutting back its hours would be a huge loss for our community.

The people who run and work in the restaurant are great neighbors. They keep the beach clean, they manage the traffic well, and they are always respectful of the people living nearby. They have proven for years that they know how to run a good, safe business that fits right into Malibu.

Please support our local businesses and our community by approving their permit on August 3rd. It would be a tragic loss to lose them and we've lost so much.
Sincerely,
Michelle Perkins
[redacted]
Malibu, Ca. 90265

Malibu, June 24th 2026

Received
6/30/26
Planning Div.

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

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.
The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Marie Brunel
[redacted]
Malibu 90265

Received
6/30/26
Planning Div.

Malibu, June 24th 2026

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

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.
The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

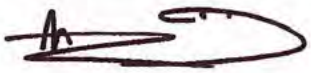
- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Jean-fabrice Brunel
[redacted]
Malibu 90265



Received
6/30/26
Planning Div.

June 20, 2026

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a regular business; it is an essential community anchor and a vital cultural institution for the City of Malibu.

For so long, The Sunset Restaurant has provided a rare and welcoming gathering space in Malibu. Unlike many areas that cater exclusively to tourists, The Sunset Restaurant has consistently prioritized local residents. It serves as a dependable venue for neighborhood meetings, family celebrations, graduations, charity events, and casual weeknight dinners for residents who live in the neighborhood.

From an economic and functional standpoint, the restaurant provides important benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed atmosphere.
- Economic Support through generating significant local tax revenue (for decades) and provides stable, year-round employment opportunities for local residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a great meal, and enjoy the unique atmosphere of Zuma Beach.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Regards,

Dorothee Plessis

Zuma Malibu Community

Tel [redacted]

Received
6/23/26
Planning Div.

6/24/26
Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Subject: Support for The Sunset Restaurant (August 3rd, 2026 hearing)

Dear Planning Commission,

I am a Malibu resident, and I am writing to ask you to please approve the permit for The Sunset Restaurant at your upcoming meeting on August 3rd.
The Sunset is a huge part of our neighborhood near Zuma Beach and Point Dume. It is not just another tourist spot. It is the place where locals actually go to hang out, celebrate birthdays, or just grab a quiet dinner with family. The City of Malibu has faced tremendous loss of businesses and iconic places to eat during the Palisades Fire. We do not have many places like this on our side of town, and losing it or cutting back its hours would be a huge loss for our community.
The people who run the restaurant are great neighbors. They keep the beach clean, they manage the traffic well, and they are always respectful of the people living nearby. They have proven for years that they know how to run a good, safe business that fits right into Malibu.
Please support our local businesses and our community by approving their permit on August 3rd.

Sincerely,



Steve Clarke
[redacted]

Received
6/30/26
Planning Div.

June 23rd, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Christina Mellberg

[redacted]

[redacted]

Received
7/1/26
Planning Div.

Malibu Planning Commission / City Council
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business, it is an essential community anchor and a vital cultural institution for the City of Malibu.

For years, the Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, the Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.
From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.
I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,
Michelle Wolf
[redacted]

Received
6/29/26
Planning Div.

June 24, 2024

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-term resident of the Zuma Beach and Point Dume community, I am writing to express my strong support for The Sunset Restaurant and its continued operation as an important part of Malibu's coastal and civic landscape.

For many years, The Sunset Restaurant has been far more than a place to dine—it has become a meaningful gathering place and community cornerstone for residents on Malibu's western edge. In an area where options for accessible, family-friendly gathering spaces are limited, The Sunset has consistently served as a welcoming place for locals to connect, celebrate, and build community.

Unlike many coastal establishments that primarily cater to transient tourism, The Sunset has maintained a deep connection to the residents who call this area home. It has hosted neighborhood meetings, family celebrations, charitable events, and countless informal gatherings that strengthen the social fabric of Point Dume, Zuma, and the surrounding Malibu community.

Its contributions to Malibu extend well beyond hospitality:

• Community Character — The Sunset provides a unique dining experience that reflects Malibu's coastal identity: welcoming, relaxed, and community-oriented, while remaining accessible to both residents and visitors alike.

• Economic Contribution — The restaurant generates meaningful local tax revenue and supports stable, year-round employment for Malibu residents, contributing to the city's economic vitality.

• Responsible Coastal Stewardship — Over the years, its operators have demonstrated a clear commitment to being thoughtful neighbors by responsibly managing traffic, noise, and environmental impacts, while respecting the sensitive nature of our beach ecosystem.

The loss or restriction of The Sunset Restaurant would create a significant void in our community. It is one of the few places where residents can gather, share meals, and enjoy the extraordinary beauty of Zuma Beach in a well-managed and respectful environment.

I respectfully urge the city to approve the requested applications and support the continued operation and success of The Sunset Restaurant. It remains an invaluable asset to Malibu and an institution that has earned the trust and support of its surrounding community.

Thank you for your time, consideration, and continued dedication to preserving the character and institutions that make Malibu such a special place to live.

Sincerely,

Lisa Hall

[redacted]

Malibu, CA 90265

[redacted]

[redacted]

Received
6/29/26
Planning Div.

chris cortazzo
MALIBU REAL ESTATE

Chris Cortazzo
[redacted]
Malibu, CA 90265
[redacted]

June 23, 2026

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

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.
For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.
From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- **Community Identity** by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- **Economic Support** through generating significant local tax revenue and providing stable, year-round employment opportunities for area residents.
- **Coastal Stewardship** where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

COMPASS
[redacted] Malibu, CA 90265

chris cortazzo
MALIBU REAL ESTATE

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,

Chris Cortazzo

[redacted] Malibu, CA 90265
[redacted]

Received
6/25/26
Planning Div.

June 22, 2026

Dear Planning Commission Members,

I am writing as a local resident to respectfully express my support for the Sunset Restaurant's permit application and to urge the Commission to approve the permit at its upcoming meeting on August 3rd.

The Sunset Restaurant is a longstanding and valued part of the Malibu community, particularly for residents living near Zuma Beach and Point Dume. More than simply a restaurant, it serves as an important gathering place where families, friends, and neighbors come together to celebrate special occasions, enjoy meals, and strengthen community connections. Its presence contributes significantly to the character and vitality of our area.

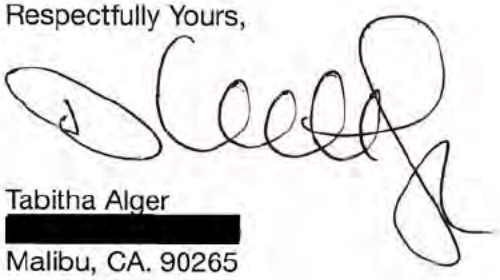
In the aftermath of the Palisades Fire, Malibu has experienced the loss of numerous businesses and community institutions. As our city continues to recover, it is essential that we preserve the local establishments that remain and that have demonstrated a sustained commitment to serving residents. The Sunset is one of those establishments. Any reduction in its ability to operate would represent a meaningful loss to the community and to the quality of life of those who live in this part of Malibu.

The restaurant's ownership and management have consistently demonstrated a commitment to being responsible and respectful neighbors. Over the years, they have maintained a well-operated business, contributed positively to the surrounding area, and worked cooperatively with the community. Their record reflects a genuine dedication to operating in a manner that is both safe and compatible with the neighborhood.

The Sunset not only supports the local economy through employment and commerce, but also serves as an important community asset that helps preserve the unique character of Malibu. Businesses such as this play a vital role in maintaining the sense of place and community that residents value.

For these reasons, I respectfully request that the Planning Commission approve the Sunset Restaurant's permit application. Thank you for your time, consideration, and service to our community.

Respectfully Yours,



Tabitha Alger
[redacted]
Malibu, CA. 90265

Received
7/2/26
Planning Div.

06/29/2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

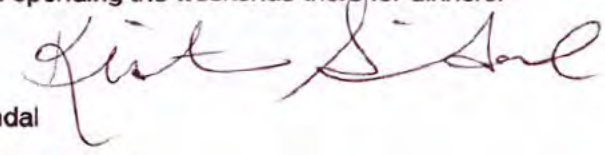
We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,



Kristin Swindal

[redacted]

Malibu, CA 90265

Received
7/2/26
Planning Div.

06/29/2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

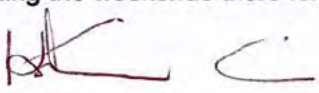
We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,



Kathryn Alice Tompkins

[redacted]

Malibu, CA 90265

Received
7/6/26
Planning Div.

June 24, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Lisa Norby

[redacted]Malibu, CA 90265

[redacted]

Received
7/6/26
Planning Div.

July1, 2026

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

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,
I am a local resident, and I am writing to ask you to please approve the permit for The Sunset Restaurant at your upcoming meeting on August 3rd.
The Sunset is a huge part of our neighborhood near Zuma Beach and Point Dume. It is not just another tourist spot. It is the place where locals actually go to hang out, celebrate birthdays, or just grab a quiet dinner with family. The City of Malibu has faced tremendous loss of businesses and iconic places to eat during the Palisades Fire. We don't need We do not have many places like this on our side of town, and losing it or cutting back its hours would be a huge loss for our community.
The people who run the restaurant are great neighbors. They keep the beach clean, they manage the traffic well, and they are always respectful of the people living nearby. They have proven for years that they know how to run a good, safe business that fits right into Malibu.
Please support our local businesses and our community by approving their permit on August 3rd.
Sincerely,
Heather Wildman
[redacted]
Malibu, CA 90265
Broad Beach

Received
7/6/26
Planning Div.

June 29, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Jaime Hiney & John Wildermuth

[redacted]

Malibu, CA 90265

[redacted]

06/30/2026.

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Received
7/6/26
Planning Div.

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Julia Moniss

[redacted] Malibu, CA, 90265.

Tel No. [redacted]

Received
7/6/26
Planning Div.

June 30, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Salsberg

Vicki Salsberg

[redacted]

Malibu, CA 90265

[redacted]

7/6/2026

Received
07/09/26
Planning Div.

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

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,

As a longtime Malibu resident, I am writing to urge you to approve The Sunset Restaurant's permit at your upcoming meeting on August 3.

The Sunset is far more than a restaurant — it is a cornerstone of our community. It is a place where local families gather for birthdays, friends meet after work, and neighbors come together over dinner. It is one of the few remaining community gathering places on the west side of Malibu.

In the wake of the Palisades Fire, Malibu has already lost too many cherished local businesses and iconic restaurants. Our community is still recovering, and preserving the businesses that have remained resilient is more important than ever. Limiting The Sunset's operations or putting its future at risk would be another significant loss for residents who rely on it as a neighborhood institution.

The owners and staff have consistently demonstrated that they are responsible members of the community. They work to keep the surrounding beach clean, manage traffic responsibly, and maintain a respectful relationship with neighboring residents. Over the years, they have shown that they can successfully operate a safe, well-managed business that complements the character of Malibu.

I respectfully ask that you support our local businesses, our residents, and the continued recovery of our community by voting to approve The Sunset Restaurant's permit on August 3.

Thank you for your time and consideration.

Sincerely,

Brian Goldberg
[redacted]
Malibu, CA 90265

Received
7/9/26
Planning Div.

July 2, 2026

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

Subject: Letter of Strong Support for The Sunset Restaurant

Dear Planning Commission,

I am writing today as a local business owner and someone who has been part of the Malibu community for decades to offer my strongest possible support for The Sunset Restaurant and respectfully ask that you approve their permit.

I have been going to The Sunset for well over 20 years. It isn't simply another restaurant—it is part of the very fabric of Malibu. It has been the backdrop for countless lunches, dinners, celebrations, business meetings, and moments with friends and family. It is one of those rare places that helps define what makes Malibu feel like Malibu.

The Sunset has also been a special part of my own family's story. My three-year-old daughter has been going there since before she was even born, and it continues to be one of the places where our family creates memories together. That kind of tradition cannot be replaced.

As the CEO and Founder of a Malibu-based marketing agency that has spent more than 25 years supporting local businesses, I understand firsthand how important iconic establishments like The Sunset are to the health and identity of our community. Especially following the devastating Palisades Fire, preserving beloved local gathering places has never been more important.

Franco and the entire team at The Sunset are first class in every way. They operate with professionalism, integrity, and genuine care for their guests and for Malibu itself. They are outstanding members of our business community and tremendous ambassadors for our city. Businesses like theirs strengthen Malibu's economy, create jobs, welcome visitors, and provide a gathering place that both residents and visitors cherish.

I respectfully encourage the Planning Commission to approve The Sunset Restaurant's permit and support one of Malibu's true community institutions. Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Chris Wizner
CEO & Founder
Vivid Candi
Malibu, California

24 June 2026

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

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,

As a long standing local resident, I'm writing to express my strong support for The Sunset Restaurant and to urge you to approve their permit at the upcoming hearing on August 3rd.

The Sunset is an essential part of life for the residents of Malibu. It's far more than just a destination for visitors; it's where we gather for birthdays, family dinners, and quiet evenings. Given the recent loss of so many iconic local businesses due to the Palisades Fire, preserving the few community staples we have left is more important than ever. Losing The Sunset or seeing its operations restricted would be a significant loss for our neighborhood.

The management team has consistently proven to be excellent neighbors. They are proactive about keeping the beach clean, managing traffic effectively, and staying respectful of the surrounding residents. Over the years, they've shown they can run a successful, safe business that truly complements the character of Malibu.

Please support our local businesses and our community by approving their permit on August 3rd.

Sincerely,
Nancy Levy

[redacted]
Malibu, CA 90265

Received
7/13/26
Planning Div.

July 7, 2026

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.

For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.

From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can

come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,

Robin Perkins

[redacted]

[redacted]

Received
07/20/26
Planning Div.

From: Mikke Pierson
To: Planning Commission
Subject: Sunset Restaurant Application - Aug 4, 2026
Date: Monday, July 20, 2026 8:48:12 AM

To the Honorable Members of the Malibu Planning Commission,

I am writing in support of The Sunset Restaurant's application for its proposed remodel.

Having spent many years serving the Malibu community in various capacities, I have a deep appreciation for the Planning Commission's responsibility to carefully evaluate projects on their individual merits. I respectfully offer my support because I believe this proposal represents a thoughtful investment in one of Malibu's longstanding community institutions.

The Sunset has long been more than simply a restaurant. It is a gathering place for residents and visitors alike and has become part of the fabric of Malibu. Reinvestment in established local businesses strengthens our community, supports local employment, enhances the visitor experience, and helps preserve the unique character that makes Malibu special.

I also recognize that the land use process can be lengthy and demanding. Applicants who continue to work through that process in good faith deserve to have their projects evaluated fairly and on their merits. Based on my understanding of this application, I believe approving the proposed remodel is in the best interest of both the property and the community it serves.

Thank you for your thoughtful consideration and for your continued service to the Malibu community.

Respectfully,

Mikke Pierson
Former Planning Commissioner
Former Mayor and City Councilmember

This communication contains proprietary information and may be confidential. This information is intended solely for the intended recipient and may not be shared without prior written approval. If you are not the intended recipient, the reading, copying, disclosure or other use of the contents of this e-mail is strictly prohibited and you are instructed to please delete this e-mail immediately.

Received
7/20/26
Planning Div.

7/17/2026

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time (nearly 27 years) resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.

For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume, Malibu West and Malibu Park residents.

From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.
- Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,

John Hathorn

[redacted]

Malibu CA 90265

[redacted]

Received
7/20/26
Planning Div.

From: Mark Wetton
To: Planning Commission
Subject: Support letter for Sunset Restaurant remodel permit
Date: Monday, July 20, 2026 2:51:28 PM

July 20, 2026

Malibu Planning Commission / City Council
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Subject: Support for The Sunset Restaurant
Dear Honorable Mayor and Commissioners,
As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.
For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.
From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.
I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.
Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.
Sincerely,
Mark Wetton
[redacted]

Received
8/3/26
Planning Div.

06/30/2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,



Marieka Kline

[redacted]

Malibu, CA 90265

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 3, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 20-033, CONDITIONAL USE PERMIT NO. 18-004, DEMOLITION PERMIT NO. 20-018, AND CODE VIOLATION NO. 17-015 - An application for an exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, installation of new patio cover, approval of after-the-fact outdoor seating, new outdoor lighting, new building sign, and to allow for the sale and service of alcohol and food for on-site consumption

LOCATION / APN:	**6800 Westward Beach Rd, Unit 1** / 4468-022-001
ZONING:	Commercial Visitor-Serving-One (CV-1)
APPLICANT / OWNER:	Schmitz and Associates, Inc. / 6800 Westward Beach Road LP
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301(e)
APPLICATION FILED:	December 8, 2017
CASE PLANNER:	Adam Pisarkiewicz, Contract Planner, apisarkiewicz@malibucity.org / (949) 489-1442

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director — Date: July 9, 2026

ATTACHMENT 5

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Fletcher Allen, Senior Planner

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

Date prepared: September 10, 2026 Meeting date: September 22, 2026

Subject: Extension of Coastal Development Permit No. 15-050 and Variance Nos. 15-029 and 16-003 – A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence and associated development; including variances to reduce the required front-yard setback and for construction on slopes steeper than 2.5 to 1

Location: 19750 Pacific Coast Highway
APN: 4449-008-013
Owner: Viox, LLC

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-44 (Attachment 1) granting a one-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including Variance No. 15-029 to reduce the required front yard setback and Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single-Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

DISCUSSION: On September 17, 2018, the Planning Commission adopted Resolution No. 18-66, 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. 18-66 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 an extension request by the applicant. A complete project chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No. 24-75.

On October 10, 2018, California Coastal Commissioners Roberto Uranga and Mark Vargas appealed this decision to the California Coastal Commission (CCC). On September 21, 2021, the CCC withdrew the appeal and the approval granted by Resolution No. 18-66 became effective with a project expiration date of September 21, 2024.

Per LCP Policy No. 5 (Coastal Development Permit Extensions), the aggregate life of a CDP shall not exceed five years absent extraordinary circumstances. On September 17, 2024, applicant Schmitz and Associates, Inc., on behalf of Viox, LLC, submitted a time extension application citing financial hardship due to the cost of Los Angeles County Waterworks District No. 29 (WD29) infrastructure to service the parcel and pending approvals from California Department of Transportation (Caltrans) and WD29. On November 18, 2024, the Planning Commission adopted Resolution No. 24-75 granting a two-year time extension. The project expiration date was reset to September 21, 2026.

On August 12, 2026, applicant Schmitz and Associates, Inc. submitted a request for an additional one-year time extension. The owner obtained building permits on November 13, 2025. However, the Palisades Fire burned through the parcel and neighboring lots in January 2025 and coastal erosion along Pacific Coast Highway followed shortly after. Access to the parcel for construction has been blocked by a Caltrans project to address roadside coastal erosion from the Palisades Fire. Caltrans is installing caissons immediately in front of the parcel and the ongoing work has been underway for six months.

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. Staff have confirmed timely responses to Building Plan Check requests and anticipate an additional one-year time extension would provide adequate time to substantially commence construction.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed[1]. Should the Planning Commission approve the time extension request, the approval set forth in Planning Commission Resolution No. 18-66 would remain valid for an additional one-year term. The expiration

1 In July 2007, the City Council adopted Ordinance No. 315 which adopted new basement standards. This project was approved after the ordinance took effect; therefore, the project meets current basement standards.

date of this approval would then be September 21, 2027. All conditions of approval in Planning Commission Resolution No. 18-66 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 for denial.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-44
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. 26-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 15-050 TO CONSTRUCT A NEW 3,511 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, WITH AN ATTACHED TWO-CAR GARAGE WITH ROOF DECK AND ROOFTOP POOL, RETAINING WALLS, LANDSCAPING, HARDSCAPING, AND SEAWALL, AND CONSTRUCTION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM; INCLUDING VARIANCE NO. 15-029 TO REDUCE THE REQUIRED FRONT YARD SETBACK AND VARIANCE NO. 16-003 FOR CONSTRUCTION ON SLOPES STEEPER THAN 2.5 TO 1 LOCATED IN THE SINGLE-FAMILY MEDIUM DENSITY ZONING DISTRICT AT 19750 PACIFIC COAST HIGHWAY (VIOX, LLC)

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

SECTION 1. Recitals.

A. On September 17, 2018, the Planning Commission adopted Planning Commission Resolution No. 18-66, approving Coastal Development Permit (CDP) No. 15-050 and Variance Nos. 15-029 and 16-003, and application for the construction of a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including a variance to reduce the required front yard setback and a variance for construction on slopes steeper than 2.5 to 1.

B. On October 10, 2018, California Coastal Commissioners Roberto Uranga and Mark Vargas appealed this decision to the California Coastal Commission (CCC).

C. On September 21, 2021, the CCC withdrew the appeal and the approval granted by Resolution No. 18-66 became effective, with a project expiration date of September 21, 2024.

D. On September 17, 2024, applicant Schmitz and Associates, Inc. submitted a two-year time extension request on behalf of owner Viox, LLC.

E. On November 18, 2024 the Planning Commission granted a two-year time extension. The project expiration date was reset to September 21, 2026.

F. On August 12, 2026, applicant Schmitz and Associates, Inc. submitted a one-year time extension request on behalf of owner Viox, LLC. Building permits were obtained in November 2025. However, the parcel and surrounding area were impacted by the Palisades Fire and subsequent roadside coastal erosion along Pacific Coast Highway (PCH). California Department of Transportation is installing caissons to stabilize PCH immediately in front of the parcel and work has been ongoing for over six months blocking access to the property.

G. On August 27, 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.

H. On September 22, 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 previously determined the project to be categorically exempt pursuant to CEQA Guidelines Section 15303(a) - New Construction. As such, Categorical Exemption No. 18-118 was filed for CDP No. 15-050 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 No. 18-66 are hereby extended for an additional one-year term. The approval is now set to expire on September 21, 2027.

B. No other changes to the conditions contained in Planning Commission Resolution No. 18-66 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 18-66 shall remain in full force and effect.

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 22nd 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. 26-44 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd day of September, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
08/12/26
Planning Div.

City of Malibu

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

TIME EXTENSION REQUEST

The City of Malibu will not accept incomplete applications.

Staff use only

Extension No. 26-008

To submit a time extension request:

This time extension request must be timely received by the Planning Division either in person or by mail addressed to City of Malibu, Attn: Planning Division, 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.: CDP 15-050

Site Address: 19750 Pacific Coast Highway

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 Request Letter** X
   A letter setting forth due cause for the Community Development Director / Commission to grant the time extension.
3. **Time Extension Fee ($596) or currently adopted fee** X
4. **Property Owner's /Occupant's Information** X

   Has the property owner or commercial occupant changed since the Planning Commission's / Community Development Director's approval or since issuance of the last 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 applicant representing the owner changed since the Planning Commission's/ Community Development 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** Mailing Data and Radius Map for Public Notice to Property Owners and Occupants 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 in a Microsoft Excel spreadsheet emailed to planningadmin@malibucity.org. 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 PDF of the map shall be submitted

*Properties zoned RR-10, RR-20, or RR-40 require a 1,000-foot radius notification. Note that updated mailing data 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 OWNER SIGNATURE	Oksana Komova PROPERTY OWNER NAME (PRINT)	08/04/26 DATE
PROPERTY OWNER SIGNATURE	Vikram Singh PROPERTY OWNER NAME (PRINT)	08/04/26 DATE

August 10, 2026

City of Malibu
Planning Department
Attn: Fletcher Allen
23815 Stuart Ranch Rd.
Malibu, CA 90265

RE: 19750 Pacific Coast Hwy. - CDP 15-050 - Due Cause for CDP Extension of One Year

Dear Fletcher,

Introduction - On behalf of the owners of 19750 Pacific Coast Highway, Viox, LLC, please accept this letter to demonstrate due cause for extending Coastal Development Permit 15-050 which expires on September 21, 2026. Our project has been impacted by a Caltrans Project to install caissons or secant wall on Pacific Coast Highway to address coastal erosion from the Palisades Fire Aftermath. The Caltrans work is immediately in front of the lot, making the lot inaccessible for construction. The work has been underway for over 6 months.

Pursuant to Section 13.21 of the Malibu Local Coastal Program Local Implementation Plan (LCP LIP) and LCP Interpretation Policy 5, a Coastal Development Permit (CDP) can be extended if the applicant demonstrates "Due Cause."

As discussed in this correspondence, due cause exists, and the property owner respectfully requests a one-year time extension.

History & Timeliness - CDP 15-050 was approved by the Malibu Planning Commission on September 17, 2018. Afterwards, the following actions took place:

- Oct. 10, 2018: California Coastal Commissioners Roberto Uranga and Mark Vargas appealed this decision to the California Coastal Commission.
- Sep. 21, 2021: California Coastal Commission withdrew the appeal and the approval was declared final. *See* attached CCC Correspondence dated October 8, 2021.
- Nov. 18, 2024: A two-year extension was granted by the Malibu Planning Commission. The expiration date of CDP 15-050 was consequently extended to September 21, 2026.
- Nov. 13, 2025: Building Permits tied to CDP 15-050 Scope were obtained. See below.

Establishing Due Cause – Pursuant to LCP Interpretation Policy Number 5, due cause exists when:

> "… 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 redesigned do not by themselves constitute due cause;"

An extraordinary circumstance took place after the CDP Extension was granted on November 18, 2024. Pursuant to the criteria discussed above in LCP Interpretation Policy 5, due cause exists to extend the CDP, as discussed below:

Due Cause: Building Permits were issued after the CDP Extension was Granted

After the CDP Extension was secured, the property owner and applicant team worked hard to address multiple rounds of plan check comments due to the complexity of the project. On November 13, 2025, building permits associated with plan checks TN 22-0206 to –0209 were issued. These building permits were issued almost one year to the date after the Planning Commission granted the CDP extension.

The permits that were issued included Grading Permit 25-2135; Building Permits 25-2136 to –2139; Electrical Permit 25-2140; Plumbing Permit 25-2141; Septic Permit 25-5114 and Mechanical Permit 25-2142.

Due Cause: Palisades Fire and Caltrans Project Caused Delays with Completion of Work Scope

Less than two months after the CDP Extension was granted, on January 7, 2025, the Palisades Fire burned through 19750 Pacific Coast Highway. Although the property was still vacant at the time of the fire, the impacts of the fire were felt for a long time after it was extinguished. The Caltrans work aforementioned was required due to the Palisades Fire.

Coastal erosion started to take place along Pacific Coast Highway after the fire. Caltrans addressed the coastal erosion with a project to install caissons along Pacific Coast Highway to mitigate any further roadside coastal erosion. The scope of work is immediately in front of the site making the site inaccessible. This would cause work to be stopped on the Building Permits that were issued on November 13, 2025. Work cannot resume until the Caltrans Project is complete. Below is a photo of one of the caissons being installed in front of 19750 Pacific Coast Highway.



Conclusion: This request for a one-year time extension to the CDP is timely. For all the reasons stated herein, due cause exists based on:

- Demonstrated diligence in obtaining building permits after a CDP Extension was granted
- The Palisades Fire and Aftermath
- Coastal Erosion along Pacific Coast Highway
- A Caltrans Project to Address the Coastal Erosion causing work on the Building Permits to not commence
    - The Caltrans Project is scheduled to conclude after the CDP expires

Please find the following attachments:

- November 18, 2024 Planning Commission Hearing Minutes
- All Building Permits issued on November 13, 2025 for 19750 Pacific Coast Highway

Thank you for your time and consideration regarding this matter.

Sincerely,

Benjamin Suber

Benjamin Suber
Schmitz & Associates |GIS Manager & Planner
bsuber@schmitzandassociates.net
818-338-3636

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 18, 2024
COUNCIL CHAMBERS AND TELECONFERENCED
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.

CALL TO ORDER

Chair Leonard called the meeting to order at 6:33 p.m.

ROLL CALL

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

PRESENT: Chair Drew Leonard, Vice Chair Dennis R. Smith, Commissioners Kraig Hill, John G. Mazza, and Skylar Peak

ALSO PRESENT: Maureen Tamuri, Interim Planning Director; Kellan Martz, Assistant City Attorney; Tyler Eaton, Senior Planner; Raneika Brooks, Senior Planner; Fletcher Allen, Associate Planner; Courtney Brown, Associate Planner; Larbi Azzaz, Assistant Planner; Allison Cook, Contract Planner; Parker Davis, Media Technician; Gail Duncan, Administrative Assistant; and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norm Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Peak seconded a motion to approve the agenda, continuing Item No. 4.A. to January 23, 2025 and continuing Item No. 4.B. to December 2, 2024.

The motion was approved by unanimous consensus.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on November 8, 2024.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

Travis played a video clip of Councilmember Uhring's comments during a City Council meeting regarding attempts to obtain the identity of the person who reported a code violation on his personal property. Travis questioned the intent behind Councilmember Uhring's statement that he would take justice into his own hands and asked Commissioner Mazza for his opinion on the comment. He alleged the Malibu Township Council served as Malibu's mafia.

Tom Boswell did not respond when called and there appeared to be a technical issue blocking staff's ability to unmute his microphone.

Paul Silvestri stated that Jo Drummond often accused other virtual speakers of being non-residents and liars. However, Councilmember Uhring signed the settlement agreement reached as a result of the Malibu Township Council's lawsuit against the City of Malibu when serving as the President of the group. Jo Drummond's residency was a matter of public record and members of the public could verify she claimed an out of area home as her primary residence while she served as a Malibu Public Works Commissioner.

ITEM 2.B. COMMISSION / STAFF COMMENTS

Commissioner Mazza stated that Travis and Paul Silvestri's Councilmember had lost the election and that Councilmember Uhring was correct. Council Policy No. 43 stated that Code Enforcement Officers shall not be proactive and shall have a signed complaint to begin an investigation. He asserted the policy required disclosure of the identity of the complainant to the owner of the property the complaint was filed against. Commissioner Mazza stated that nine months before a judge issued a final order, the City Council voted to have practice fields only at Trancas Park.

Commissioner Hill stated that he often saw Jo Drummond in his neighborhood and he believed she lived there. He alerted the public that there was an imminent potential power outage due to high winds and he thanked the Council for scheduling a discussion regarding hardening City utilities.

Commissioner Mazza congratulated Steve, Bruce and Haylynn on their election or re-elections to City Council and thanked residents for approximately eighty percent voter turnout in the 2024 election.

ITEM 3 CONSENT CALENDAR

The following Items were pulled: Item Nos. 3.B.2., 3.B.4., 3.B.5., and 3.B.6.

MOTION Peak moved and Mazza seconded a motion to receive and file Item No. 3.B.1. and approve Item No. 3.B.7.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. De Minimis Waiver No. 23-001 – An application for a new onsite wastewater treatment system for a Woolsey Fire affected parcel
   Location: 30340 Morning View Drive, partially within the appealable coastal zone
   APN: 4469-024-032
   Owner: Jason Tuvia
   Case Planner: Contract Planner Shah, 456-2489, ext. 385
   Recommended Action: Receive and file the Planning Director's report on the issuance of De Minimis Waiver No. 23-001 for a new onsite wastewater treatment system for a Woolsey Fire affected parcel.

   This item was received and filed upon approval of the Consent Calendar.

2. Extension of Coastal Development Permit No. 15-053 – A request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development
   Location: 5849 Murphy Way
   APN: 4467-003-036
   Owner: Malibu Green Holdings, LLC
   Case Planner: Senior Planner Eaton, 456-2489, ext. 273
   Recommended Action: Consider Planning Commission Resolution No. 24-70, granting a two-year time extension of Coastal Development Permit (CDP) No. 15-053 for the construction of a new 6,666 square foot, two-story single-family residence with a 774 square foot basement, 899 square foot second unit, 894 square foot pool house, swimming pool, spa, fencing, entry gates, hardscape, landscaping, and new alternative onsite

wastewater treatment system; including a site plan review for construction in excess of 18 feet in height but not to exceed 28 feet for a pitched roof in the Rural Residential, Ten-Acre zoning district at 5849 Murphy Way (Malibu Green Holdings, LLC).

Disclosures: None.

Speakers: Steven Summers and Steve Goldman

MOTION

Commissioner Peak moved and Vice Chair Smith seconded a motion to adopt Planning Commission Resolution No. 24-70, granting a two-year time extension of Coastal Development Permit No. 15-053 for the construction of a new 6,666 square foot, two-story single-family residence with a 774 square foot basement, 899 square foot second unit, 894 square foot pool house, swimming pool, spa, fencing, entry gates, hardscape, landscaping, and new alternative onsite wastewater treatment system; including a site plan review for construction in excess of 18 feet in height but not to exceed 28 feet for a pitched roof in the Rural Residential, Ten-Acre zoning district at 5849 Murphy Way (Malibu Green Holdings, LLC).

SUBSTITUTE MOTION

Commissioner Mazza moved and Commissioner Hill seconded a motion to adopt Planning Commission Resolution No. 24-70, as amended, granting a one-year time extension of Coastal Development Permit No. 15-053 for the construction of a new 6,666 square foot, two-story single-family residence with a 774 square foot basement, 899 square foot second unit, 894 square foot pool house, swimming pool, spa, fencing, entry gates, hardscape, landscaping, and new alternative onsite wastewater treatment system; including a site plan review for construction in excess of 18 feet in height but not to exceed 28 feet for a pitched roof in the Rural Residential, Ten-Acre zoning district at 5849 Murphy Way (Malibu Green Holdings, LLC).

The substitute motion was called and the substitute motion failed 2-3, Commissioners Peak, Smith and Leonard dissenting.

The original motion carried 3-2, Commissioners Hill and Mazza dissenting.

3. Extension of Coastal Development Permit No. 12-095, and Minor Modification Nos. 12-016 and 12-017 – A request to extend the Planning Commission's approval to construct a new 18-foot tall, 996 square foot

barn, horse corrals and shed, and to permit unpermitted structures and site work
Location: 5942 Cavalleri Road
APN: 4467-018-013
Owner: James Hull Trust
Case Planner: Associate Planner Brown, 456-2489, ext. 268
Recommended Action: Adopt Planning Commission Resolution No. 24-74 granting a one-year extension of Coastal Development Permit No.12-095 determining the project is categorically exempt from the California Environmental Quality Act, to construct a new 18-foot tall, 996 square foot barn, horse corrals and shed, to permit unpermitted structures and site work, and to permit an after-the-fact outdoor terraced seating area constructed without the benefit of permits not to be used for commercial purposes, nor employ the use of amplified sound; including Minor Modification No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and Minor Modification No. 12-017 for reduction of the 69-foot, 10-inch rear yard setback by 20 percent, located in the Rural Residential, Five-Acre zoning district at 5942 Cavalleri Road (James Hull Trust).

MOTION

Commissioner Peak moved and Commissioner Mazza seconded a motion to adopt Planning Commission Resolution No. 24-74 granting a one-year extension of Coastal Development Permit No.12-095 determining the project is categorically exempt from the California Environmental Quality Act, to construct a new 18-foot tall, 996 square foot barn, horse corrals and shed, to permit unpermitted structures and site work, and to permit an after-the-fact outdoor terraced seating area constructed without the benefit of permits not to be used for commercial purposes, nor employ the use of amplified sound; including Minor Modification No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and Minor Modification No. 12-017 for reduction of the 69-foot, 10-inch rear yard setback by 20 percent, located in the Rural Residential, Five-Acre zoning district at 5942 Cavalleri Road (James Hull Trust).

The question was called and the motion carried unanimously.

4. Extension of Coastal Development Permit No. 15-050 and Variance Nos. 15-029 and 16-003 – A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence and associated development; including variances to reduce the required front-yard setback and for construction on slopes steeper than 2.5 to 1
Location: 19750 Pacific Coast Highway

APN: 4449-008-013
Owner: Viox, LLC
Case Planner: Associate Planner Allen, 456-2489, ext. 233
Recommended Action: Adopt Planning Commission Resolution No. 24-75 granting a two-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall and construction of a new alternative onsite wastewater treatment system, including Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC).

MOTION

Commissioner Peak moved and Vice Chair Smith seconded a motion to adopt Planning Commission Resolution No. 24-75 granting a two-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall and construction of a new alternative onsite wastewater treatment system, including Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC).

The question was called and the motion carried unanimously.

5. Administrative Coastal Development Permit No. 22-025 – An application for a remodel, second unit, new onsite wastewater treatment system, and associated development

Location: 3619 Sweetwater Canyon Drive, not within the appealable coastal zone
APN: 4452-020-094
Owner: Malibu Sweetwater Orchards, LLC
Case Planner: Senior Planner Eaton, 456-2489, ext. 273
Recommended Action: Receive and file the Planning Director's report on the approval of Administrative Coastal Development Permit No. 22-025.

Disclosures: Commissioner Hill

CONSENSUS

The Planning Director's report on the approval of Administrative Coastal Development Permit No. 22-025 was received and filed by unanimous consensus.

6. Administrative Coastal Development Permit No. 24-020 – An application to install a new onsite wastewater treatment system
Location: 5849 Deerhead Road, partially within the appealable coastal zone
APN: 4469-015-022
Owner: Dillingham Family Trust
Case Planner: Assistant Planner Azzaz, 456-2489, ext. 302
Recommended Action: Receive and file the Planning Director's report on the approval of Administrative Coastal Development Permit No. 24-020.

Disclosures: Commissioner Hill

MOTION Commissioner Peak moved and Commissioner Hill seconded a motion to continue the item to the December 2, 2024 and for staff to have the City Biologist and an Environmental Health Services staff member with expertise in onsite wastewater treatment systems available to respond to questions.

The question was called and the motion carried unanimously.

7. Approval of Minutes
Recommended Action: Approve the minutes of the November 4, 2024 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

This item was approved upon approval of the balance of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 20-003 and Minor Modification No. 20-001 – An application for a new two-story single-family residence and associated development (Continued from October 7, 2024)
Location: 29329 Heathercliff Road, not within the appealable coastal zone
APN: 4468-011-011
Owner: ACS International, LLC
Case Planner: Contract Planner Cook, AICP, capstonecityplan@gmail.com
Recommended Action: Adopt Planning Commission Resolution No. 24-64 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 20-003 to construct a new 4,050 square-foot, two-story, single-family residence with an attached 390 square-foot garage, swimming pool, landscaping, hardscape, retaining walls, grading, and installation of a new onsite wastewater treatment

system; including Minor Modification No. 20-001 for up to a 50 percent reduction in the front yard setback, located in the Rural Residential, One-Acre Zoning District at 29329 Heathercliff Road (ACS International, LLC)

This item was continued to the January 23, 2025 Regular Planning Commission meeting upon approval of the agenda.

B. Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013 – An application for a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck and associated development; including a site plan review for 3,032 cubic yards of remedial grading (Continued from October 21, 2024)

Location: 24515 Vantage Point Terrace, not within the appealable coastal zone
APN: 4458-033-005
Owner: 24515 Vantage Point Syndication, LLC
Case Planner: Senior Planner Brooks, AICP, 456-2489, ext. 276
Recommended Action: Adopt Planning Commission Resolution No. 24-46 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium - Density zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace (24515 Vantage Point Syndication, LLC).

This item was continued to the December 2, 2024 Regular Planning Commission meeting upon approval of the agenda.

RECESS The Chair recessed the meeting at 7:40 p.m. and the meeting resumed at 7:47 p.m. with all Commissioners present.

C. Coastal Development Permit No. 23-026 and Variance No. 24-011 – An application for the construction of a test water well to establish a water supply to a proposed development; including a variance for encroachment into an Environmentally Sensitive Habitat Area buffer (Continued from November 4, 2024)

Location: 5801 Foxview Drive, partially within the appealable coastal zone
APN: 4470-004-022
Owner: Monica B. Bagramyan
Case Planner: Senior Planner Eaton, 456-2489, ext. 273

Recommended Action: Consider Planning Commission Resolution No. 24-65 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 23-026 for the construction of a test water well to provide a water supply to a proposed new single-family residence that could not obtain water service from Los Angeles County Waterworks District No. 29; including a variance for encroachment into an Environmentally Sensitive Habitat Area buffer located on a residentially zoned parcel within the Rural Residential, Five-Acre zoning district at 5801 Foxview Drive (Bagramyan).

Senior Planner Eaton presented the staff report.

Disclosures: Chair Leonard

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

Speakers: Luke Tarr, David Daoud, Eric Myer, Monica Bagramyan, Cody Carlson, Alex Simental

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

The Commission directed questions to staff, neighboring property owners and the applicant team.

MOTION Commissioner Peak moved and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 24-65, as amended, 1) adding Condition No. 38 to state, "The applicant/owner shall install temporary protection fencing around the protected oak trees. The applicant must submit a fencing plan for approval by the City."; 2) adding Condition No. 39 to state, "No vegetation shall be cut without approval of the City Biologist."; 3) adding Condition No. 40 to state, "The applicant/owner shall contract with a certified arborist to monitor the construction, ensuring that the protected oak trees remain unharmed. A post-construction report shall be submitted to the City detailing how the construction took place and must be signed by the arborist."; 4) adding Condition No. 41 to state, "Any disturbed area shall be restored to the original condition."; 5) adding Condition No. 42 to state, "The owner shall first pursue access from the existing dirt road easement off Anacapa Road for up to one year and provide a signed letter from the owners of the access road as proof of the agreement or provide written statement as to the infeasibility of the access shall that be determined by the owners. If approval of this access cannot be obtained within one year, access shall be taken from the V shaped route shown on plan sheet ATA 1.0. in the plan

set dated November 1, 2014."; 6) adding Condition No. 43 to state, "Any lines from the well to future development shall run under the soil and the disturbed area shall be restored."; 7) adding Condition No. 44 to state, "The well, pump, and any future lines from the well to the residence shall be included in the site's development area."; and 8) determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 23-026 for the construction of a test water well to provide a water supply to a proposed new single-family residence that could not obtain water service from Los Angeles County Waterworks District No. 29; including a variance for encroachment into an Environmentally Sensitive Habitat Area buffer located on a residentially zoned parcel within the Rural Residential, Five-Acre zoning district at 5801 Foxview Drive (Bagramyan).

FRIENDLY AMENDMENT

Commissioner Mazza moved a friendly amendment to require development of the well, pump and lines to the future development to be included in the site's total development square footage calculation.

The friendly amendment was accepted by the maker and seconder.

The question was called and the motion carried unanimously.

ITEM 5 NEW PUBLIC HEARINGS

None.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

CONSENSUS At 8:57 p.m., the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission
of the City of Malibu on December 2, 2024

DREW LEONARD, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

BUILDING PERMIT APPLICATION

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☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

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☐ I am exempt under Section _____ B.&P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commending with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature of Applicant or Agent — Date: 11/13/2025

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

☐ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant or Agent — Date: 11/13/2025

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www.malibucity.org/inspection

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ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

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Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

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Crest Real Estate

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CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Foundation for New SFR w/ att'd garage -
10 piles @ 42" w/ gradebeam 192 lf +/- 12 solder piles @ 60" w/ gradebeam 60lf +/-. Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
U	VB	

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 136		LACO 2023

SPECIAL CONDITIONS

$ 0.00 **INITIAL VALUATION** $ _____ **REVISED VALUATION**

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

PLAN CHECK NO.	INITIALS	DATE
	CK#	

ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

Building Permit Fee	$5,267.50
Document Retention Fee	$8.00
Admin Fee	$53.75
B.S.S.	$288.00
B.S.S.M.I	$936.00
Tech Fee	$368.73
TOTAL BUILDING PERMIT FEE	**$6,921.98**

PERMIT NUMBER	INITIALS	DATE
25-2136	DR CK#	11/13/2025

FINALED BY	DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	41.0	Piles or Caissons (New)	$4,407.50
1	2.0	Grade Beams (per 250 L.F.)	$860.00

INSPECTION NOTES

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Policy No.: CWC00035704 Exp.: 07/06/2026

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ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

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Viox, LLC
[redacted]

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Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

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B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
New SFR with Att. Garage - 3511 total sq ft. 1st fl. 1410sf, 2nd fl. 1715 SF w/att'd garage: 386 sf. 1 skylight,1 fireplace, interior spiral stars to roof top deck, 1st fl covered deck w/ 42" guardrail, 2nd fl 2 covered balconies w/ 42" guardrails, roof top deck w/42 guardrail, ext. stairs w/ 42" guardrail, ext.beach access ladder. Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
R3/U	VB	2

SQUARE FOOTAGE	FIRE SPRINKLERS
3,511	Yes

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 101	1	LACO 2023

SPECIAL CONDITIONS

$ 7,200,000.00	$
INITIAL VALUATION	REVISED VALUATION

PLAN CHECK FEE	$	$537.50
ADDITIONAL PLAN CHECK FEE	$	

PLAN CHECK NO.	INITIALS	DATE
TN 25-0008	CK#	01/16/2025
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

Building Permit Fee	$8,435.08
Document Retention Fee	$8.00
Admin Fee	$53.75
Tech Fee	$590.46
TOTAL BUILDING PERMIT FEE	**$9,087.29**

PERMIT NUMBER	INITIALS	DATE
25-2137	DR CK#	11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	1.0	Deck - Attached (2 Max) / Detached (each)	$430.00
1	3,511.0	All New Residential Construction (per s.f.) Incl. Additions	$8,005.08

INSPECTION NOTES

BUILDING PERMIT APPLICATION

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DESIGNER	LICENSE NO.

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CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Sea wall 129 lf x 10' 8" max height w/19 piles @ 30", gradebeam 129 lf.
Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
U	VB	

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 325		LACO 2023

SPECIAL CONDITIONS

$ 0.00 INITIAL VALUATION	$ REVISED VALUATION

PLAN CHECK FEE	$ $537.50
ADDITIONAL PLAN CHECK FEE	$

PLAN CHECK NO.	INITIALS	DATE
TN 25-0009	CK#	01/16/2025
ADD'L PLAN CHECK NO.	**INITIALS**	**DATE**
	CK#	

Building Permit Fee	$3,547.50
Document Retention Fee	$8.00
Admin Fee	$53.75
Tech Fee	$248.33
TOTAL BUILDING PERMIT FEE	**$3,857.58**

PERMIT NUMBER	INITIALS	DATE
25-2138	*DR* CK#	11/13/2025
FINALED BY		**DATE**

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

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B2	Soils Engineer's Approval		
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B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
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B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	19.0	Piles or Caissons (New)	$2,042.50
1	1.0	Grade Beams (per 250 L.F.)	$430.00
1	1.0	Bulkheads/Seawalls/Wave Uprush Study	$1,075.00

INSPECTION NOTES

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Signature of Applicant or Agent — Date: 11/13/2025

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU

23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Retaining wall 64 LF x 24" max height, 17 piles @ 42", gradebeam 64 lf +/-.
Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
U	VB	

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 136		LACO 2023

SPECIAL CONDITIONS

$ 0.00 **INITIAL VALUATION** — $ **REVISED VALUATION**

PLAN CHECK FEE $537.50

ADDITIONAL PLAN CHECK FEE

PLAN CHECK NO.	INITIALS	DATE
TN 25-0010	CK#	01/16/2025
ADD'L PLAN CHECK NO.	**INITIALS**	**DATE**
	CK#	

Building Permit Fee	$537.50
Document Retention Fee	$8.00
Admin Fee	$53.75
Tech Fee	$37.63
TOTAL BUILDING PERMIT FEE	**$636.88**

PERMIT NUMBER	INITIALS	DATE
25-2139	*DR* CK#	11/13/2025
FINALED BY		**DATE**

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	1.0	Retaining wall: 7 - <= 10' high (up to 50 ln. ft.)	$430.00
1	1.0	Piles or Caissons (New)	$107.50

INSPECTION NOTES

ELECTRICAL PERMIT APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

❑ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

❑ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

❑ I am exempt under Section _____ B.&.P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commending with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

11/13/2025

Signature of Applicant or Agent — Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

❑ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

❑ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

11/13/2025

Signature of Applicant or Agent — Date

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11/13/2025

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ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC

[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
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CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK:
New SFR with Att. Garage - Electrical (1) 400A main panel
Ref: 25-2137

PLANNING CASE NO.
CDP 15-050

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

ELECTRICAL PERMIT FEES

Qty	Description	Fee
13	Fixed Appliance (Not Over 1 HP)	$559.00
2	Heat Pump	$86.00
3,511	New Residential Bldgs./Additions/Remodels	$932.90
1	Services, Switch Boards & Sub.	$161.25
1	B.S.T.F	$121.74
1	Document Retention Fee	$8.00
1	Admin Fee	$53.75
	TOTAL ELECTRICAL PERMIT FEE	$1,922.64

PLAN CHECK NO.	INITIALS	DATE
	CK#	
ADDITIONAL PLAN CHECK NO.	**INITIALS**	**DATE**
	CK#	
PERMIT NUMBER	**INITIALS** *DR*	**DATE**
25-2140	CK#	11/13/2025
FINALED BY		**DATE**

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

ELECTRICAL PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED ELECTRICAL INSPECTIONS AND APPROVALS		
E1	Temp Power Pole		
E2	System Ground Ground Rod Water Pipe UFER		
E3	Underground Electrical		
E4	Rough Wiring		
E5	Rough Conduit		
E6	Bonding Water and Gas		
E7	EV Charging		
E8	Photovoltaic Installation		
E9	Subpanel		
E10	Service		
E11	Final Electical Inspection		
E12	Utility Released		

Item Count	Qty	Description	Fee
1	2	Heat Pump	$86.00
Fixed Appliance (Not Over 1 HP)			
1	1	Water heater	$43.00
1	1	Dishwasher	$43.00
1	1	Clotheswasher	$43.00
1	1	Disposal	$43.00
1	5	Fan	$215.00
1	1	FAU	$43.00
1	1	Oven	$43.00
1	1	Hood - residential	$43.00
1	1	Range	$43.00
New Residential Bldgs./Additions/Remodels			
1	386	Garage, Carport (Att/Det)	
1	3,125	Single and Two-Family	
Services, Switch Boards & Sub.			
1	1	400 - 1000 AMPS	$161.25

INSPECTION NOTES

GRADING PERMIT APPLICATION

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Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

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11/13/2025

Signature of Applicant or Agent — Date

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☐ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy No. _____ Exp. _____

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11/13/2025

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11/13/2025

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www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
ZEPHYR DEVELOPERS CORP

MAILING ADDRESS
4607 LAKEVIEW CANYON RD 237

CITY	STATE	ZIP
WESTLAKE VILLAGE	CA	91361

PHONE NUMBER
(818) 431-0718

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
A	1068946	09/30/2026

PLAN CHECK EXPIRES:

GRADING SECURITY:

☐ CD ☐ SURETY BOND ☐ CASH BOND

CUBIC YARDAGE		CUBIC YARDAGE	
IMPORT	175	CUT	93
EXPORT	17	FILL	237

DESCRIPTION
Grading, Drainage and Erosion Control for NSFR/Att. Garage:
Cut 93 cy, Fill 237cy, Import 175cy, Export 17cy. R & R 26 cy.

PLANNING CASE NO. CDP 15-050

PLAN CHECK FEE	$	$537.50
ADDITIONAL PLAN CHECK FEE	$	

PLAN CHECK NO.	INITIALS	DATE
TN-25-0007	CK#	01/16/2025
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

GRADING PERMIT FEES

Qty	Description	Fee
1	101-500 Cubic Yards	$1,290.00
1	B.S.T.F	$90.30
1	Document Retention Fee	$8.00
1	Admin Fee	$53.75
	TOTAL GRADING PERMIT FEE	$1,442.05

PERMIT NUMBER	INITIALS DR	DATE
25-2135	CK#	11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

GRADING PERMIT APPLICATION

NO.		INSPECTION	DATE	INSPECTOR
		REQUIRED GRADING INSPECTIONS AND APPROVALS		
G1		GRADING SITE EVALUATION		
	G1.1	NPDES Implementation		
G2		INITIAL GRADING INSPECTION		
	G2.1	Keyway (N/A)		
	G2.2	Benches (N/A)		
	G2.3	Cut (N/A)		
G3		ROUGH INSPECTION		
	G3.1	Elevations		
	G3.2	Drainage		
	G3.3	Reports Received (YES -NO -NA)		
	G3.4	Daily Field Observations		
	G3.5	Rough Grading Certificate		
	G3.6	Primary Drainage		
G4		FINAL		
	G4.1	Elevations		
	G4.2	Permanent Drainage and/or S.U.S.M.P.		
	G4.3	Slope Planting (N/A)		
	G4.4	Terrace / Benches (N/A)		
	G4.5	Final Reports (N/A)		
	G4.6	Final Agency Approval (YES - NO - N/A)		
	G4.7	Final Bond Release		
	G4.8	Final Grading Certification		

ERSOSION CONTROL PL	YES - NO - N/A		
ERSOSION CONTROL FL	INSTALLED - APPROVED - N/A		

Item Count	Qty	Description	Fee
Grading			
1	1	101-500 Cubic Yards	$1,290.00

INSPECTION NOTES

PLUMBING PERMIT APPLICATION

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Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

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11/13/2025

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11/13/2025

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BOOK 4449 PAGE 008 PARCEL 013

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Viox, LLC

[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

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Crest Real Estate

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CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK:
New SFR with Att. Garage - Plumbing
Ref: 25-2137

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

PLUMBING PERMIT FEES

Qty	Description	Fee
1	Disposal	$53.75
1	Gas system 1-5 outlets	$107.50
19	Plumbing Fixtures	$1,021.25
1	Roof drains (set of 10 or part of set)	$53.75
1	Water heater (and/or vent)	$53.75
1	Yard Gas, 0 - 300 Feet	$107.50
1	Yard Water service, 0 - 300 Feet	$107.50
1	B.S.T.F	$105.35
1	Document Retention Fee	$8.00
1	Admin Fee	$53.75
	TOTAL PLUMBING PERMIT FEE	$1,672.10

PLAN CHECK NO.	INITIALS DR CK#	DATE
ADD'L PLAN CHECK NO.	INITIALS CK#	DATE
PERMIT NUMBER 25-2141	INITIALS CK#	DATE 11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

PLUMBING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED PLUMBING INSPECTIONS AND APPROVALS

P1	Underground/floor plumbing		
P2	Water service		
	Plastic _____ Metal _____		
P3	Lateral ROW Connection		
P4	Lateral Building Connection		
P5	Rough Plumbing		
P6	Rough Gas System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test		
P10	Gas Final		
P11	Final Plumbing Inspection		
P12	Utility Released		

Item Count	Qty	Description	Fee
BSPLUM			
1	1	Roof drains (set of 10 or part of set)	$53.75
1	1	Water heater (and/or vent)	$53.75
1	1	Gas system 1-5 outlets	$107.50
1	1	Yard Gas, 0 - 300 Feet	$107.50
1	1	Yard Water service, 0 - 300 Feet	$107.50
1	2	Bath Tub	$107.50
1	3	Shower	$161.25
1	5	Lavatory	$268.75
1	4	Toilet/Bidet	$215.00
1	1	Dishwasher	$53.75
1	1	Clothes Washer	$53.75
1	1	Bar Sink	$53.75
1	1	Laundry Sink	$53.75
1	1	Kitchen Sink	$53.75
1	1	Disposal	$53.75

INSPECTION NOTES

Docusign Envelope ID: ACF4D1DA-2811-456C-AFC5-5E0C0379877D

COMBINATION SEWER/SEPTIC PERMIT

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DocuSigned by: Darrell Roy, DARRELL ROY ENTERPRISES INC. 2FEEAC4187... — 11/13/2025

Signature of Applicant or Agent — Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMPENSATION INSURANCE FUND

Policy No.: 9235255 Exp.: 07/21/2026

☐ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DocuSigned by: Darrell Roy, DARRELL ROY ENTERPRISES INC. 2FEEAC4187... — 11/13/2025

Signature of Applicant or Agent — Date

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UN-LAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000) , IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the city to enter upon the above mentioned property for inspection purposes.

DocuSigned by: Darrell Roy, DARRELL ROY ENTERPRISES INC. 2FEEAC4187... — 11/13/2025

Signature of Applicant or Agent — Date

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC

[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
DARRELL ROY ENTERPRISES INC

MAILING ADDRESS
P O BOX 2615

CITY	STATE	ZIP
CAMARILLO	CA	93011

PHONE NUMBER
(805) 389-1860

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
A, C42	651852	09/30/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK:
Installation of (1) 2,500 gal. AOWTS MicroSeptic ES7.5 w/ UV Disinfection Unit.

EH APPROVAL DATE	PLANNING CASE NO.
10/10/2025	CDP 15-050

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

SEWER/SEPTIC PERMIT FEES

Qty	Description	Fee
1	Installation Residential OWTS - Advanced Sys.	$752.50
1	Sewer connection to OWTS (req. with new installation)	$215.00
1	Document Retention Fee	$8.00
1	Tech Fee	$67.73
1	Admin Fee	$53.75
	TOTAL PERMIT FEE	$1,096.98

PLAN CHECK NO.	INITIALS	DATE
	CK#	
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	
PERMIT NUMBER	INITIALS DR	DATE
25-5114	CK#	11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

COMBINATION SEWER/SEPTIC PERMIT

Docusign Envelope ID: ACF4D1DA-2811-456C-AFC5-5E0C0379877D

	REQUIRED INSPECTIONS AND APPROVALS	DATE	INSPECTOR
	Sewer connection to wastewater system (OWTS)		
	Tank(s) Primary Gallons		
	Secondary Gallons		
	Treatment Gallons		
	Tank water test		
	Distribution system		
	Sewage Pit(s) ❑ Number		
	Dispersal Field ❑ Size		
	Disinfection ❑ Yes Type _____		
	Approval to cover system		
	Completion and Acceptance form		
	Final system approval		
	Operating Permit		

	ABANDONMENT OF OWTS		
	Sewer disconnected and capped		
	Tank Removed ❑ Backfilled ❑		
	Final Abandonment Approval		

Item Count	Qty	Description	Fee
Installation Residential OWTS - Advanced Sys.			
1	1	Installation Residential OWTS - Advanced Sys.	$752.50
Sewer connection to OWTS (req. with new installation)			
1	1	Sewer connection to OWTS (req. with new installation)	$215.00

INSPECTION NOTES

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 22, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 15-050 AND VARIANCE NOS. 15-029 AND 16-003 - A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including Variance No. 15-029 to reduce the required front yard setback, and Variance No. 16-003 for construction on slopes steeper than 2.5 to 1

LOCATION / APN:	**19750 Pacific Coast Hwy** / 4449-008-013
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Crest Real Estate / Viox, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(a) and (e)
EXTENSION FILED:	August 12, 2026
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org / (310) 456-2489, ext. 233

Extension requests may 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.

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director — Date: August 27, 2026

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Tonya Ward, AICP, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 10, 2026 Meeting date: September 22, 2026

Subject: Administrative Plan Review No. 26-014, Conditional Use Permit No. 24-010, Variance Nos. 24-020, 24-021, 24-024, and 25-001, Site Plan Review Nos. 24-023 and 26-020 – An application to install a new water tank and associated water system improvements

Location: 20699 Las Flores Mesa Drive
APN: 4450-030-902
Owner: Los Angeles County Waterworks District No. 29

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-42 (Attachment 1) determining the project is suspended from the California Coastal Act (Coastal Act) and the California Environmental Quality Act (CEQA) pursuant to Governor Executive Order (EO) N-20-25, and approving Administrative Plan Review (APR) No. 26-014 to install a new 25 foot (ft.), 5 inch (in.) tall, above-ground new 100,000 gallon (gal.) water tank and associated foundation to accompany an existing 100,000 gal. water tank, an 18 ft., 10 in. tall retaining wall, and grading on an existing public utility parcel; including Conditional Use Permit (CUP) No. 24-010 for a utility facility use in the Rural Residential zoning district, Variance (VAR) No. 24-020 for a 59 percent reduction in the required rear yard setback from 24 feet, 7 inches to 10 feet, VAR No. 24-021 for structures on slopes steeper than 2.5 to 1, VAR No. 24-024 for an increase in the maximum impermeable coverage from 5,830 square feet to 6,337 square feet, and VAR No. 25-001 for retaining wall height above 18 feet, up to 18 feet, 10 inches, Site Plan Review (SPR) No. 24-023 for structure height above 18 feet, up to 25 feet, 5 inches and SPR No. 26-020 for a 12 percent reduction in the required side yard setback from 11 foot, 4 inches to 10 feet located in the Rural Residential, Twenty-Acre (RR-20) zoning district at 20699 Las Flores Mesa Drive (Los Angeles County Waterworks District No. 29; or 2) deny

the project as proposed and direct staff to return with a resolution of denial. The applicant for the project is a private entity (LFMAC, LLC).

DISCUSSION: This agenda report provides a background and project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's consistency with applicable provisions of the Malibu Municipal Code (MMC) and environmental review pursuant to CEQA. The Planning Commission can consider the merits of the project presented by the applicant and staff and determine if the analysis contained herein demonstrates the project is consistent with the MMC with the inclusion of the CUP, VARs and SPRs or constitutes a denial if the findings cannot be made.

Typically, the review and approval of an APR or an APR with SPR would fall under the authority of the Community Development Director; however, since the subject application includes a CUP and VAR requests, pursuant to MMC Sections 17.66.080 and 17.72.060, a public hearing is required by the Planning Commission.

Governor's Executive Order N-20-25 – Coastal Act and CEQA Suspension

The Community Development Director has determined that Governor's EO N-20-25 applies to the proposed project and, with concurrence from the Planning Commission, the project would be suspended from the Coastal Act and CEQA. Paragraph 2(d) of EO N-20-25 allows supportive infrastructure, such as utilities that are necessary to construct, install, or use structures destroyed by the 2025 Palisades Fire, to be included within the suspensions of the Coastal Act and CEQA. As an additional qualifier for the EO's suspensions, the project will not encroach into any public access easement, view corridor, or open space deed restriction. The EO gives local agencies the sole authorization of determining eligibility under this suspension if the above findings can be made. Pursuant to the EO, the project is not appealable to the California Coastal Commission if it qualifies for this suspension from the Coastal Act.

The proposed water tank will be used by Los Angeles County Waterworks District No. 29 (WD29) and the Los Angeles County Fire Department (LACFD), who serve the neighborhood. Of the 37 developed parcels in the area, 19 were destroyed by the Palisades Fire (51 percent) and would be supported by the additional water supply needed to meet fire flow requirements for the respective fire rebuilds. The additional developed parcels within the Las Flores Mesa neighborhood will also be supported by the extra fire flow capabilities in case a future fire impacts the surrounding area. The new water tank is supportive utility infrastructure that is necessary to provide adequate fire flow to the Las Flores Mesa neighborhood directly assisting with the rebuilding of 19 parcels with eligible primary and accessory development covered under the EO's suspensions.

Because the proposed project is eligible for suspension of the Coastal Act and CEQA, the project need not adhere to the Malibu Local Coastal Program (LCP), which is the City's certified implementation of the State's Coastal Act. Instead, the proposed project has been

reviewed solely for compliance with the city's MMC and General Plan, consistent with all other fire rebuilds and supporting infrastructure destroyed in the Palisades Fire that qualify under the EO. A copy of EO N-20-25 is provided as Attachment 2.

Discretionary Requests

For the use and development of the water tank, a CUP, four VARs and two SPRs are requested. Pursuant to MMC Section 17.66.080, the Planning Commission must make eleven findings in support of a CUP. Pursuant to MMC Section 17.72.060, eight findings are required for a VAR. Pursuant to MMC Section 17.62.040(D), eight findings are required for an SPR. Based on evidence provided in the record, a draft resolution containing all required findings has been prepared for the Planning Commission's consideration (Attachment 1). The Planning Commission, as the decision-making body, will weigh the evidence in the record, including this staff report and materials in the record, and determine whether the required findings can be made. The requested entitlements are summarized below:

- APR No. 26-014: Development of the water tank and infrastructure
- CUP No. 24-010: Use of a utility facility in RR-20
- VAR No. 24-020: 59% rear yard setback reduction from 24 ft., 7 in. to 10 ft.
- VAR No. 24-021: Structures on slopes steeper than 2.5 to 1
- VAR No. 24-024: Increase in impermeable coverage from 5,830 sf. to 6,337 sf.
- VAR No. 25-001: Retaining wall height above 18 ft., up to 18 ft., 10 in.
- SPR No. 24-023: Structure height above 18 ft., up to 25 ft., 5 in. and
- SPR No. 26-020: 12% side yard setback reduction from 11 ft., 4 in. to 10 ft.

In addition to the entitlements above, the applicant will need to obtain building permits from the City's Building Safety Division.

Background and Project Overview

As shown in Figure 1, the subject parcel is a publicly owned utility site located at the end of the Las Flores Mesa Drive cul-de-sac, approximately 125 ft. uphill of the roadway, and is accessed via a driveway shared with the single-family residence at 20649 Las Flores Mesa Drive. The property is maintained by the County of Los Angeles who serves as the registered owner of the parcel. The parcel is currently improved with a flat concrete pad and an existing 100,000 gal. water tank measuring 16 ft. 11" in. height, which currently serves the surrounding neighborhood. The proposed use is an extension of the parcel's current use as necessary public infrastructure and would serve the immediate residential neighborhood by providing additional water service for residential properties and additional water capacity in the event of a wildfire. The surrounding parcels are a mix of one- and two-story residential properties zoned RR-20 and Rural Residential, Two-Acres (RR-2).

During the 1993 Old Topanga Fire and subsequently during the 2025 Palisades Fire, the existing tank did not provide sufficient capacity to serve the entire neighborhood. As a result, this contributed to many homes being lost in both fires. The Las Flores Mesa neighborhood, along with the entire City of Malibu, lies within a Very High Fire Hazard Severity Zone (VHFHSZ) identified by the State's Fire Marshal and will likely be subject to additional threats from wildfire in the future. The proposed improvement was previously studied by WD29 and identified as a desired system improvement. A second 100,000 gal. water tank was included in WD29's Water System Master Plan Draft Environmental Impact Report but was eliminated from the final version due to capital constraints. The project is now proposed by a private party (LFMAC, LLC) who would assume the obligation of installing the new tank. Upon installation of the tank, the property will be continually managed and operated by the County of Los Angeles to provide public water services to the neighborhood. LFMAC, LLC has been authorized by the County to install the tank and obtain permits from the City for its construction.

Figure 1 – Subject Parcel



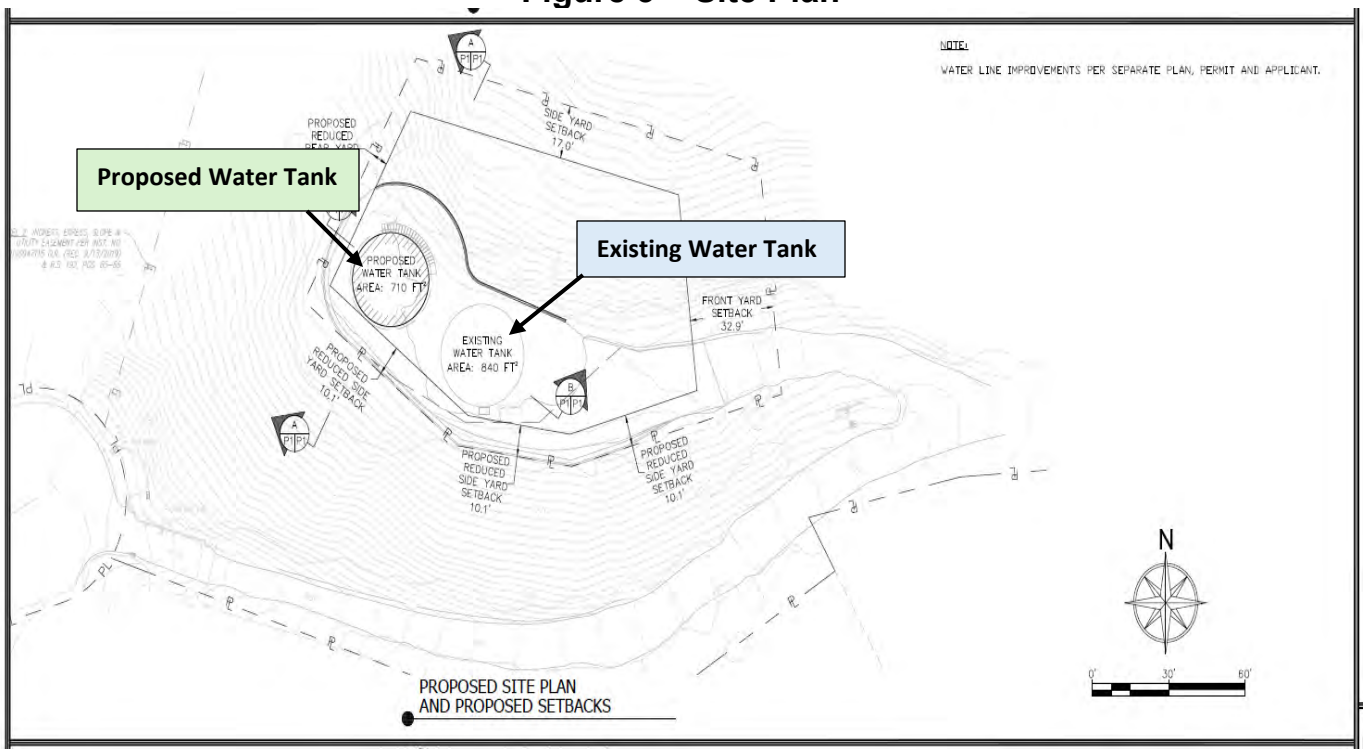
Source: City of Malibu GIS 2026

Figure 2 – Oblique View of Project Site



Source: Google Earth 2026

Figure 3 – Site Plan



Source: Applicant Plans

The subject application proposes the construction of a new 25 ft., 5 in. tall, above-ground, 100,000-gal. water tank and associated foundation to accompany the existing 100,000-gal. water tank currently in service, as well as a new 18 ft., 10 in. tall retaining wall and approximately 610 cubic yards (c.y.) of non-exempt grading. The subject application includes an APR and seven discretionary requests as previously summarized.

The footprint of the proposed water tank is similar to the existing water tank. The proposed water tank is sited on the remaining portion of the existing flat building pad with a minimum of 10 ft. of clearance around it for access and maintenance. While the footprint of the existing water tank is similar to the proposed tank, the available buildable area on the subject parcel and size of the parcel requires some encroachment into the required south side yard and rear yard. The existing water tank is also similarly located within the side yard setback and rear yard setback areas categorized as an existing non-conforming structure. The subject parcel currently has 4,707 sf. of existing impermeable coverage from the existing tank and site improvements, where MMC standards allow for a maximum of 5,830 sf. Due to site constraints, there is no other feasible location on the site that would avoid encroachments into setbacks.

The proposed tank is approximately 25 ft., 5 in. in height, compared to approximately 16 ft., 11 in. The existing tank is slightly wider at approximately 32.6 ft. in diameter compared to 30 ft. for the proposed tank. The proposed tank is designed to provide 100,000 gallons of storage while providing adequate clearance between the maximum water level and the top of the tank. Story poles were installed in January 2026 to demonstrate the siting, massing and scale of the second water tank in relation to the existing water tank and surrounding development. Staff visited the site, conducted a story pole inspection and reviewed the site's surroundings as part of its analysis. Based on the project plans and staff's site visit, it was determined that the proposed water tank is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography. Both the existing and proposed tank are conditioned to be painted a color that blends in with the surrounding environment. The parcel is located at the end of a cul-de-sac, approximately 125 ft. uphill of the roadway, and the proposed development will be shielded from view by existing mature trees located along the slope leading up from the cul-de-sac.

WD29 completed a feasibility analysis and determined that the proposed project location is the most suitable location remaining on the parcel to achieve the required project scope. This was based on the parcel's geology, its existing water tank and existing flat building pad, its proximity to the serviceable area, and its minimal public visibility. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	164 ft., 4 in.
Lot Width	113 ft., 2 in.
Gross Lot Area	16,992 sf. (0.39 acre)
Area of Street Easements and 1:1 Slopes	334 sf.
Net Lot Area*	16,658 sf. (0.38 acre)

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

The subject parcel is zoned RR-20. Surrounding parcels are a mix of RR-20 and RR-2 zoned properties developed with one- and two-story single-family residences.

Table 2 provides a summary of the surrounding land uses:

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
Subject Parcel	20699 Las Flores Mesa Drive	16,992 sf.	RR-20	Public utility
North	20649 Las Flores Mesa Drive	21.50 acres	RR-20	Single-family residential
East	20600 Eagle Pass Drive	7.76 acres	RR-20	Single-family residential
South	20706 Las Flores Mesa Drive	29,400	RR-2	Single-family residential
West	20649 Las Flores Mesa Drive	21.50 acres	RR-20	Single-family residential

Sources: Malibu City GIS and LA County Tax Assessor

Project Description

The proposed scope of work is as follows (Attachment 3 – Project Plans):

Construction

a. Installation of a new 25 ft., 5 in. tall, above-ground 100,000 gal. water tank and associated foundation;
b. Installation of a new 18 ft., 10 in. tall retaining wall;
c. 610 c.y. of non-exempt grading.

Discretionary Requests

d. CUP No. 24-010 for use of a utility facility (water tank) within the RR Zoning District pursuant to MMC Section 17.08.040(A);

e. VAR No. 24-020 from MMC Section 17.40.040(A)(6)(c) for a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. (required) to 10 ft. (proposed);
f. VAR No. 24-021 from MMC Section 17.40.040(A)(12) to allow structures on slopes steeper than 2.5 to 1 consisting of the water tank, retaining wall, and necessary access and maintenance areas;
g. VAR No. 24-024 from MMC Section 17.40.040(A)(11)(a) to allow 6,337 sf. of impermeable lot coverage where 5,830 sf. is the maximum permitted;
h. VAR No. 25-001 from MMC Section 17.40.030(A)(4) to allow a retaining wall measuring 18 ft., 10 in. in height to create a building pad where 18 ft. is the maximum permitted;
i. SPR No. 24-023 from MMC Section 17.40.040(A)(5)(a) for a structure height above 18 ft., to allow a water tank measuring up to 25 ft., 5 in. in height; and
j. SPR No. 26-020 from MMC Section 17.40.040(A)(6)(b) for a 12 percent reduction in the required south side yard setback from 11 ft., 4 in. (required) to 10 ft. (proposed).

Water Storage Capacity

• Existing water tank:		100,000 gal.
• Proposed water tank:		100,000 gal.
	Total:	**200,000 gal.**

General Plan Consistency

The proposed use is consistent with the goals, objectives, policies and general land uses of the General Plan, specifically:

1. Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies;
2. Safety Policy S-3.3.17, require adequate water supplies and infrastructure are available for current and future development;
3. Safety Policy S-3.3.18, ensure that adequate water storage and capacity are available to meet daily demand and fire flow requirements;
4. Safety Policy S-3.3.19, coordinate with appropriate providers/agencies to ensure adequate infrastructure and conditions for new development related to: water supply and fire flow; location of anticipated water supply; maintenance and long-term integrity of water supplies; evacuation and emergency vehicle access; fuel modification and defensible space; vegetation clearance maintenance on public and private roads; visible home and street addressing and signage;
5. Safety Action S-3.3.1n, work with water service providers and Los Angeles County Fire Department to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems.

MMC Analysis

The following MMC sections are applicable to the proposed project and conformance with the MMC is required for the APR. Pursuant to MMC Section 17.66.080, eleven findings are required in support of a CUP. Pursuant to MMC Section 17.72.060, eight findings are required for a VAR. Pursuant to MMC Section 17.62.040(D), eight findings are required for an SPR. These findings are made in the attached resolution.

The proposed project has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29 (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 the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs.

Zoning (MMC Title 17)

MMC Chapter 17 requires conformance to development standards. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested SPRs and VARs.

Table 3 – MMC Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard	32’ 11”	131’ 11”	Complies
Rear Yard	*24’ 7”*	*10’*	*VAR No. 24-020*
North Side Yard	17’	55’ 10”	Complies
South Side Yard	*11’ 4”*	*10’*	*SPR No. 26-020*
HEIGHT (ft. in.)	*18’*	*25’ 5”*	*SPR No. 24-023*
IMPERMEABLE LOT COVERAGE (sf.)	*5,830*	*6,337*	*VAR No. 24-024*
CONSTRUCTION ON SLOPES	*2.5 to 1 (APR)*	*Steeper than 2.5 to 1*	*VAR No. 24-021*
NON-EXEMPT GRADING (c.y.)	1,000	610	Complies
RETAINING WALL HEIGHT (ft. in.)	*18’*	*18’ 10”*	*VAR No. 25-001*

Grading (MMC Chapter 17.40)

MMC Section 17.40.080 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The project will consist of 75 c.y. of exempt understructure grading and 610 c.y. of non-exempt grading.

Archaeological / Cultural Resources (MMC Section 17.54)

MMC Section 17.54 requires certain procedures be followed to determine potential impacts on archaeological resources. The subject site is mapped to have a low probability of containing archaeological resources and the entire parcel has been previously disturbed by grading, hardscape and a water tank. Therefore, the additional water tank on the same footprint of the existing water tank is not expected to have an adverse effect on cultural resources.

Nevertheless, a condition of approval is included 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.

Onsite Wastewater Treatment System (OWTS) (MMC Chapter 15.44)

The project was routed to Environmental Health for conformance review. The project scope is for a new water tank to accompany an existing water tank. No OWTS improvements are proposed as part of the project.

ENVIRONMENTAL REVIEW: The Community Development Director has determined that Governor's EO N-20-25 applies to the proposed project. Paragraph 2(d) of EO N-20-25 includes supportive infrastructure, such as utilities that are necessary to construct, install, or use structures destroyed by the 2025 Palisades Fire, within the suspensions of the Coastal Act and CEQA. The proposed water tank will be used by WD29 and the LACFD, who serve the neighborhood. Nineteen of the 37 developed parcels in the area (51 percent) were destroyed by the Palisades Fire and would be supported by the additional water supply needed to meet fire flow requirements for the respective rebuilds. Therefore, pursuant to EO N-20-25, the proposed project is considered exempt from the Coastal Act and from CEQA.

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

PUBLIC NOTICE: On August 27, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 1,000 ft. radius of the subject parcel (Attachment 5).

SUMMARY: The project has been reviewed and conditionally approved for conformance with the MMC by appropriate City and County departments. The required findings can be made that the project complies with the MMC. Based on the analysis contained in this report for consideration, staff provide no recommendation on this project. If the Planning

Commission determines the required findings for the CUP, VARs, and SPRs can be made, staff has provided the attached resolution for adoption. The Commission may also choose to continue to a date uncertain to allow time for the applicant to revise project plans or make findings in denial of the project as proposed and request staff return with a denial resolution.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-42
2. Governor's Executive Order N-20-25
3. Project Plans
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-42

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS SUSPENDED FROM THE CALIFORNIA COASTAL ACT AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO GOVERNOR EXECUTIVE ORDER N-20-25, AND APPROVING ADMINISTRATIVE PLAN REVIEW NO. 26-014 TO INSTALL A NEW 25 FOOT, 5 INCH TALL, ABOVE-GROUND 100,000 GALLON WATER TANK AND ASSOCIATED FOUNDATION TO ACCOMPANY AN EXISTING 100,000 GALLON WATER TANK, AN 18 FOOT, 10 INCH TALL RETAINING WALL, AND GRADING ON AN EXISTING PUBLIC UTILITY PARCEL; INCLUDING CONDITIONAL USE PERMIT NO. 24-010 FOR A UTILITY FACILITY USE IN THE RURAL RESIDENTIAL ZONING DISTRICT, VARIANCE NO. 24-020 FOR A 59 PERCENT REDUCTION IN THE REQUIRED REAR YARD SETBACK FROM 24 FEET, 7 INCHES TO 10 FEET, VARIANCE NO. 24-021 FOR STRUCTURES ON SLOPES STEEPER THAN 2.5 TO 1, VARIANCE NO. 24-024 FOR AN INCREASE IN THE MAXIMUM IMPERMEABLE COVERAGE FROM 5,830 SQUARE FEET TO 6,337 SQUARE FEET, AND VARIANCE NO. 25-001 FOR RETAINING WALL HEIGHT ABOVE 18 FEET, UP TO 18 FEET, 10 INCHES, SITE PLAN REVIEW NO. 24-023 FOR STRUCTURE HEIGHT ABOVE 18 FEET, UP TO 25 FEET, 5 INCHES AND SITE PLAN REVIEW NO. 26-020 FOR A 12 PERCENT REDUCTION IN THE REQUIRED SIDE YARD SETBACK FROM 11 FOOT, 4 INCHES TO 10 FEET LOCATED IN THE RURAL RESIDENTIAL, TWENTY-ACRE ZONING DISTRICT AT 20699 LAS FLORES MESA DRIVE (LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29)

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

SECTION 1. Recitals.

A. On September 29, 2023, an application for Administrative Plan Review (APR) No. 26-014 was submitted to the Planning Division by the applicant LFMAC, LLC, on behalf of the property owner, Los Angeles County Waterworks District No. 29 (WD29), for development on the subject parcel located at 20699 Las Flores Mesa Drive (Assessor's Parcel Number 4450-030-902). The application was routed to the City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, WD29, and Los Angeles County Fire Department (LACFD) for review.

B. During application processing, the applicant submitted requests for Conditional Use Permit (CUP) No. 24-010 to permit a utility facility in the Rural Residential, Twenty-Acre (RR-20) zoning district; Site Plan Review (SPR) No. 24-023 for construction above 18 ft. in height; SPR No. 26-020 for a reduction in the required south side yard setback; and Variance (VAR) Nos. 24-020, 24-021, 24-024, and 25-001 for a rear yard setback reduction, structures on slopes steeper than 2.5 to 1, impermeable surface coverage exceeding the maximum permitted, and a retaining wall exceeding 18 ft. in height to create a building pad.

C. On October 8, 2024, the Planning Division determined the application to be complete.

D. On November 18, 2024, a notice of pending development was posted near the entry to the subject parcel.

E. The SPR notice period was conducted from December 18, 2025, to January 8, 2026.

F. In January 2026, story poles were installed on the subject parcel to demonstrate the siting, massing, and scale of the project in relation to surrounding development. Planning Division staff conducted a site visit and story pole inspection to document site conditions, the subject parcel, and surrounding area.

G. On August 27, 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 ft. radius of the subject parcel and to all interested parties.

H. On September 22, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

The Planning Commission has determined that Governor Executive Order (EO) N-20-25 applies to the proposed project. Paragraph 2(d) of EO N-20-25 includes supportive infrastructure, such as utilities that are necessary to construct, install, or use structures destroyed by the 2025 Palisades Fire, within the suspensions of the California Coastal Act (Coastal Act) and the California Environmental Quality Act (CEQA). The water tank will be used by WD29 and the Los Angeles County Fire Department (LACFD), who serve the neighborhood. Nineteen of the 37 developed parcels in the area (51 percent) were destroyed by the Palisades Fire and would be supported by the additional water supply needed to meet fire flow requirements for the respective rebuilds. As an additional qualifier for the EO's suspensions, the project will not encroach into any public access easement, view corridor, or open space deed restriction. The EO gives local agencies the sole authorization of determining eligibility under this suspension if the above findings can be made. The new water tank is supportive utility infrastructure that is necessary to provide adequate fire flow to the Las Flores Mesa neighborhood directly assisting with the rebuilding of 19 parcels with eligible primary and accessory development covered under the EO's suspensions. Therefore, pursuant to EO N-20-25, the proposed project is determined to be suspended from the Coastal Act and from CEQA.

SECTION 3. Conditional Use Permit Findings.

A. Conditional Use Permit No. 24-010 for Use of a Utility Facility within the Rural Residential Zoning District (MMC Sections 17.08.040(A) and 17.66.080)

CUP No. 24-010 would permit the operation of a utility facility (water tank). No other conditionally allowed uses in the RR-20 zone are authorized by this CUP. MMC Section 17.08.040(A) designates

the requested use as conditionally permitted subject to a CUP with the findings being made pursuant to MMC 17.66.080. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for CUP No. 24-010 are made as follows.

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of this title.

The subject parcel is zoned RR-20 and, under MMC Section 17.08.040(A), a utility facility is listed as a conditionally permitted use. The subject parcel is currently improved with a flat concrete pad and an existing 100,000-gallon (gal.) water tank which currently serves the surrounding neighborhood. The proposed use is an extension of the parcel's current use as a utility facility and would serve the immediate residential neighborhood by providing additional water service for residential properties and additional water capacity in the event of a wildfire.

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

A 100,000 gal. water tank exists on the subject parcel, which currently services the neighborhood. During the 1993 Old Topanga Fire and subsequently during the 2025 Palisades Fire, the existing tank did not provide sufficient capacity to serve the entire neighborhood. As a result, this contributed to many homes being lost. The project is for the installation of an additional 100,000 gal. water tank which would be located adjacent to the existing 100,000 gal. water tank to provide a total capacity of 200,000 gal. The proposed improvement was previously studied by WD29 and identified as a desired system improvement. A second 100,000 gal. water tank was included in WD29's Water System Master Plan Draft Environmental Impact Report but was eliminated from the final version due to capital constraints. The project is now proposed by a private party (LFMAC, LLC) who would assume the obligation of installing the new tank.

3. The subject site is physically suitable for the type of land use being proposed.

The project would require SPRs and VARs for setbacks, tank height, retaining wall height, impervious surfaces, and development on steep slopes, but these are necessary to provide the amount of water needed within the existing parcel. WD29 has completed a feasibility analysis and deemed this location the most ideal to achieve the project scope required. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel.

4. The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.

The use is an extension of the existing utility facility use and would serve the immediate residential neighborhood to provide additional water service for residential parcels and water capacity in the event of a wildfire. Surrounding parcels are a mix of RR-20 and RR-2 zoned parcels developed with one- and two-story single-family residences. Therefore, the proposed use is compatible with the land uses presently on the subject parcel.

5. The proposed use would be compatible with existing and future land uses within the zone and general area in which the proposed use is to be located.

The water tank and associated water line are compatible with and necessary for future residential construction and fire rebuilds within the neighborhood. The additional tank would be available and provide capacity for fire suppression in the event of a wildfire in the future.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by staff.

The second water tank would allow more utility and service access to water for residential and fire suppression needs. The proposed tank is approximately 25 ft., 5 in. in height, compared to approximately 16 ft., 11 in. for the existing tank resulting in a total increase of 8 ft. 6 in. Although the tanks have similar footprints, the existing tank is slightly wider at approximately 32.6 ft. in diameter compared to 30 ft. for the proposed tank. The proposed tank is designed to provide 100,000 gallons of storage while providing adequate clearance between the maximum water level and the top of the tank. Story poles were installed in January 2026 to demonstrate the siting, massing, and scale of the second water tank in relation to the existing water tank and surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings as part of its analysis. Based on the project plans and staff's site visit, it was determined that the proposed water tank is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography. The parcel is located at the end of a cul-de-sac, approximately 125 ft. uphill of the roadway, and the proposed development will be shielded from view by existing mature trees located along the slope leading up from the cul-de-sac. The water tank is minimally visible from public and private views due to existing tree coverage and the slope located to the north and does not affect solar access of nearby residential properties.

7. There will be adequate provisions for public access to serve the subject proposal.

The project is a public utility to be maintained and managed by WD29, for which no public access is permitted for security purposes. Therefore, this finding does not apply.

8. The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan.

The use extends the current use and is consistent with the goals, objectives, policies and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has

been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs.

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

Due to existing site constraints and water capacity requirements identified by WD29, the project requires VARs for a reduced rear yard setback, allowance for structures on slopes steeper than 2.5 to 1, increase in impervious surfaces, and allowance for retaining wall height to create a building pad and SPRs for an increase in structure height and reduced side yard setback. With the granting of the VARs and SPRs, the proposed project complies with all applicable requirements of state and local law.

10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The project will increase neighborhood safety by providing water storage capacity and increased access to water in a neighborhood that is known to be a very high fire zone and has been affected by previous wildfires with insufficient water access. Therefore, the proposed use is in the public interest and will not adversely affect health, safety, convenience, or welfare.

11. If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.

The subject parcel is not at risk from earth movement, flooding, or liquefaction. WD29 has been obtaining inclinometer readings dating back to 2007, all of which have been favorable for the proposed utility facility. The WD29 has completed site analyses for feasibility and based on the analysis, concluded the proposed site is the most feasible in the area to support the proposed water tank.

SECTION 4. Site Plan Review Findings.

B. SPR No. 24-023 from MMC Section 17.40.040(A)(5)(a) for Structure Height Above 18 Ft. (MMC Section 17.62.040(D))

SPR No. 24-023 would allow structure height above 18 ft., up to 25 ft., 5 in. for a new 100,000 gal. water tank to be sited next to an existing 100,000 gal. water tank. The MMC requires that eight findings be made in the consideration and approval of an SPR for construction above 18 ft. in height. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 24-023 are made as follows.

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

Staff conducted an analysis of surrounding property characteristics to assess the project with neighborhood character. The subject parcel is a publicly owned lot with an established flat concrete pad and an existing 100,000 gal. water tank measuring 16 ft. 11 in. in height. The subject parcel is

located at the end of the cul-de-sac, is approximately 125 ft. uphill of the roadway, and shares a driveway entrance with an existing residential parcel at 20649 Las Flores Mesa Drive. In addition, the proposed development will be shielded from view by existing mature trees located along the slope leading up from the cul-de-sac. The footprint of the proposed water tank is similar to the existing water tank, but the proposed tank is approximately 8 ft. 6 in. taller.

Story poles were installed in January 2026 to demonstrate the siting, massing, and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the parcel's surroundings for potential impacts. Based on the project plans and staff's site visit, it was determined that the proposed new water tank is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. As previously discussed, the project proposes the new water tank directly next to the existing water tank and screening via existing trees. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography.

The subject parcel is part of an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of residences within the vicinity of the project site, and the project plans were used to identify the dimensions of the existing and proposed water tanks. The proposed water tank would reach a maximum height of approximately 25 ft. 5in., exceeding the 18-ft. height standard by approximately 7 ft., 5 in. The proposed tank would be located adjacent to the existing 16-ft. 11 in.-tall water tank on a parcel already developed with the same utility use. The surrounding neighborhood contains a mix of one- and two-story residential development, as shown in the table below.

Direction	Address	Structure Size (sf.)*	Height or No. of Stories	Zoning
Subject Parcel	20699 Las Flores Mesa Drive	840 sf.	16 ft. 11 in.	RR-20
North	20649 Las Flores Mesa Drive	3,426 sf.	One-story	RR-20
East	20600 Eagle Pass Drive	5,393 sf.	Two-story	RR-20
South	20706 Las Flores Mesa Drive	Vacant	N/A	RR-2
West	20649 Las Flores Mesa	3,426 sf.	One-story	RR-20

*Source: Los Angeles County Assessor's Office and Project Plans

Based on the characteristics described above, the proposed project is considered to blend with the existing development pattern in the neighborhood, including the subject parcel, and does not adversely affect neighborhood character. Story poles were installed to demonstrate the proposed height and bulk of the tank. The story poles, the tank's location adjacent to the existing tank, and the surrounding development demonstrate that the additional height is not anticipated to adversely affect neighborhood character. In addition, a Notice of Public Hearing was sent to all parcel owners and occupants within a 1,000 ft. radius of the project and no correspondence has been provided on the subject application.

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

The proposed water tank is designed to be placed immediately adjacent to the existing tank, which will remain on the parcel and work in conjunction with the new tank. Although VARs are requested for the rear yard setback, structures on steep slopes, impermeable surfaces, and retaining wall height, the project has been designed to disrupt the site as minimally as feasible.

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

No remedial grading is proposed for the proposed project. Therefore, this finding does not apply.

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

Due to a steep slope that exists to the north of the project site and an extensive tree line to the south, the proposed tank is not within any sightlines of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from any public viewing area or main viewing area of any affected principal residence. As discussed in Finding B.1, the visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography.

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

The proposed project does not affect solar access for reasons similar to those previously described in Finding B.4. Therefore, this finding does not apply.

6. *The project is consistent with the City's General Plan, local coastal program, municipal code and City standards.*

The proposed project, including the discretionary request for an increase in structure height and other associated SPR and VARs, as discussed herein, is consistent with the City's General Plan, applicable MMC standards in Title 17 (Zoning), and other City standards as applied by the Planning Division, City geotechnical consultant reviewers, City Biologist, and City Public Works Department, as well as WD29. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable

requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

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

No seawall, bulkhead, or other shoreline protective devices are associated with this project as the subject parcel is located inland and not on the coast. Therefore, this finding does not apply.

C. SPR No. 26-020 from MMC Section 17.40.040(A)(6)(b) for a 12 Percent Reduction in the Required South Side Yard Setback (MMC Section 17.62.040(D))

SPR No. 26-020 would allow a 12 percent reduction in the required south side yard setback from 11 ft., 4 in. (required) to 10 ft. (proposed). The MMC requires that eight findings be made in the consideration and approval of an SPR for a side yard setback reduction up to 20 percent. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 26-020 are made as follows.

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

The proposed water tank is sited on the remaining portion of the existing flat building pad with a minimum of 10 ft. of clearance space around it for access and maintenance. While the footprint of the existing water tank is similar to the proposed tank, the available buildable area on the subject parcel and size of the parcel requires some encroachment into the required south side yard (and rear yard, subject to VAR No. 24-020). The existing water tank is also within the setback areas, but the size of the parcel relative to the remaining buildable area and the size of the proposed water tank necessitates that the water tank encroach into the side yard setback by 1 ft., 4 in. (12 percent). Due to the location of the project site, topography, and existing mature trees in the project vicinity, the proposed water tank's encroachment into the side yard setback is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character.

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

The proposed water tank is designed to be placed immediately adjacent to the existing tank, which will remain on the parcel and work in conjunction with the new tank. Although VARs are requested for the rear yard setback, structures on steep slopes, impermeable surfaces, and retaining wall height, the project has been designed to disrupt the site as minimally as feasible.

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

No remedial grading is proposed for the proposed project. Therefore, this finding does not apply.

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

Due to a steep slope that exists to the north of the project site and an extensive tree line to the south, the proposed tank encroachment into the south side yard by 1 ft., 4 in. (12 percent) is not within any sightlines of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from any public viewing area or main viewing area of any affected principal residence. As discussed, the visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography.

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

The proposed project does not affect solar access for reasons similar to those previously described. Therefore, this finding does not apply.

6. *The project is consistent with the City's General Plan, local coastal program, municipal code and City standards.*

The proposed project, including the discretionary request for an increase in structure height and other associated SPR and VARs, as discussed herein, is consistent with the City's General Plan, applicable MMC standards in Title 17 (Zoning), and other City standards as applied by the Planning Division, City geotechnical consultant reviewers, City Biologist, and City Public Works Department, as well as WD29. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which

time compliance with the California Building Code, as adopted by the City, will be verified As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

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

No seawall, bulkhead, or other shoreline protective devices are associated with this project as the subject parcel is located inland and not on the coast. Therefore, this finding does not apply.

SECTION 5. Variance Findings.

D. Variance No. 24-020 from MMC Section 17.40.040(A)(6)(c) for a 59 Percent Reduction in the Required Rear Yard Setback (MMC Section 17.72.060)

VAR No. 24-020 would allow a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. (required) to 10 ft. (proposed). Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 24-020 are made as follows.

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

The project site with an encroachment into the required rear yard by 14 ft., 7 in. was deemed to be the most viable location for the proposed water tank by WD29 due to the site conditions, proximity to the existing water tank and flat building pad, the parcel's geology, and the site's minimal visibility. The proposed water tank is sited on the remaining portion of the existing flat building pad with a minimum of 10 ft. of clearance around it for access and maintenance. While the footprint of the existing water tank is similar to the proposed tank, the available buildable area on the subject parcel and size of the parcel requires the proposed encroachment into the required rear yard (and south side yard, subject to SPR No. 26-020). The existing water tank is also within the setback areas. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for rear yard encroachment allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The VAR is unavoidable due to the water tank design to accommodate 100,000 gal., which is the determined amount necessary by WD29 for additional capacity at this location, and maintenance standards given the site characteristics of the subject parcel, including topography. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, SPRs, and VARs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for an utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The

encroachment into the rear yard setback by 59 percent is unavoidable due to water tank sizing requirements as well as requirements for access and maintenance.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request for a 59 percent encroachment into the otherwise required rear yard has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

E. Variance No. 24-021 from MMC Section 17.40.040(A)(12) to Allow Structures on Slopes Steeper than 2.5 to 1 (MMC Section 17.72.060)

VAR No. 24-021 would allow the proposed water tank, retaining wall, and necessary access and maintenance areas be located on slopes steeper than 2.5 to 1. Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 24-021 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 site was deemed to be the most viable location for the proposed water tank by WD29 due to the parcel geology. The proposed development on slopes steeper than 2.5 to 1 (steep slopes) is

necessary to allow for placement of the water tank, retaining wall, and access requirements for water tank maintenance and management. The proposed grading and single retaining wall allow for the water tank to be placed in the proposed location, adjacent to the existing water tank, for efficiency in water distribution, and to reduce visibility from surrounding parcels. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for structures on steep slopes allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The VAR is unavoidable due to the water tank design and access and maintenance requirements to accommodate 100,000 gal., which is the amount determined necessary by WD29 for additional capacity at this location. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for a utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The location of the proposed water tank and retaining wall are unavoidable due to water tank sizing requirements as well as requirements for access and maintenance.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request the placement of structures on steep slopes has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

F. Variance No. 24-024 from MMC Section 17.40.040(A)(11)(a) to Allow an Increase in the Maximum Impermeable Coverage (MMC Section 17.72.060)

VAR No. 24-024 would allow an increase in the maximum allowed impermeable coverage for the subject parcel from 5,830 sf. (maximum) to 6,337 sf. (proposed). Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted

evidence by the applicant, the findings for VAR No. 24-021 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 proposed location of the additional water tank was selected based on feasibility studies completed by WD29, which determined the proposed location would be most suitable for additional service water to the neighborhood. The VAR required for impervious surfaces cannot be reduced, as the proposed 100,000 gal. tank is the size specified and required by WD29 for this capacity. The subject parcel currently has 4,707 sf. of existing impermeable coverage from the existing water tank and site improvements, where MMC standards allow for a maximum of 5,830 sf. With the second water tank, the proposed increase in allowable impermeable coverage would exceed the MMC allowance by 507 sf. and is unavoidable due to the tank design and size. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for an increase in impermeable coverage allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The VAR is unavoidable due to the water tank design and sizing to accommodate 100,000 gal., which is the determined amount necessary by WD29 for additional capacity at this location. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate

water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for a utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The location of the proposed water tank and retaining wall are unavoidable due to water tank sizing requirements as well as requirements for access and maintenance.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request for an increase in impermeable coverage, has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All

necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

G. Variance No. 25-001 from MMC Section 17.40.030(A)(4) for Retaining Wall Height Above 18 Ft. (MMC Section 17.72.060)

VAR No. 25-001 would allow retaining wall height above 18 ft., up to 18 ft., 10 in. to create a building pad for a new 100,000 gal. water tank to be sited next to an existing 100,000 gal. water tank. Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 25-001 are made as follows.

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

The project site was deemed to be the most viable location for the proposed water tank by WD29 due to the parcel geology. The application proposes one 18 ft., 10 in. retaining wall to create a building pad for a proposed water tank and access, rather than a multi-tiered retaining wall system in order to reduce the extent of development on steep slopes, reduce the necessary encroachment into setbacks and decrease visibility of the proposed development from surrounding parcels. The proposed grading and single retaining wall allow for the water tank to be placed in the proposed location, adjacent to the existing water tank, for efficiency in water distribution, and to reduce visibility from surrounding parcels. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for a 10 in. increase in retaining wall height above the maximum allowable 18 ft. allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The single wall design was proposed rather than a multi-tiered retaining wall system in order to reduce the extent of development on steep slopes, reduce the necessary encroachment into setbacks and

decrease visibility of the proposed development from surrounding parcels. The proposed grading and single retaining wall allow for the water tank to be placed in the proposed location, adjacent to the existing water tank, for efficiency in water distribution, and to reduce visibility from surrounding parcels. The retaining wall would allow for a building pad to be created of sufficient size to accommodate a 100,000 gal. water tank, which is the determined amount necessary by WD29 for additional capacity at this location. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for a utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The location of the proposed water tank and retaining wall are unavoidable due to water tank sizing requirements as well as requirements for access and maintenance. As described in Finding G.3, the single-wall design up to 18 ft., 10 in. would result in less development and reduced visibility concerns than a multi-tiered retaining wall design consistent with MMC standards.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As

conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request for an additional 10 in. of height over the otherwise allowed retaining wall height of 18 ft. to create a building pad has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, SPRs, and VARs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

SECTION 6. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 26-014, CUP No. 24-010, VAR No. 24-020, VAR No. 24-021, VAR No. 24-024, VAR No. 25-001, SPR No. 24-023 and SPR No. 26-020 subject to the following conditions.

SECTION 7. Conditions of Approval.

Standard Conditions

1. The applicant and 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. Installation of a new 25 ft., 5 in. tall, above-ground 100,000 gal. water tank and associated foundation;
   b. Installation of a new 18 ft., 10 in. tall retaining wall;
   c. 610 c.y. of non-exempt grading.

Discretionary Requests

d. CUP No. 24-010 for use of a utility facility (water tank) within the RR zoning district pursuant to MMC Section 17.08.040(A);
e. VAR No. 24-020 from MMC Section 17.40.040(A)(6)(c) for a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. (required) to 10 ft. (proposed);
f. VAR No. 24-021 from MMC Section 17.40.040(A)(12) to allow structures on slopes steeper than 2.5 to 1 consisting of the water tank, retaining wall, and necessary access and maintenance areas;
g. VAR No. 24-024 from MMC Section 17.40.040(A)(11)(a) to allow 6,337 sf. of impermeable lot coverage where 5,830 sf. is the maximum permitted;
h. VAR No. 25-001 from MMC Section 17.40.030(A)(4) to allow a retaining wall measuring 18 ft., 10 in. in height to create a building pad where 18 ft. is the maximum permitted;
i. SPR No. 24-023 from MMC Section 17.40.040(A)(5)(a) for a structure height above 18 ft., to allow a water tank measuring up to 25 ft., 5 in. in height; and
j. SPR No. 26-020 from MMC Section 17.40.040(A)(6)(b) for a 12 percent reduction in the required south side yard setback from 11 ft., 4 in. (required) to 10 ft. (proposed).

3. The permits 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 30 days of this decision or prior to issuance of building permits.

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

5. The approvals granted herein shall expire three years from the date of approval, **September 22, 2026**, unless a time extension has been granted, or work has commenced, and substantial progress made (as determined by the Building Official) and the work is continuing under a valid building permit. If no building permit is required, the Administrative Plan Review approval shall expire after three years from the date of final Planning Division approval if construction is not completed. The expiration date shall be suspended until an appeal and/or litigation regarding the subject permit is resolved.

6. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the plans stamped August 26, 2026, on file with the Planning Division. In the event the project plans conflict with any condition of approval, the condition shall control.

7. The Community Development Director is authorized to make minor changes to the approved plans or any of the conditions if such modifications achieve substantially the same results, as would strict compliance with said plans and conditions.

8. An extension to the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the approving authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

9. Prior to construction, the applicant shall receive Planning Division approval for compliance with conditions of approval.

10. Prior to sign off for the foundation, a foundation survey shall be prepared by a licensed civil engineer or architect that states the finished building pad elevation, and location on the site. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign off.

Cultural Resources

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

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

Lighting

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

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

15. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

16. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

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

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

21. Up-lighting of landscaping is prohibited.

Construction / Demolition

22. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

23. 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.

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

25. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

26. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

27. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported and disposed of in full compliance with all applicable federal, state and local regulations.

28. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

29. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction / Framing

30. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

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

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

33. 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.

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

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

Colors and Materials

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

37. Both the proposed and existing water tank shall be painted the same color and a color that blends in with the surrounding environment. Earth tones (greys, tans, browns, and greens) are

acceptable with no bright colors or materials allowed. The proposed paint shall not be glossy. The proposed paint color shall be clearly identified on the plans submitted for permit review and approved by the Planning Division prior to issuance of permits.

Fire Department

38. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

Biology

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

40. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 ft. from the riparian ESHA, jurisdictional drainage, and/or parkland.

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

42. 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.

43. No portion of the project development shall be placed within the protected zone of a protected native tree.

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

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

46. 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).

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

48. Construction fencing shall be placed within five feet of the southern 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.

49. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.

50. 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 Los Angeles County Fire Department. Lawns are prohibited on slopes > 5 percent.

51. 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.

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

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

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

55. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

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

57. Earthmoving shall be scheduled only during the dry season from April 1 – October 31. If it becomes necessary to conduct earthmoving activities from November 1 – 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.

58. Grading and/or demolition shall be scheduled only during the dry season from April 1 – October 31. If it becomes necessary to conduct grading activities from November 1 – March 31, a

comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

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

Geology

60. 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.

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

62. The applicant shall obtain encroachment permits from the Public Works Department prior to the commencement of any work within the public right-of-way. The driveway shall be constructed of either six inches of concrete over four inches of aggregate base, or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

Public Works

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

64. The non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

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

66. 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.

67. 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 QQMP 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.

68. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

69. 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	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

70. 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.

71. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

    a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area

    b. Methods used to protect native vegetation and trees

    c. Sediment / erosion control

    d. Controls to prevent tracking on- and off-site

    e. Non-stormwater control

    f. Material management (delivery and storage)

    g. Spill prevention and control

    h. Waste management

    i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit

    j. Landowner must sign the following statement on the ESCP:

        "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

72. 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.

73. 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.

74. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

75. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

Site Specific Conditions

76. Prior to construction of the proposed water tank, the County of Los Angeles shall submit plans for the Las Flores Mesa water main and pump station improvements that will accompany the tank to the City for review and approval. The water tank shall not be constructed without first receiving approval from the City of Malibu on the waterline improvements as the water tank will serve no purpose without demonstration of adequate waterline connection. The County of Los Angeles must submit the plans for the waterline connections and pump station improvements to the City prior to the expiration of this permit.

77. Prior to the issuance of any development permit, the applicant/property owner shall provide a pre-construction assessment of the existing condition of Las Flores Mesa Drive to the subject parcel. A copy of this assessment shall be kept on file with the City. The applicant/property owner shall be responsible for repairs of any damage to the road that may result during the construction phase of the proposed project. Any obvious damage to the road that becomes apparent during the construction phase (including, but not limited to, pot holes, cracks and ripples) shall be immediately repaired by the applicant/property owner. Prior to a Planning Division final inspection, the applicant/property owner shall submit a post-construction assessment of the road to demonstrate compliance with this condition. A photo survey shall be utilized to complete this assessment.

78. Upon completion and acceptance of the water tank improvements by the County of Los Angeles, the applicant shall transfer the water tank improvements to the County for ownership, operation, and maintenance through a Warranty Deed and Bill of Sale. Such evidence shall be provided to the City prior to the City's final sign off.

79. The applicant/owner shall obtain building permits from the City of Malibu's Building Safety Division prior to any construction activities for the approved project under this entitlement, unless deemed by the City's Building Official to be unnecessary.

Conditional Use Permit

80. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that a review is required, the Property Owners shall pay the Planning Division site inspection fee in effect at

the time of request for a site inspection. A planner will conduct a site visit to verify compliance with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public.

81. The conditions under which this CUP was granted may be modified by the City without the consent of the property owners or operator if the Planning Commission finds that the use is creating a nuisance.

82. A CUP that is valid and in effect and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on the land.

83. The CUP shall no longer be valid and in effect with the demolition of all structures.

84. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

85. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

86. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:
    a. The CUP was obtained in a fraudulent manner.
    b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
    c. One or more of the conditions found within this resolution have not been substantially met.

Prior to Final Planning Inspection

87. 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.

88. 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.

89. Any construction trailer, storage equipment or similar temporary equipment not permitted as

part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Deed Restrictions

90. 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.

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

Fixed Conditions

92. This APR, CUP, SPRs, and VARs shall run with the land and bind all future owners of the property.

93. Violation of any of the conditions of this approval may be cause for revocation of the APR and/or CUP and termination of all rights granted there under.

SECTION 9. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 22nd day of September 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code (MMC) Section 17.04.220 (Appeal of action) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246. The Planning Commission found that the project qualifies for the suspensions of the California Coastal Act and CEQA covered in EO N-20-25 and thus is not appealable to the California Coastal Commission.

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. 26-42 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd day of September 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-20-25

WHEREAS on January 7, 2025, I proclaimed a State of Emergency to exist in Los Angeles and Ventura Counties due to fire and windstorm conditions that caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, Woodley, and Hughes Fires; and

WHEREAS these fires devastated communities across the Greater Los Angeles Area and collectively burned over 47,900 acres, destroying or damaging more than 16,250 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

WHEREAS since the fires began, I have issued several Executive Orders to provide relief to impacted communities, protect survivors and to expedite and aid recovery efforts, including orders streamlining permitting requirements to enable Los Angeles to build back quickly, and safer and more resilient than before; and

WHEREAS on January 12, 2025, I issued Executive Order N-4-25, which suspended the California Environmental Quality Act (CEQA) and permitting requirements under the California Coastal Act for projects to rebuild properties destroyed or substantially damaged by these fires, subject to certain conditions, in order to avoid procedural delay and costs for such rebuilding efforts; and

WHEREAS on January 16, 2025, I issued Executive Order N-9-25, which extended those suspensions to new accessory dwelling units on impacted properties and accelerated the occupancy of those units, and also suspended regulatory requirements to expedite the establishment of mobilehomes, manufactured homes, and recreational vehicles as temporary housing while rebuilding efforts on impacted properties proceed; and

WHEREAS Executive Order N-4-25 also directed various state agencies and departments to report back to me within 30 days on recommendations for further suspensions of state laws that may delay rebuilding efforts, and to engage affected local governments around recommended practices for expedited permitting and other approvals to support rapid rebuilding, to streamline and align review and approvals for rebuilding efforts as much as possible; and

WHEREAS state agencies and departments have completed their review under this directive and identified additional suspensions of state law related to construction and environmental permits that will facilitate rapid rebuilding efforts, and these suspensions, together with the suspensions in my prior orders, will facilitate implementation of the one-stop, streamlined permitting processes that local governments are launching for impacted property owners; and

WHEREAS additional clarity that local governmental approvals in the permitting process are determinative of eligibility for the Coastal Act and CEQA suspensions under my prior orders, along with further guidance to local governments around those approvals, will provide additional certainty to property owners that will further accelerate rebuilding efforts; and

ATTACHMENT 2

WHEREAS the suspensions of the Coastal Act and CEQA in my prior orders, and as further clarified in this Order, provide the full scope of flexibility requested by the affected local governments to support rapid rebuilding efforts; and

WHEREAS although the regulatory suspensions regarding mobilehomes, manufactured homes, recreational vehicles, and mobilehome and special occupancy parks in Executive Order N-9-25 will significantly reduce barriers, the requirement to obtain a coastal development permit may interfere with expedited rehousing objectives; and

WHEREAS state law limitations on the duration of coastal development and building permits may impede local agency efforts to create a one-stop, streamlined permitting processes developed by agencies, and add time and expense to the rebuilding process; and

WHEREAS rebuilding can be further expedited by allowing homes that were recently approved for development under modern building safety standards, including fire protection standards, to rebuild to the approved specifications; and

WHEREAS state laws that impose affordability requirements when rebuilding on the site of a demolished structure, or constructing a new residence in the coastal zone, serve important goals to increase the supply of affordable housing, but may, in some circumstances, delay rebuilding if applied to homes that were substantially damaged or destroyed due to the emergency; and

WHEREAS property owners seeking to expedite rebuilding by using previously approved building plans may be unreasonably delayed in accessing those plans by regulation requiring local building departments to seek the consent of the professional who signed the original plans, particularly when those plans were submitted years before this emergency; and

WHEREAS state law requires local jurisdictions to periodically update their zoning ordinances to implement their housing element, including minimum density and development standards, but an extension of these deadlines will allow local staff in a jurisdiction affected by the emergency to focus fully on developing and implementing rebuilding efforts; and

WHEREAS under the provisions of Government Code sections 8571, I find that strict compliance with various statutes and regulations specified in this Order would prevent, hinder, or delay the mitigation of the effects of these fires and windstorm conditions.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, including the California Emergency Services Act, and in particular, Government Code section 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately.

IT IS HEREBY ORDERED THAT:

1. Paragraph 2 of Executive Order N-9-25 is terminated.

2. Paragraph 2 of Executive Order N-4-25 is terminated and replaced with the following:

   Paragraph 1 of Executive Order N-4-25, which suspends the California Environmental Quality Act (Division 13 of the Public Resources Code,

commencing with section 21000), and regulations adopted pursuant to that division, and any requirement to obtain a permit under the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000), for projects to repair, restore, demolish, or replace property or facilities substantially damaged or destroyed as a result of this emergency, shall apply only to:

a. Primary structures and facilities that are in substantially the same location as, and do not exceed 110% of the footprint and height of, the primary structures and facilities that existed immediately before this emergency.

b. Accessory structures that do not exceed 110% of the footprint and height of the accessory structures that existed immediately before this emergency, and that are in substantially the same location relative to the primary structure as the accessory structures that existed immediately before the emergency. For properties subject to Coastal Commission Categorical Exclusion Order E-79-8, accessory structures covered by this subparagraph include accessory structures that are in substantially the same location relative to a primary residence as the accessory structures that existed immediately before the emergency, regardless of the size or location of the primary residence.

c. New accessory dwelling units on a residential property on which a primary residence was substantially damaged or destroyed as a result of this emergency, but only to the extent that such accessory dwelling units are built at least 10 feet from a canyon bluff or 25 feet from a coastal bluff.

d. Supportive infrastructure, including, but not limited to, foundation systems, utilities, and driveways, that is necessary to construct, install, or use the structures and facilities described in subparagraphs (a)-(c).

3. Structures and facilities described in subparagraphs (a)-(d) of Paragraph 2 are subject to the suspensions in Paragraph 1 of Executive Order N-4-25 only to the extent that they do not encroach on a public access easement or public access deed restriction, excluding any such easements or deed restrictions on the seaward side of structures or facilities on the beach, and only to the extent they do not expand farther into a previously approved public view corridor, farther into an open space deed restriction, or farther seaward on the beach than the structure or facility that existed immediately before this emergency.

4. Local agencies that issue development and building permits for development projects shall be the sole agencies that may determine whether a property or facility is eligible for the suspensions in Paragraph 1 of Executive Order N-4-25 and meets the requirements of Paragraphs 2 and 3 of this Order, and local agency planning or permit approval shall be determinative of eligibility. Such determination shall not be appealable to the California Coastal Commission or to any other state executive agency or department, and contrary provisions of the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000) are suspended. Local agencies may develop guidance and procedures for implementing this Paragraph. In making the determinations described by this Paragraph, local agencies may consider, but are not limited to using, prior building permits, certificates of

occupancy, county accessor data, Coastal Commission records, photographic sources, such as Google Maps and Light Detection and Ranging (LiDAR), and any other reasonably available sources of information accessible to the local agency.

5. The provisions of the California Coastal Act requiring coastal development permits are suspended in Los Angeles County with regard to establishment, repair, or operation of a mobilehome park or special occupancy park, as well as replacement, installation, or repair of one or more mobilehomes, manufactured homes, or recreational vehicles located on privately-owned property when the lots are held out for rent or lease, or owner-occupied, or one or more mobilehomes, manufactured homes, or recreational vehicles located on privately-owned property when the lots are held out for rent or lease, or owner-occupied, as described in paragraph 5 of Executive Order N-9-25, for those persons displaced by this emergency and owners or operators of mobilehome or special occupancy parks providing housing for such displaced persons. This Paragraph shall apply only to the extent that any such development is not located within a public access easement or public access deed restriction, a previously approved public view corridor, or open space deed restriction. The suspensions in this Paragraph shall terminate three years from the date of this Order, after which time a local government agency may require the owner or operator of a mobilehome park or special occupancy park, or of a mobilehome, manufactured home, or recreational vehicle subject to the suspensions in this Paragraph, to obtain a coastal development permit, as applicable.

6. The expiration of any coastal development permit issued under the California Coastal Act is extended, and such permit shall continue to be valid without the need to apply for an extension, for an additional 3 years from the expiration date of such permit, with respect to projects involving properties or facilities that were substantially damaged or destroyed as a result of this emergency in Los Angeles County. To the extent any provision of the California Coastal Act, or any local ordinance authorized by the California Coastal Act, provides otherwise, it is suspended.

7. Any building permit issued for a project to repair, restore, demolish, or replace a structure or facility in Los Angeles County that was substantially damaged or destroyed as a result of this emergency shall be valid for three years from the date of issuance. To the extent it provides otherwise, Health and Safety Code section 18938.6 is suspended.

8. The reconstruction of residential dwellings that were originally designed and constructed to the 2019 California Building Standards Code and were subsequently destroyed as a result of this emergency in Los Angeles County may be permitted for reconstruction using the same design of the original dwelling that met the 2019 Codes without additional plan review at the discretion of the local enforcing agency. Any contrary provision of state law is suspended. Notwithstanding the foregoing, any applicable minimum elevation standards established in the 2022 California Building Standards Code and any subsequent updates (consistent with federal guidance on the implementation of the National Flood Insurance Program), and any applicable requirement to produce a required elevation certificate, shall continue to apply to dwellings subject to this Paragraph.

9. With respect to projects to repair, restore, demolish, or replace any residential dwelling units substantially damaged or destroyed as a result of this emergency:

    a. Government Code section 65915, subdivision (c)(3)(B), and section 66300.5, subdivision (h)(2), are suspended in the City of Los Angeles to the extent those provisions would otherwise require a project to replace residential units subject to any form of rent or price control with units affordable to income-qualified households, provided that all of the rent- or price-controlled units are replaced in compliance with the jurisdiction's rent or price control ordinance consistent with section 65915, subdivision (c)(3)(C)(ii).

    b. Government Code section 66300.5, subdivision (h)(3), is suspended in the City of Los Angeles to the extent it would otherwise require a project to replace residential dwelling units that are or were rented by lower or very low income households within the past five years, provided that any lower or very low income tenant residing in the units immediately before they were substantially damaged or destroyed is provided a right of first refusal consistent with the requirements in section 66300.6, subdivision (b)(4)(B).

10. For purposes of Government Code section 65590, projects to repair, restore, demolish, or replace any residential structure which contains less than three dwelling units substantially damaged or destroyed as a result of this emergency in any jurisdiction in Los Angeles County shall not be deemed "conversion or demolition of existing residential dwelling units" or construction of a "new housing development" if the repaired, restored, or replacement structure contains three or fewer dwelling units. To the extent any provision of section 65590 provides otherwise, it is suspended.

11. Health and Safety Code section 19851 is suspended in Los Angeles County for projects to rebuild, restore, demolish, or replace a structure substantially damaged or destroyed as result of this emergency, except that a County, or any city in the County, that duplicates a building plan maintained by the building department for a project subject to this paragraph shall require a person requesting the duplication of the plans to sign an affidavit containing the information in Health and Safety Code section 19851, subdivision (c)(2)-(3).

12. For the County of Los Angeles, the deadline to complete any rezonings required by Government Code section 65583, subdivision (c)(1)(A), section 65583.2, subdivision (c), and section 65583.4, subdivision (a), as pertaining to the County's sixth cycle housing element, shall be extended by 90 days.

13. With respect to efforts to repair, restore, demolish, or replace any properties or facilities substantially damaged or destroyed as a result of this emergency, Chapter 6 (commencing with section 1600) of Division 2 of the Fish and Game Code, and regulations adopted pursuant thereto, and Article 3 (commencing with section 2080) of Chapter 1.5 of Division 3 of the Fish and Game Code, and regulations adopted pursuant thereto, are suspended.

I FURTHER DIRECT that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

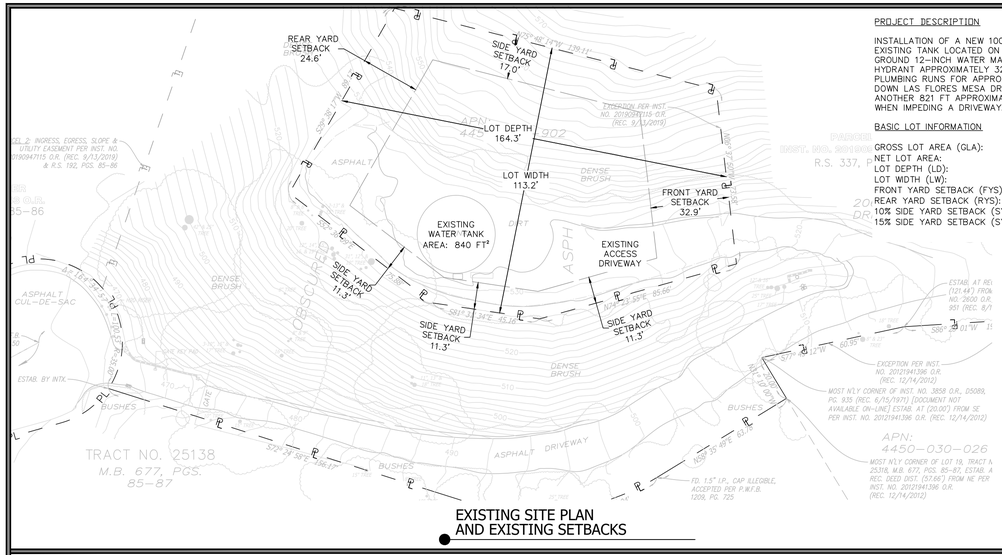
This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 13th day of February 2025.

GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY WEBER, PH. D
Secretary of State



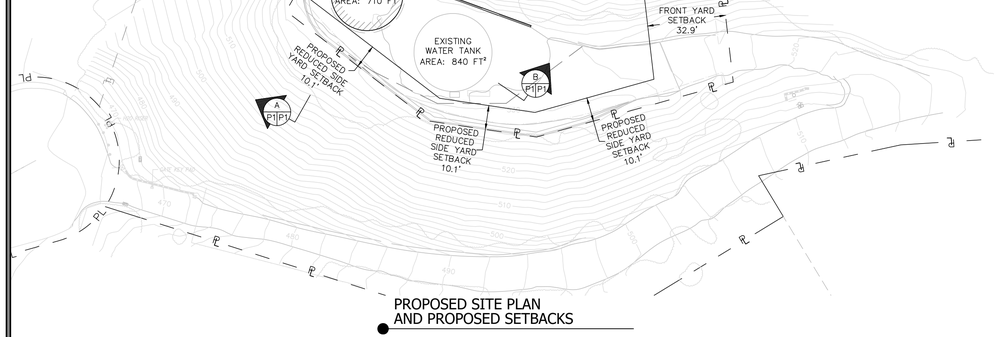
EXISTING SITE PLAN AND EXISTING SETBACKS

PROJECT DESCRIPTION

INSTALLATION OF A NEW 100,000 GALLON OFF SITE WATER TANK ADJACENT TO EXISTING TANK LOCATED ON APN 4450-030-902. INSTALLATION OF NEW ABOVE GROUND 12-INCH WATER MAIN PLUMBING RUN CONNECTING TO A NEWLY PROPOSED HYDRANT APPROXIMATELY 328 FEET AWAY FROM THE WATER TANK. 12" WATER MAIN PLUMBING RUNS FOR APPROXIMATELY 1,117 FT FROM THE WATER TANK LOCATION DOWN LAS FLORES MESA DR UNTIL IT CONVERTS INTO AN 8" LINE THAT RUNS FOR ANOTHER 821 FT APPROXIMATELY. PLUMBING RUNS WILL BE ABOVE GROUND EXCEPT WHEN IMPEDING A DRIVEWAY.

BASIC LOT INFORMATION

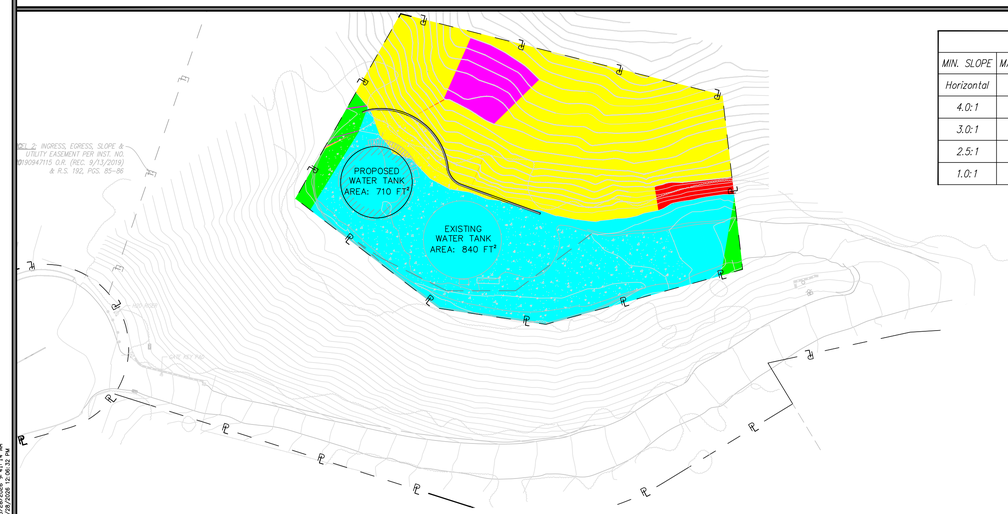
GROSS LOT AREA (GLA):	16915.4 FT²
NET LOT AREA:	16915.4 – 258 = 16,657.4 FT²
LOT DEPTH (LD):	164.3 FT
LOT WIDTH (LW):	113.2 FT
FRONT YARD SETBACK (FYS):	0.2 * LD = 32.9 < 65 –> FYS = 32.9
REAR YARD SETBACK (RYS):	0.15 * LD = 24.6
10% SIDE YARD SETBACK (SYS):	0.15 * LW = 17.0
15% SIDE YARD SETBACK (SYS):	0.1 * LW = 11.3



PROPOSED SITE PLAN AND PROPOSED SETBACKS

NOTE:

WATER LINE IMPROVEMENTS PER SEPARATE PLAN, PERMIT AND APPLICANT.



COLOR CODED SLOPE ANALYSIS

SLOPE TABLE				
MIN. SLOPE	MAX SLOPE	COLOR	SLOPE AREA	SLOPE AREA
Horizontal	4.0:1		7321 SQ. FT.	43.3%
4.0:1	3.0:1		548 SQ. FT.	3.2%
3.0:1	2.5:1		810 SQ. FT.	4.8%
2.5:1	1.0:1		7977 SQ. FT.	47.2%
1.0:1	0.0:1		258 SQ. FT.	1.5%
			TOTAL SQ. FT.= 16,915.4 SQ. FT.	

PROJECT NOTES:

ALL SURVEY DATA OBTAINED FROM:
CHRIS NELSON & ASSOCIATES
28118 AGOURA RD, SUITE 100
AGOURA HILLS, CA 91301
(818) 991-1040

SURVEY DATE(S): 2-20-2024

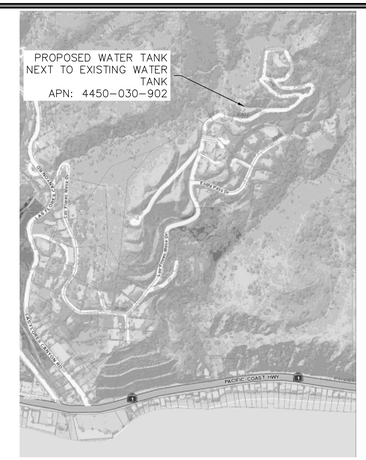
BENCHMARK:

B.M. NO. DY5385
DATUM: NAVD88

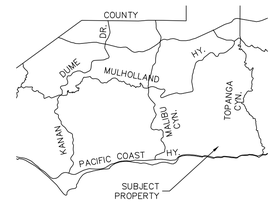
PROJECT GEOLOGY/GEOTECHNICAL REPORTS:

FEFFER GEOLOGICAL CONSULTING
1990 S. BUNDY DRIVE, SUITE 400
LOS ANGELES, CA 90025
(310) 207-5048

REPORT DATE(S): JUNE 8, 2023
FEBRUARY 20, 2024
MAY 6, 2024

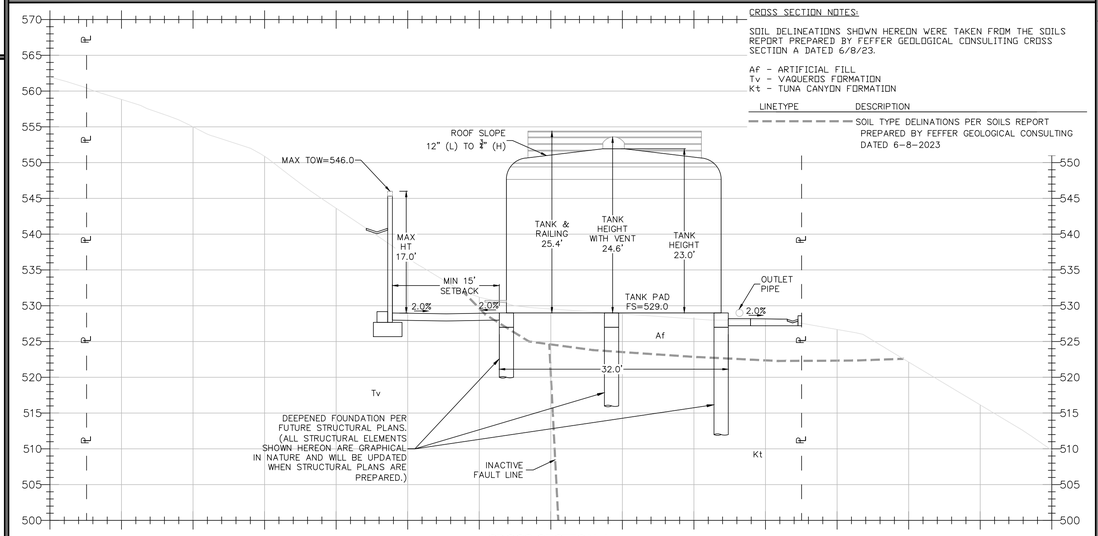


LOCATION MAP (NTS)



VICINITY MAP (NTS)

Received
August 26, 2026
Planning Division



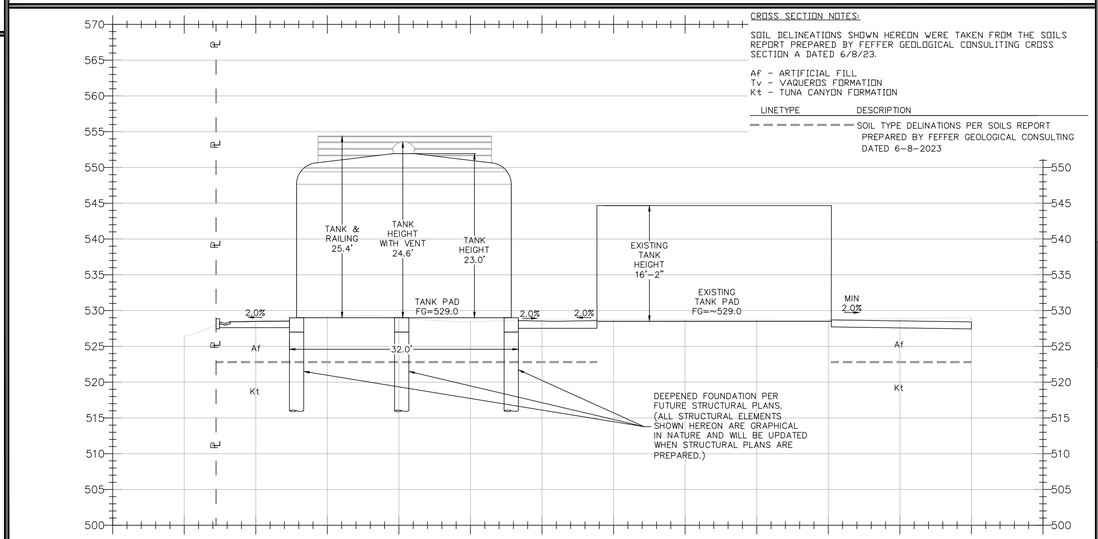
CROSS SECTION A
(SCALE: 1" = 10')

CROSS SECTION NOTES:

SOIL DELINEATIONS SHOWN HEREON WERE TAKEN FROM THE SOILS REPORT PREPARED BY FEFFER GEOLOGICAL CONSULTING CROSS SECTION A DATED 6/8/23.

Af - ARTIFICIAL FILL
Tv - VAQUEROS FORMATION
Kt - TUNA CANYON FORMATION

LINETYPE	DESCRIPTION
	SOIL TYPE DELINATIONS PER SOILS REPORT PREPARED BY FEFFER GEOLOGICAL CONSULTING DATED 6-8-2023



CROSS SECTION B
(SCALE: 1" = 10')

ATTACHMENT 3

REVISIONS

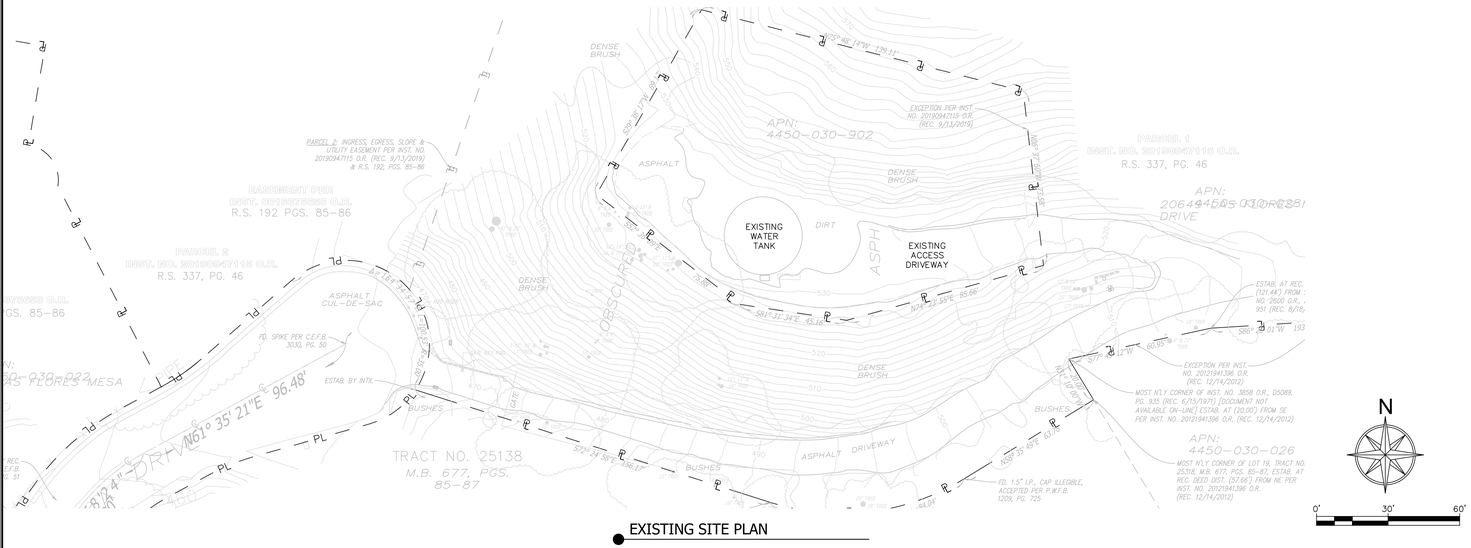
REV	BY	DATE
1	TJM	2025-05-01
ADD HEIGHT MEASUREMENTS AND ROOF SLOPE TO TANK CROSS SECTIONS		
2	TJM	2025-03-26
UPDATE TITLE SHEET TO HAVE EXISTING AND PROPOSED SETBACK PLANS AND COLOR CODED SLOPE ANALYSIS, ADD SQUARE FOOTAGE OF WATER TANKS, UPDATE TITLE SHEET TO ADD WALL HEIGHT TO PROPOSED WALL IN CROSS SECTION.		

AHSIRT ENGINEERING INC
360 MILLER WAY
MALIBU, CA 93420
PH: 805-474-4008

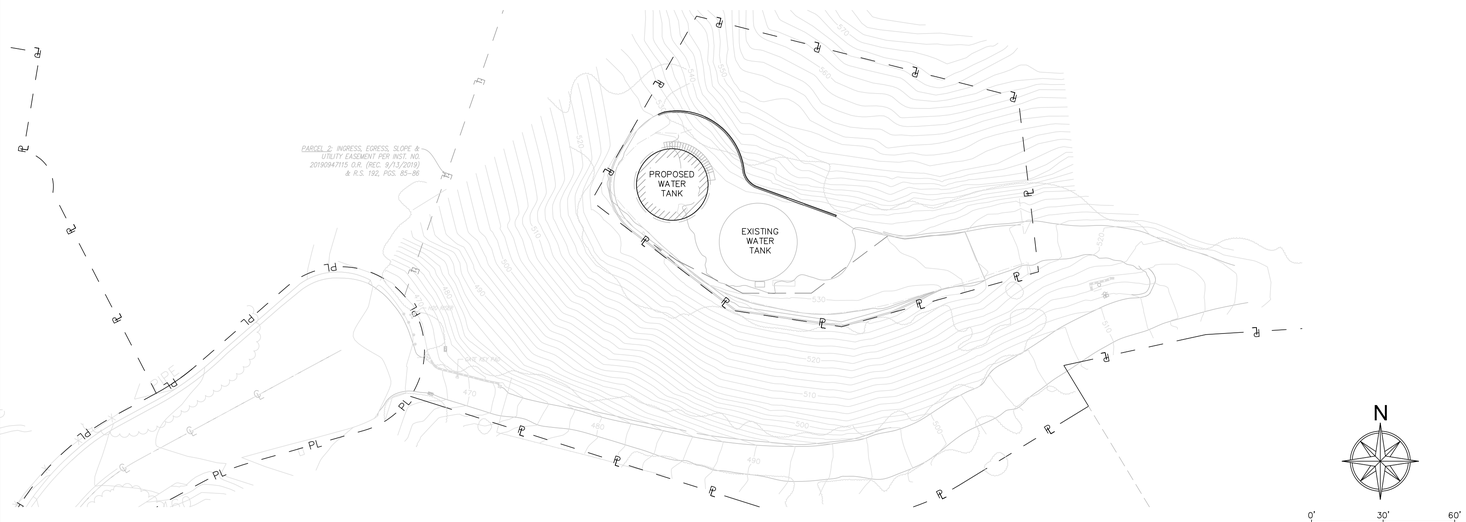
PRELIMINARY WATER TANK COASTAL DEVELOPMENT PERMIT SITE PLAN
FOR APPROVAL ONLY - NOT FOR CONSTRUCTION
LAS FLORES MESA WATER TANK
MALIBU, CA

JOB # 208-02
DATE MARCH 2025
DRAWN BY TJM
CHECKED BY TAC
SHEET NUMBER P1 OF 1

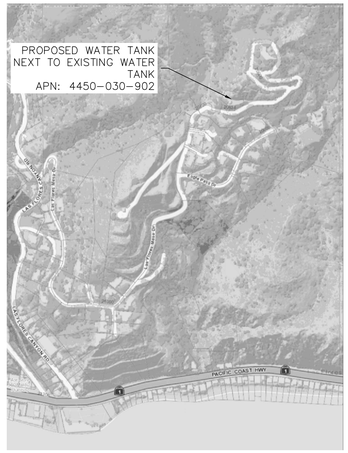
DRAWING NAME: C:\USERS\TJMAH\DOWNLOADS\CAD DESIGN\208-02 LAS FLORES WATER IMPROVEMENT\ENGINEERING\CAD DESIGN\208-02 LAS FLORES WATER LINE.DWG
LAST SAVED BY: TJMAH
SAVE DATE: 3/26/2025 9:41:14 AM
PLOT DATE: 3/26/2025 9:41:14 AM
PLOTTED BY: TJMAH



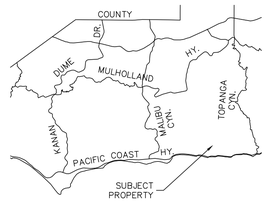
EXISTING SITE PLAN



PROPOSED SITE PLAN



LOCATION MAP (NTS)



VICINITY MAP (NTS)

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(818) 991-1040

SURVEY DATE(S): 2-20-2024

BENCHMARK:

B.M. NO. DY5385
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FEFFER GEOLOGICAL CONSULTING
1990 S. BUNDY DRIVE, SUITE 400
LOS ANGELES, CA 90025
(310) 207-5048

REPORT DATE(S): JUNE 8, 2023
FEBRUARY 20, 2024
MAY 6, 2024

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: SEE GRADING YARDAGE VERIFICATION FORM HEREON
20. TOTAL DISTURBED AREA 0.2 ACRES (INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
    TOTAL EXISTING IMPERVIOUS SURFACE AREA 4707 SQ. FT.
    TOTAL PROPOSED IMPERVIOUS SURFACE AREA 7750 SQ. FT.
    FLOOD ZONE ON FIRM: X (FEMA MAP 06037C1542G EFFECTIVE APRIL 21, 2021)
    BASE FLOOD ELEVATION: N/A 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.

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: LAS FLORES MESA WATER TANK

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 GRADING	TOTAL
	R&R	UNDERSTRUCTURE	SAFETY			
CUT	0	75	0	610	0	685
FILL	0	0	0	0	0	0
TOTAL	0	75	0	610	0	685
IMPORT	0	0	0	0	0	0
EXPORT	0	75	0	610	0	685

*THE ABOVE GRADING CALCULATIONS WERE DONE WITHOUT THE BENEFIT OF THE STRUCTURAL PLANS AND DO NOT INCLUDE THE EXCAVATIONS ASSOCIATED WITH ANY DEEPENED PILES (IF REQUIRED). THE CALCULATIONS ASSUMED THE PROPOSED WATER TANK WILL BE ON TOP OF A 2.0' THICK STRUCTURAL SLAB. THE GRADING QUANTITIES WILL BE UPDATED WHEN THE STRUCTURAL PLANS ARE COMPLETED.

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: TRISHA A. COFFEY
PRINT NAME
SIGN NAME
DATE: 2025-03-06

REGISTERED PROFESSIONAL ENGINEER TRISHA A. COFFEY 67657 EXP 06/2027 CIVIL STATE OF CALIFORNIA

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

REVISIONS

REV	BY	DATE
1	TJM	2025-05-01
ADD HEIGHT MEASUREMENTS AND ROOF SLOPE TO TANK CROSS SECTIONS		
2	TJM	2026-03-26
UPDATE TITLE SHEET TO HAVE EXISTING AND PROPOSED SETBACK PLANS AND COLOR CODED SLOPE ANALYSIS, ADD SQUARE FOOTAGE OF WATER TANKS, UPDATE TITLE SHEET TO ADD WALL HEIGHT TO PROPOSED WALL IN CROSS SECTION.		

AHSIRT ENGINEERING INC
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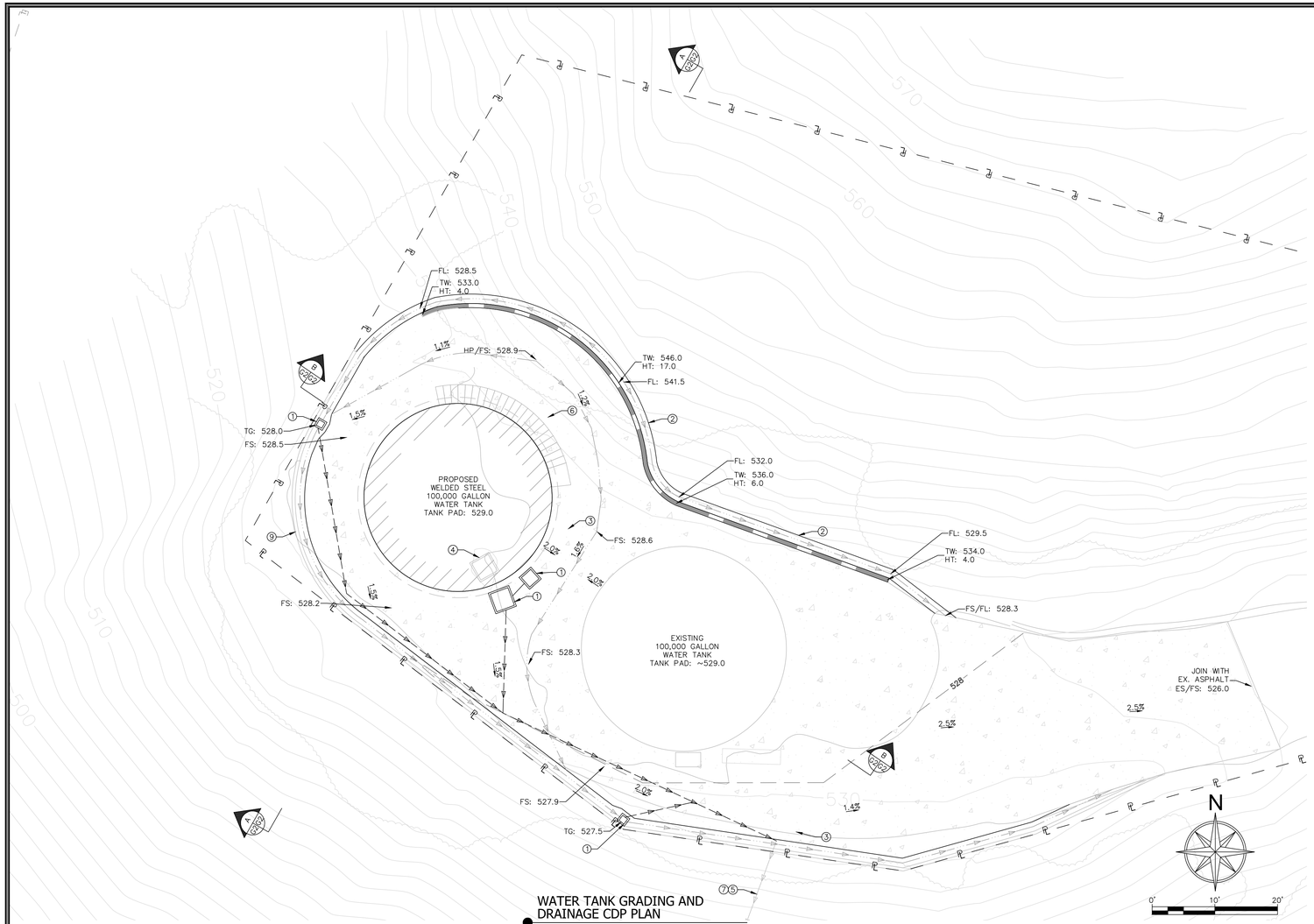
PROJECT INFORMATION, EXISTING AND PROPOSED SITE PLAN

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION

LAS FLORES MESA WATER TANK
MALIBU, CA

JOB # 208-02
DATE MARCH 2025
DRAWN BY TJM
CHECKED BY TAC
SHEET NUMBER G1 OF 3

DRAWING NAME: C:\USERS\TRAVI\DESKTOP\CLIENT WORK\LOS PROJECTS\208-02 LAS FLORES WATER IMPROVEMENT\ENGINEERING\CAD DESIGN\208-02 LAS FLORES WATER LINE.DWG
LAST SAVED: 3/26/2026 9:41:14 AM
LAST PLOT: 3/26/2026 10:03:04 AM



WATER TANK GRADING AND DRAINAGE CDP PLAN

STORMWATER NOTES:

ALL STORMWATER APPURTENANCES SHALL BE MONITORED BEFORE, DURING AND AFTER EVERY STORM TO ENSURE THERE ARE NO BLOCKAGES OF THE STORMWATER CONVEYANCE SYSTEM.

SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT APPLICABLE PLUMBING CODE.

RETAINING WALL NOTES:

SITE RETAINING WALLS AND/OR FOUNDATION WALLS ARE BY OTHERS PER SEPARATE PERMIT.

SUBDRAINS BEHIND ALL WALLS SHALL BE INSTALLED PER THE STRUCTURAL PLAN AND GEOTECHNICAL RECOMMENDATIONS.

ALL WALLS WITH A DROP OFF GREATER THAN 30" (OR THE HEIGHT DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION, WHICHEVER IS LESS) SHALL HAVE A RAILING INSTALLED PER THE STRUCTURAL OR ARCHITECT'S PLANS.

SOILS ENGINEER NOTES:

UN-SHORED VERTICAL CUTS TO A HEIGHT OF FIVE FEET MAY BE MADE IN BEDROCK AT THE SITE. UN-SHORED CUTS GREATER THAN FIVE FEET SHALL BE SLOPED AT A GRADIENT OF NO STEEPER THAN 1:1 (HORIZONTAL TO VERTICAL) FOR THE PORTION OF THE EXCAVATION ABOVE THE VERTICAL CUT.

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 DENSITY TESTS, AND LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACK DRAINS, AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACK DRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.

THIS IS NOT AN EXHAUSTIVE LIST OF RECOMMENDATIONS FROM THE SOILS ENGINEER. THE ENTIRE SOILS REPORT SHALL BE REVIEWED BY ALL PARTIES INVOLVED WITH THE GRADING ACTIVITIES AND ALL RECOMMENDATIONS MADE IN THE SOILS REPORT SHALL BE CONSIDERED PART OF THE GRADING AND DRAINAGE PLAN.

GENERAL NOTES:

ALL RETAINING WALLS, BASEMENT WALLS, SHORING DESIGN, WATERPROOFING DESIGN AND ALL OTHER DESIGN NOT SPECIFICALLY CALLED OUT ON THIS PLAN ARE BY OTHERS PER SEPARATE PERMIT.

EXPORTED SOIL FROM THE 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.

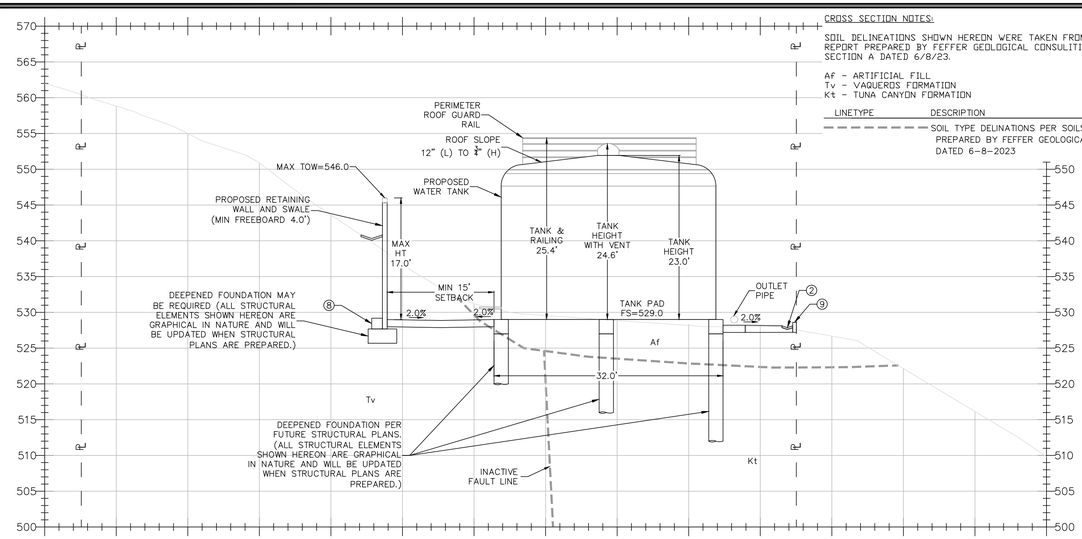
ABBREVIATION	DESCRIPTION
BOF	BOTTOM OF FOUNDATION ELEVATION
EG	EXISTING GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FS	FINISHED SURFACE ELEVATION
HP	HIGH POINT ELEVATION
HT	HEIGHT OF WALL FROM FS (DOES NOT INCLUDE HEIGHT OF FOOTING)
INV	INVERT ELEVATION
OC	ON CENTER
R&R	REMOVAL AND RECOMPACTION
SPPWC	CURRENT VERSION OF STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
TW/TOW	TOP OF WALL ELEVATION
TG	TOP OF GRATE ELEVATION
TBD	TO BE DETERMINED BY CONTRACTOR IN FIELD
WW	WASTEWATER

LINETYPE	DESCRIPTION
	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	LIMITS OF DISTURBED SITE AREA
	SURFACE WATER FLOW LINES
	STORMWATER PIPE INSTALLED PER THE LATEST VERSION OF CALIFORNIA PLUMBING INCLUDING CLEANOUTS WHEN THE AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDS 135° OR CONTINUOUS PIPE LENGTHS EXCEED 100 FEET.
	ROAD CENTERLINE
	EASEMENT LINE
	PROPOSED RETAINING WALL (BY OTHERS PER SEPARATE PERMIT)

CATCH BASIN WITH 2.0% MIN SLOPE TOWARDS DRAIN

PROPOSED ASPHALT SURFACE

#	DESCRIPTION
1.	PROPOSED CATCH BASIN
2.	PROPOSED CONCRETE SWALE
3.	PROPOSED WATER LINE PER SEPARATE PLAN AND PERMIT
4.	APPROXIMATE LOCATION OF EXISTING CONCRETE CATCH BASIN TO BE DEMOLISHED
5.	THE EXACT SIZE AND LOCATION OF THE EXISTING STORMWATER PIPE IS NOT KNOWN. THE EXISTING LINE LOCATION WILL BE DETERMINED AND VERIFIED TO BE IN GOOD WORKING CONDITION BY A LICENSED CONTRACTOR. IF PIPE IS FOUND TO NOT BE IN SATISFACTORY CONDITION, THE PIPE SHALL BE REPLACED
6.	NOT USED
7.	PROPOSED STORMWATER PIPES TO BE CONNECTED TO EXISTING STORMWATER PIPE.
8.	PROPOSED RETAINING WALL SUBDRAIN PER STRUCTURAL PLANS AND GEOTECHNICAL ENGINEER RECOMMENDATIONS
9.	CONCRETE CURB



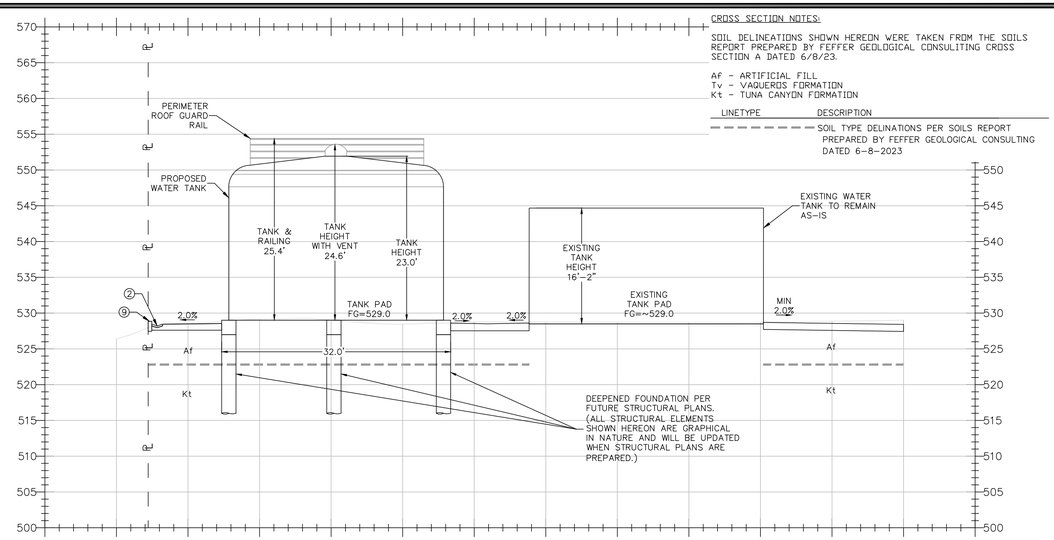
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LINETYPE	DESCRIPTION
	SOIL TYPE DELINATIONS PER SOILS REPORT PREPARED BY FEFFER GEOLOGICAL CONSULTING DATED 6-8-2023

CROSS SECTION A
(SCALE: 1" = 10')



CROSS SECTION NOTES:

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CROSS SECTION B
(SCALE: 1" = 10')

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360 MILLER WAY
MALIBU, CA 93420
PH: 805-474-4008

COASTAL DEVELOPMENT PERMIT WATER TANK GRADING AND DRAINAGE

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION

LAS FLORES MESA WATER TANK

MALIBU, CA

JOB # 208-02

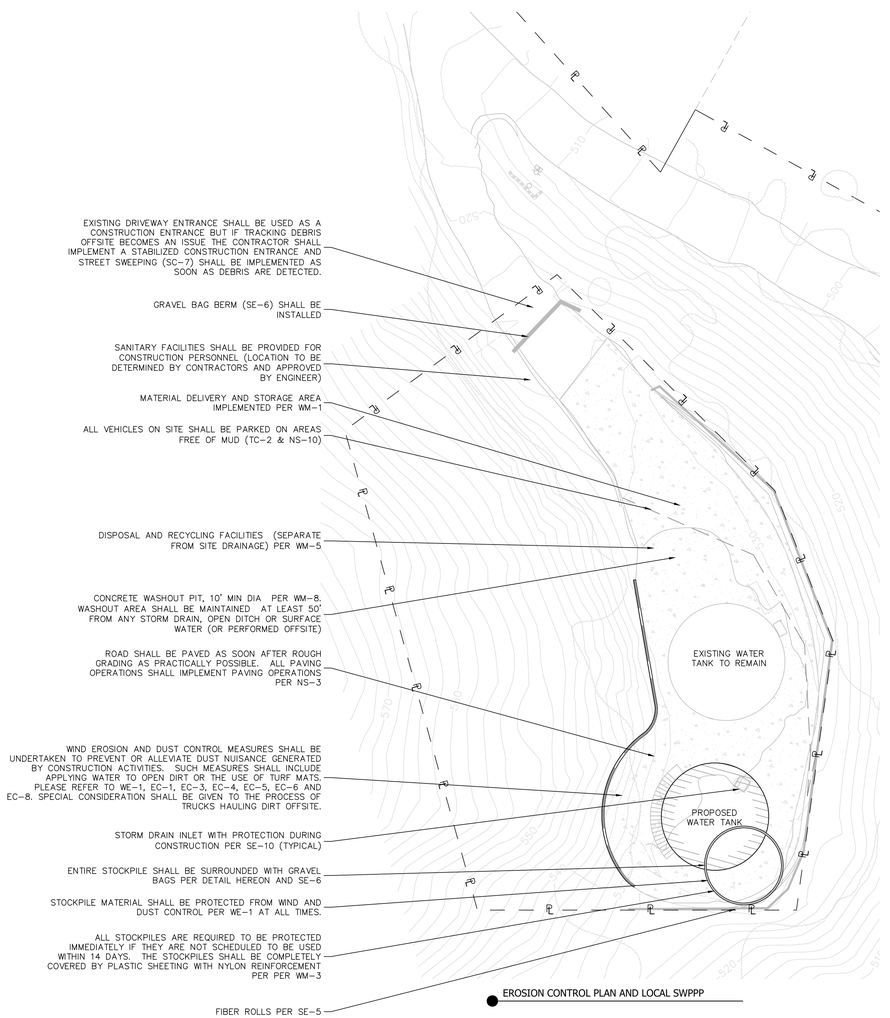
DATE FEBRUARY 2025

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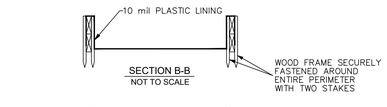
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SHEET NUMBER G2 OF 3

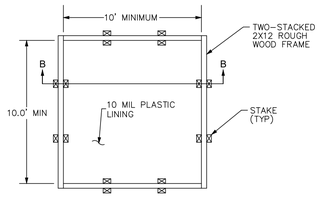
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PLOT DATE: 5/30/2025 7:41:14 AM
PLOT BY: TRAVIS MCDONALD



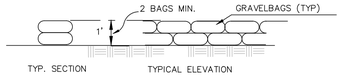
EROSION CONTROL PLAN AND LOCAL SWPPP



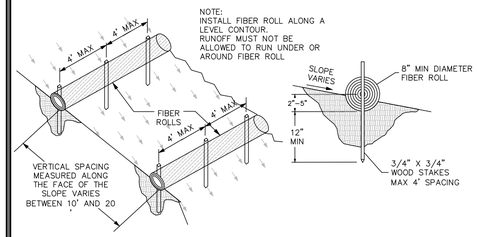
SECTION B-B
NOT TO SCALE



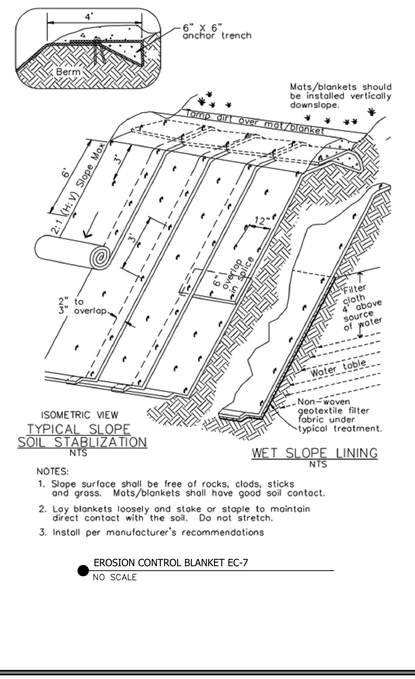
CONCRETE WASHOUT PIT DETAIL (WM-8)
NO SCALE



GRAVEL BAG BERM DETAIL (SE-6)
NO SCALE

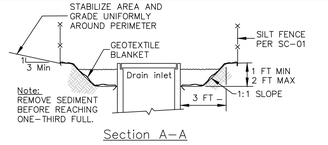


FIBER ROLL DETAIL
NO SCALE

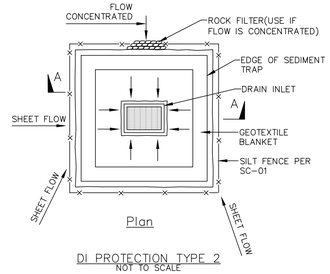


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

EROSION CONTROL BLANKET EC-7
NO SCALE



Section A-A



Plan

DI PROTECTION TYPE 2
NOT TO SCALE

NOTES
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

STORM DRAIN INLET PROTECTION DETAIL (SE-10)
NO SCALE



CONCRETE CURING GENERAL NOTES

- AVOID OVER-SPRAY OF CURING COMPOUNDS
- USE PROPER STORAGE AND HANDLING TECHNIQUES FOR CONCRETE CURING COMPOUNDS. REFER TO BMP WM-1.
- PROTECT ANY POTENTIAL DRAIN INLETS PRIOR TO APPLYING OF CURING COMPOUNDS.
- THIS IS A PARTIAL LIST OF RECOMMENDATIONS. FOR A COMPLETE LIST REFER TO CASQA BMP HANDBOOK SECTION NS-12

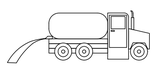
CONCRETE CURING DETAIL (NS-12)
NO SCALE



SWEET SWEEPING GENERAL NOTES

- DURING ACTIVE CONSTRUCTION, ALL POINTS OF INGRESS AND EGRESS SHALL BE MONITORED AT ALL TIMES
- BE CAREFUL NOT TO SWEEP UP ANY UNKNOWN SUBSTANCE OR ANY OBJECT THAT MAY BE POTENTIALLY HAZARDOUS
- AFTER SWEEPING IS FINISHED, PROPERLY DISPOSE OF SWEEPER WASTES AT AN APPROVED DUMPSITER
- THIS IS A PARTIAL LIST OF RECOMMENDATIONS. FOR A COMPLETE LIST REFER TO CASQA BMP HANDBOOK SECTION SE-7)

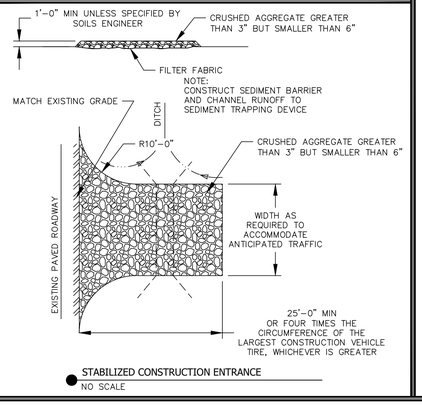
STREET SWEEPING DETAIL (SE-7)
NO SCALE



WIND EROSION CONTROL GENERAL NOTES

- WATERING PREVENTS DUST ONLY FOR A SHORT PERIOD AND SHOULD BE APPLIED DAILY TO BE EFFECTIVE
- DO NOT OVER WATER – THAT MAY LEAD TO EROSION AND TRACKING OFF SITE
- SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE EXPOSURE TO WINDY ACTIVITIES
- WATER SHOULD BE APPLIED USING NOZZLES THAT ENSURE EVEN DISTRIBUTION
- IDENTIFY AND STABILIZE KEY ACCESS POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- STABILIZE INACTIVE AREAS OF CONSTRUCTION SITES USING
- THIS IS A PARTIAL LIST OF RECOMMENDATIONS. FOR A COMPLETE LIST REFER TO CASQA BMP HANDBOOK SECTION WE-7)

WIND EROSION CONTROL DETAIL (WE-1)
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

TC	TRACKING CONTROL BMP
SE	SEDIMENT CONTROL BMP
NS	NON-STORMWATER MANAGEMENT CONTROL BMP
WM	WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMP
EC	EROSION CONTROL BMP
SE-#/TC-#/NS-#	ALL PER LATEST CASQA BMP HANDBOOK
WM-#	ALL PER LATEST CASQA BMP HANDBOOK
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION

HATCH	DESCRIPTION
	EXPOSED DISTURBED AREA TO BE PLANTED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL BLANKET PER EC-7 AS SOON AFTER DISTURBANCE AS POSSIBLE.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call _____ at _____
   i. Please fill in name and number
2. Total Disturbed Area 0.2 ACRES W/DID # N/A
   i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
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 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 non-storm 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 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid 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 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 engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

Civil Engineer/QSD Signature _____ Date _____

21. The following notes must be on the plan:

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

    Owner or Authorized Representative (Permittee) _____ Date _____

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.
23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks. Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

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

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

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

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

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

REVISIONS

REV	BY	DATE
1	TJM	2025-05-01
ADD HEIGHT MEASUREMENTS AND ROOF SLOPE TO TANK CROSS SECTIONS		
2	TJM	2025-03-26
UPDATE TITLE SHEET TO HAVE EXISTING AND PROPOSED SETBACK PLANS AND COLOR CODED SCOPE ANALYSIS, ADD SQUARE FOOTAGE OF WATER TANKS, UPDATE TITLE SHEET TO ADD WALL HEIGHT TO PROPOSED WALL IN CROSS SECTION.		

AHSIRT ENGINEERING INC
360 MILLER WAY
MALIBU, CA 93420
PH: 805-474-4008

EROSION CONTROL PLAN AND LOCAL SWPPP
FOR APPROVAL ONLY - NOT FOR CONSTRUCTION
LAS FLORES MESA WATER TANK
MALIBU, CA

JOB # 208-02
DATE FEBRUARY 2025
DRAWN BY TJM
CHECKED BY TAC
SHEET NUMBER G3 OF 3

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:	October, 2, 2024	**Review Log #:**	**5128**
Site Address:	20699 Las Flores Mesa Drive (formerly 20741)		
Lot/Tract/PM #:		**Planning #:**	**CDP 23-065 P3**
Applicant/Contact:	Ben Suber; bsuber@schmitzandassociates.net	**BPC/GPC #:**	
Contact Phone #:	(818) 338-3636 **Fax #:**	**Planner:**	**Adam Pisarkiewicz**
Project Type:	Water System upgrade: connecting tank at 20741 Las Flores Road to tank at APN 4450-030-902.		

Submittal Information

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

Feffer Geological Consulting (Daneshfar, RCE 68377; Feffer, CEG 2138): 8**-20-24,** 5-6-2024, 2-10-2024, 6-8-2023

3rd Planning Submittal
Waterline and Water Tank plan prepared by Ahsirt Engineering, Inc. dated **August 19, 2024**, March 2023.
Improvement plans by Ahsirt Engineering, Inc. Sheets 1-6, Plot date: 7-1-23.
Feasibility Alternatives Analysis by LFMAC, LLC dated 9-15-23.

Previous Reviews: 7-11-24, 4-12-2024, 11-7-2023; Ref: Environmental Health Review Sheet dated 10-10-2023

Review Findings

Coastal Development Permit Review

☒ The water system upgrade project is **ACCEPTABLE** from a geotechnical perspective.

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

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

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

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

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.

Remarks

The referenced response II geotechnical reports and plans have been reviewed by the City's consultants from a geotechnical perspective. The geotechnical report and referenced plans indicate that the proposed development includes constructing an approximately 100,000-gallon welded steel water tank, approximately 32 feet diameter and 24 feet high. The proposed water tank will be constructed approximately 10 feet to the northwest of an existing 50,000-gallon water tank. The improvement plans referenced above indicates that an approximately 447 feet long, 12-inch diameter water main will be constructed below ground to connect the existing and proposed water tanks to the existing water main, which will be upgraded to a 12-inch waterline.

Note to Planning Department: ***The proposed tank improvement plan shows that approximately 100,000 gallons tank is proposed. Considering the dimensions of the tank as depicted on the plans, the volume of the tanks is significantly larger than 100,000 gallons.***

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

Geotechnical Engineering Review by: _____ *10-02-2024*

Ali Abdel-Haq, G.E. #2308, Exp. 12-31-25
Geotechnical Engineering Reviewer (805-496-1222)
Email: ali@geodynamics-inc.com

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

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

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

City of Malibu

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** 03/26/2024

PROJECT NUMBER:	CDP 23-065
JOB ADDRESS:	20699 LAS FLORES MESA DR
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Rd., Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PLANNER:	Adam Pisarkiewicz
PROJECT DESCRIPTION:	Installation of new water tank at APN 4450-030-902, new water line installation and connection to new SFR at 20741 Las Flores Mesa Rd.

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon — 4/9/24

Signature — Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Benjamin Suber, Schmitz & Associates, Inc. bsuber@schmitzandassociates.net	
Project Address:	**20699 LAS FLORES MESA DR** Malibu, CA 90265	
Planning Case No.:	CDP 23-065	
Project Description:	Installation of new water tank at APN 4450-030-902, new water line installation and connection to new SFR at 20741 Las Flores Mesa Rd.	
Date of Review:	April 9, 2024	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/26/24
Site Survey:	3/26/24
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	2/2/24 (Forde Biological)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	10/10/23 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The submitted Biological Assessment provided detailed information regarding the nearby mapped ESHA and stream. The Assessment determined the stream to be approximately 203 feet from the property line and closest point of the water tank. The Assessment also determined the stream to be 121 feet away from the proposed water line location. Both are over the required 100-foot buffer for streams and ESHA and are in compliance with Chapter 4 of the LIP. The 'field-verified ESHA' was mapped much farther away that the City-mapped ESHA and is beyond 100-feet as well (approximately 250 feet).

2. The Biological Assessment did not identify any native protected trees on the project site or in the immediate vicinity. A singular toyon was identified but it was determined to not be of a protected size.

RECOMMENDATIONS:

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

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

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

   C. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*riparian, ESHA; jurisdictional drainage, parkland*).

   D. No new lighting is being proposed; therefore, none is approved. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch 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:** 09/29/2023

PROJECT NUMBER:	CDP 23-065
JOB ADDRESS:	20741 LAS FLORES MESA DR
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Rd., Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PROJECT DESCRIPTION:	Water System upgrade connecting tank at 20741 Las Flores Mesa Rd. to tank at APN 4450-030-902.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☑ **NOT REQUIRED**

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

Matthew Sunk — **Signature**

10/10/2023 — **Date**

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:** **09/29/2023**

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Ben Suber bsuber@schmitzandassociates.net		
Project Address:	**20741 Las Flores Mesa Drive** Malibu, California 90265		
Planning Case No.:	CDP 23-065		
Project Description:	Water System upgrade connecting tank at 20741 Las Flores Mesa Rd. to tank at APN 4450-030-902.		
Date of Review:	October 10, 2023		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	LACWD: plans received 9-29-2023
Fixture Worksheet:	N/A
Operating Permit:	N/A
Miscellaneous:	20728 Las Flores Mesa Dr: City of Malibu Environmental Health approval for a fire rebuild dated 2-21-2000; 20734 Las Flores Mesa Dr: Los Angeles County Health Approval for a NSFR dated 3-7-1963; 20750 Las Flores Mesa Dr: City of Malibu Environmental Health approval for a NSFR dated 10-8-2001
Previous Approval:	
Previous Reviews:	

REVIEW FINDINGS

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

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Recycled Paper

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **Environmental Health review is not required for building plan check.**

   The proposed scope of work appears to be within Las Flores Mesa Drive and all minimum required setbacks to private onsite wastewater treatment systems (OWTS) appear to be maintained. Any revisions to the water main alignment must be submitted to Environmental Health for 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

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:** 09/29/2023

PROJECT NUMBER:	CDP 23-065
JOB ADDRESS:	20741 LAS FLORES MESA DR
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Rd., Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PROJECT DESCRIPTION:	Water System upgrade connecting tank at 20741 Las Flores Mesa Rd. to tank at APN 4450-030-902.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

SIGNATURE

11/1/2023
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava PE, Senior Civil Engineer

Date: November 1, 2023

Re: Proposed Conditions of Approval for 20741 Las Flores Mesa Dr CDP 23-065

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.**

Recycled Paper

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.

MISCELLANOUS

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

STREET IMPROVEMENTS

5. Prior to the commencement of work, the applicant shall submit a copy of their Traffic Control Plan.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 09/29/2023**

PROJECT NUMBER:	**CDP 23-065**
JOB ADDRESS:	**20699 LAS FLORES MESA DR**
APPLICANT / CONTACT:	**Benjamin Suber, Schmitz & Associates, Inc.**
APPLICANT EMAIL:	**bsuber@schmitzandassociates.net**
APPLICANT PHONE #:	**(818) 338-3636**
PLANNER:	**Adam Pisarkiewicz**
PROJECT DESCRIPTION:	**Installation of new water tank at APN 4450-030-902, new water line installation and connection to new SFR at 20741 Las Flores Mesa Rd.**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

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

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

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

Scope of water system improvements required:

*This project outlines part of the required improvements for projects associated with 20741 Las Flores Mesa (APN 4450-030-021) and 21023 Las Flores Mesa (APN 4450-027-015). Additional improvements or fees may be required for future projects associated with these properties.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

2/14/2024

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 05/02/2025

PROJECT NUMBER:	CDP 23-065
JOB ADDRESS:	20699 LAS FLORES MESA DR
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Rd., Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Installation of new water tank at APN 4450-030-902, new water line installation and connection to new SFR at 20741 Las Flores Mesa Rd.

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

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

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

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

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.		
Required and/or proposed Fire Department Vehicular Turnaround		
Required 5 foot wide Fire Department Walking Access (including grade %)		
Width of proposed driveway/access roadway gates		

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

_____ May 13, 2025

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

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 22, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

ADMINISTRATIVE PLAN REVIEW NO. 26-014, CONDITIONAL USE PERMIT NO. 24-010, VARIANCE NOS. 24-020, 24-021, 24-024 AND 25-001, AND SITE PLAN REVIEW NOS. 24-023 AND 26-020 - An application to install a new 25 foot (ft.), 5 inch (in.) tall, above-ground 100,000 gallon (gal.) water tank and associated foundation to accompany an existing 100,000 gal. water tank, an 18 ft., 10 in. tall retaining wall, new and upgraded watermain lines, new fire hydrant, and grading on an existing public utility parcel damaged or destroyed by the Palisades Fire located in the Rural Residential, Twenty-Acre (RR-20) zoning district; including a conditional use permit for a utility facility use in RR-20, site plan reviews for structure height above 18 ft., up to 25 ft., 5 in. and 12 percent reduction in the required side yard setback from 11 ft., 4 in. to 10 ft., and variances for a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. to 10 ft., structures on slopes steeper than 2.5 to 1, increase in the maximum impermeable coverage from 5,830 sf. to 6,337 sf., and retaining wall height above 18 ft., up to 18 ft., 10 in.

LOCATION / APN:	**20699 Las Flores Mesa Dr** / 4450-030-902
ZONING:	Rural Residential, Twenty-Acre (RR-20)
APPLICANT / OWNER:	Schmitz & Associates, Inc. / LFMAC, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Governor's Executive Order N-20-25
APPLICATION FILED:	September 29, 2023
CASE PLANNER:	Tonya Ward, Contract Planner, tward@malibucity.org / (925) 667-0547

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL – A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action (15 days for tentative maps) for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director Date: August 27, 2026

ATTACHMENT 5

Supplemental Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Tonya Ward, AICP, Contract Planner

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

Date prepared: September 18, 2026 Meeting date: September 22, 2026

Subject: Administrative Plan Review No. 26-014, Conditional Use Permit No. 24-010, Variance Nos. 24-020, 24-021, 24-024, and 25-001, Site Plan Review Nos. 24-023 and 26-020 – An application to install a new water tank and associated water system improvements

Location: 20699 Las Flores Mesa Drive
APN: 4450-030-902
Owner: Los Angeles County Waterworks District No. 29

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-42 (Attachment 1) determining the project is suspended from the California Coastal Act (Coastal Act) and the California Environmental Quality Act (CEQA) pursuant to Governor Executive Order (EO) N-20-25, and approving Administrative Plan Review (APR) No. 26-014 to install a new 25 foot (ft.), 5 inch (in.) tall, above-ground new 100,000 gallon (gal.) water tank and associated foundation to accompany an existing 100,000 gal. water tank, an 18 ft., 10 in. tall retaining wall, and grading on an existing public utility parcel; including Conditional Use Permit (CUP) No. 24-010 for a utility facility use in the Rural Residential zoning district, Variance (VAR) No. 24-020 for a 59 percent reduction in the required rear yard setback from 24 feet, 7 inches to 10 feet, VAR No. 24-021 for structures on slopes steeper than 2.5 to 1, VAR No. 24-024 for an increase in the maximum impermeable coverage from 5,830 square feet to 6,337 square feet, and VAR No. 25-001 for retaining wall height above 18 feet, up to 18 feet, 10 inches, Site Plan Review (SPR) No. 24-023 for structure height above 18 feet, up to 25 feet, 5 inches and SPR No. 26-020 for a 12 percent reduction in the required side yard setback from 11 foot, 4 inches to 10 feet located in the Rural Residential, Twenty-Acre (RR-20) zoning district at 20699 Las Flores Mesa Drive (Los Angeles County Waterworks District No. 29); or 2) deny the project as proposed and direct staff to return with a resolution of denial. The applicant for the project is a private entity (LFMAC, LLC).

DISCUSSION: Subsequent to publication of the agenda report on September 11, 2026, staff conducted additional coordination with Los Angeles County Waterworks District No. 29 regarding the project and the information presented in the agenda report. As a result of that coordination, staff has made final clarifications to the Background and Project Review sections in the agenda report (Exhibit A) and associated Finding No. A.2. and modified Condition No. 49 regarding landscaping in Planning Commission Resolution No. 26-42 (Exhibit B). The revised agenda report, findings, and conditions of approval are attached to this supplemental report and reflect these changes.

The clarifications are not substantive in nature and do not change the recommended action or remaining analysis contained in the original agenda report.

EXHIBITS:

A. Revised Agenda Report
B. Planning Commission Resolution No. 26-42 in Strikethrough Format

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Tonya Ward, AICP, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 10, 2026 Meeting date: September 22, 2026

Subject: Administrative Plan Review No. 26-014, Conditional Use Permit No. 24-010, Variance Nos. 24-020, 24-021, 24-024, and 25-001, Site Plan Review Nos. 24-023 and 26-020 – An application to install a new water tank and associated water system improvements

Location: 20699 Las Flores Mesa Drive
APN: 4450-030-902
Owner: Los Angeles County Waterworks District No. 29

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-42 (Exhibit B) determining the project is suspended from the California Coastal Act (Coastal Act) and the California Environmental Quality Act (CEQA) pursuant to Governor Executive Order (EO) N-20-25, and approving Administrative Plan Review (APR) No. 26-014 to install a new 25 foot (ft.), 5 inch (in.) tall, above-ground new 100,000 gallon (gal.) water tank and associated foundation to accompany an existing 100,000 gal. water tank, an 18 ft., 10 in. tall retaining wall, and grading on an existing public utility parcel; including Conditional Use Permit (CUP) No. 24-010 for a utility facility use in the Rural Residential zoning district, Variance (VAR) No. 24-020 for a 59 percent reduction in the required rear yard setback from 24 feet, 7 inches to 10 feet, VAR No. 24-021 for structures on slopes steeper than 2.5 to 1, VAR No. 24-024 for an increase in the maximum impermeable coverage from 5,830 square feet to 6,337 square feet, and VAR No. 25-001 for retaining wall height above 18 feet, up to 18 feet, 10 inches, Site Plan Review (SPR) No. 24-023 for structure height above 18 feet, up to 25 feet, 5 inches and SPR No. 26-020 for a 12 percent reduction in the required side yard setback from 11 foot, 4 inches to 10 feet located in the Rural Residential, Twenty-Acre (RR-20) zoning district at 20699 Las Flores Mesa Drive (Los Angeles County Waterworks District No. 29); or 2) deny

EXHIBIT A

the project as proposed and direct staff to return with a resolution of denial. The applicant for the project is a private entity (LFMAC, LLC).

DISCUSSION: This agenda report provides a background and project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's consistency with applicable provisions of the Malibu Municipal Code (MMC) and environmental review pursuant to CEQA. The Planning Commission can consider the merits of the project presented by the applicant and staff and determine if the analysis contained herein demonstrates the project is consistent with the MMC with the inclusion of the CUP, VARs and SPRs or constitutes a denial if the findings cannot be made.

Typically, the review and approval of an APR or an APR with SPR would fall under the authority of the Community Development Director; however, since the subject application includes a CUP and VAR requests, pursuant to MMC Sections 17.66.080 and 17.72.060, a public hearing is required by the Planning Commission.

Governor's Executive Order N-20-25 – Coastal Act and CEQA Suspension

The Community Development Director has determined that Governor's EO N-20-25 applies to the proposed project and, with concurrence from the Planning Commission, the project would be suspended from the Coastal Act and CEQA. Paragraph 2(d) of EO N-20-25 allows supportive infrastructure, such as utilities that are necessary to construct, install, or use structures destroyed by the 2025 Palisades Fire, to be included within the suspensions of the Coastal Act and CEQA. As an additional qualifier for the EO's suspensions, the project will not encroach into any public access easement, view corridor, or open space deed restriction. The EO gives local agencies the sole authorization of determining eligibility under this suspension if the above findings can be made. Pursuant to the EO, the project is not appealable to the California Coastal Commission if it qualifies for this suspension from the Coastal Act.

The proposed water tank will be used by Los Angeles County Waterworks District No. 29 (WD29) and the Los Angeles County Fire Department (LACFD), who serve the neighborhood. Of the 37 developed parcels in the area, 19 were destroyed by the Palisades Fire (51 percent) and would be supported by the additional water supply needed to meet fire flow standards for the respective fire rebuilds. The additional developed parcels within the Las Flores Mesa neighborhood will also be supported by the extra fire flow capabilities in case a future fire impacts the surrounding area. The new water tank is supportive utility infrastructure that is necessary to provide adequate fire flow to the Las Flores Mesa neighborhood directly assisting with the rebuilding of 19 parcels with eligible primary and accessory development covered under the EO's suspensions.

Because the proposed project is eligible for suspension of the Coastal Act and CEQA, the project need not adhere to the Malibu Local Coastal Program (LCP), which is the City's certified implementation of the State's Coastal Act. Instead, the proposed project has been

reviewed solely for compliance with the city's MMC and General Plan, consistent with all other fire rebuilds and supporting infrastructure destroyed in the Palisades Fire that qualify under the EO. A copy of EO N-20-25 is provided as Attachment 2.

Discretionary Requests

For the use and development of the water tank, a CUP, four VARs and two SPRs are requested. Pursuant to MMC Section 17.66.080, the Planning Commission must make eleven findings in support of a CUP. Pursuant to MMC Section 17.72.060, eight findings are required for a VAR. Pursuant to MMC Section 17.62.040(D), eight findings are required for an SPR. Based on evidence provided in the record, a draft resolution containing all required findings has been prepared for the Planning Commission's consideration (Attachment 1). The Planning Commission, as the decision-making body, will weigh the evidence in the record, including this staff report and materials in the record, and determine whether the required findings can be made. The requested entitlements are summarized below:

- APR No. 26-014: Development of the water tank and infrastructure
- CUP No. 24-010: Use of a utility facility in RR-20
- VAR No. 24-020: 59% rear yard setback reduction from 24 ft., 7 in. to 10 ft.
- VAR No. 24-021: Structures on slopes steeper than 2.5 to 1
- VAR No. 24-024: Increase in impermeable coverage from 5,830 sf. to 6,337 sf.
- VAR No. 25-001: Retaining wall height above 18 ft., up to 18 ft., 10 in.
- SPR No. 24-023: Structure height above 18 ft., up to 25 ft., 5 in. and
- SPR No. 26-020: 12% side yard setback reduction from 11 ft., 4 in. to 10 ft.

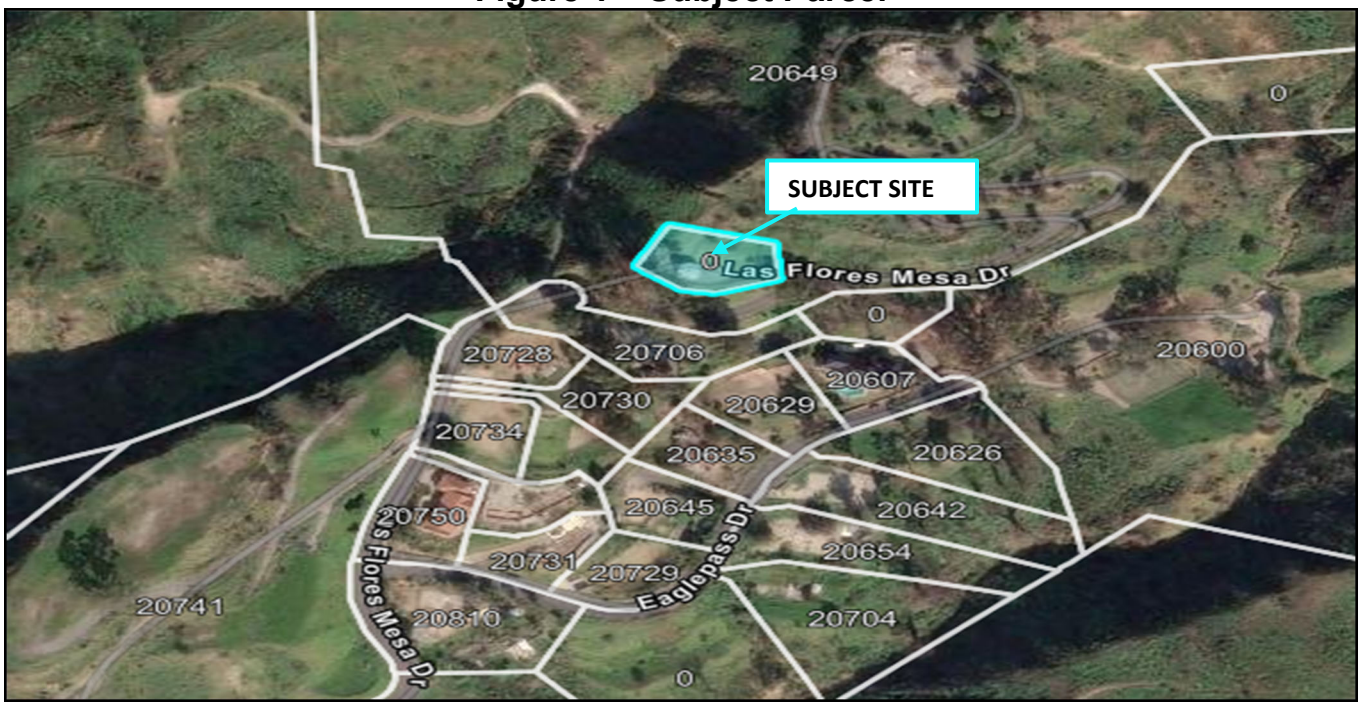
In addition to the entitlements above, the applicant will need to obtain building permits from the City's Building Safety Division.

Background and Project Overview

As shown in Figure 1, the subject parcel is a publicly owned utility site located at the end of the Las Flores Mesa Drive cul-de-sac, approximately 125 ft. uphill of the roadway, and is accessed via a driveway shared with the single-family residence at 20649 Las Flores Mesa Drive. The property is maintained by the County of Los Angeles who serves as the registered owner of the parcel. The parcel is currently improved with a flat concrete pad and an existing 100,000 gal. water tank measuring 16 ft. 11" in. height, which currently serves the surrounding neighborhood. The proposed use is an extension of the parcel's current use as necessary public infrastructure and would serve the immediate residential neighborhood by providing additional water service for residential properties and additional water capacity in the event of a wildfire. The surrounding parcels are a mix of one- and two-story residential properties zoned RR-20 and Rural Residential, Two-Acres (RR-2).

The Las Flores Mesa neighborhood, along with the entire City of Malibu, lies within a Very High Fire Hazard Severity Zone (VHFHSZ) identified by the State's Fire Marshal and will likely be subject to additional threats from wildfire in the future. The proposed improvement was previously studied by WD29 and identified as a desired system improvement. A second 100,000 gal. water tank was included in WD29's Water System Master Plan Draft Environmental Impact Report but was eliminated from the final version due to capital constraints. The project is now proposed by a private party (LFMAC, LLC) who would assume the obligation of installing the new tank. Upon installation of the tank, the property will be continually managed and operated by the County of Los Angeles to provide public water services to the neighborhood. LFMAC, LLC has been authorized by the County to install the tank and obtain permits from the City for its construction.

Figure 1 – Subject Parcel



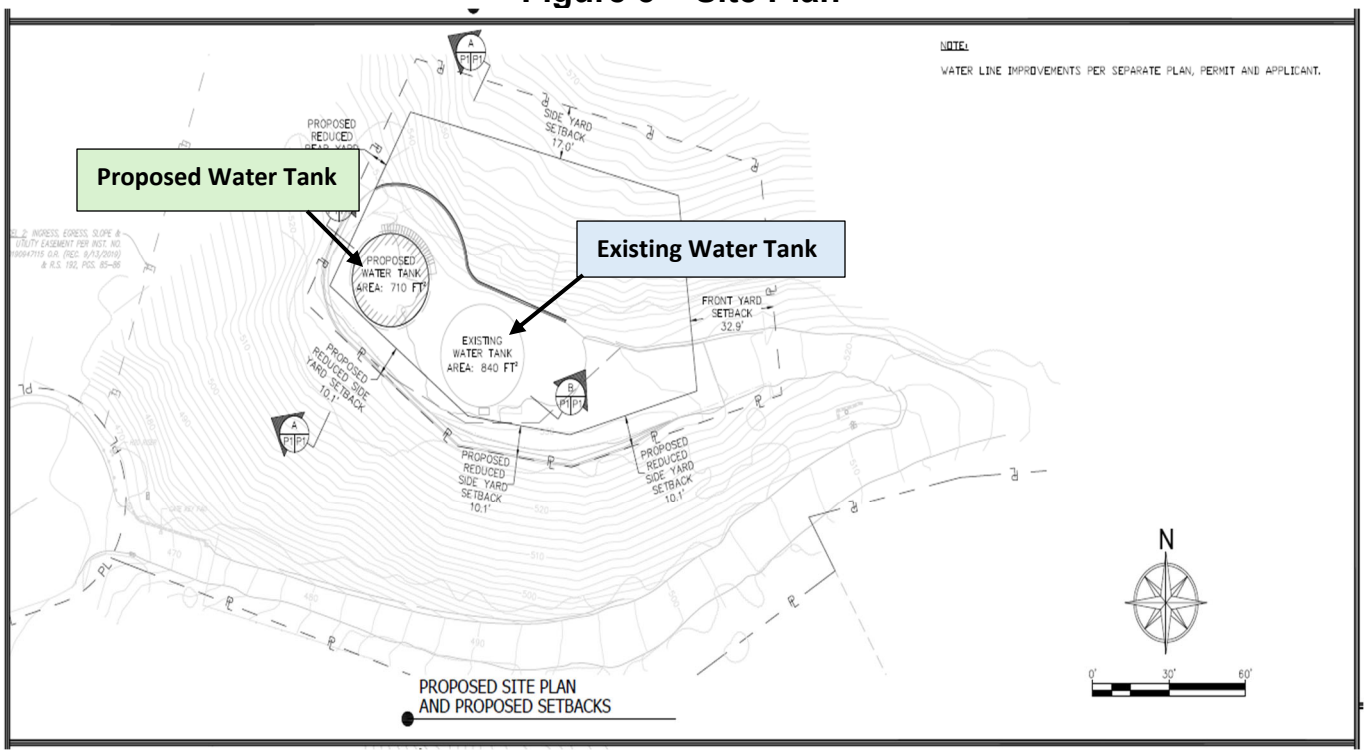
Source: City of Malibu GIS 2026

Figure 2 – Oblique View of Project Site



Source: Google Earth 2026

Figure 3 – Site Plan



Source: Applicant Plans

The subject application proposes the construction of a new 25 ft., 5 in. tall, above-ground, 100,000-gal. water tank and associated foundation to accompany the existing 100,000-gal. water tank currently in service, as well as a new 18 ft., 10 in. tall retaining wall and approximately 610 cubic yards (c.y.) of non-exempt grading. The subject application includes an APR and seven discretionary requests as previously summarized.

The footprint of the proposed water tank is similar to the existing water tank. The proposed water tank is sited on the remaining portion of the existing flat building pad with a minimum of 10 ft. of clearance around it for access and maintenance. While the footprint of the existing water tank is similar to the proposed tank, the available buildable area on the subject parcel and size of the parcel requires some encroachment into the required south side yard and rear yard. The existing water tank is also similarly located within the side yard setback and rear yard setback areas categorized as an existing non-conforming structure. The subject parcel currently has 4,707 sf. of existing impermeable coverage from the existing tank and site improvements, where MMC standards allow for a maximum of 5,830 sf. Due to site constraints, there is no other feasible location on the site that would avoid encroachments into setbacks.

The proposed tank is approximately 25 ft., 5 in. in height, compared to approximately 16 ft., 11 in. The existing tank is slightly wider at approximately 32.6 ft. in diameter compared to 30 ft. for the proposed tank. The proposed tank is designed to provide 100,000 gallons of storage while providing adequate clearance between the maximum water level and the top of the tank. Story poles were installed in January 2026 to demonstrate the siting, massing and scale of the second water tank in relation to the existing water tank and surrounding development. Staff visited the site, conducted a story pole inspection and reviewed the site's surroundings as part of its analysis. Based on the project plans and staff's site visit, it was determined that the proposed water tank is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography. Both the existing and proposed tank are conditioned to be painted a color that blends in with the surrounding environment. The parcel is located at the end of a cul-de-sac, approximately 125 ft. uphill of the roadway, and the proposed development will be shielded from view by existing mature trees located along the slope leading up from the cul-de-sac.

WD29 completed a feasibility analysis and determined that the proposed project location is the most suitable location remaining on the parcel to achieve the required project scope. This was based on the parcel's geology, its existing water tank and existing flat building pad, its proximity to the serviceable area, and its minimal public visibility. Because the tank volume and the associated access, maintenance, and foundation standards are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	164 ft., 4 in.
Lot Width	113 ft., 2 in.
Gross Lot Area	16,992 sf. (0.39 acre)
Area of Street Easements and 1:1 Slopes	334 sf.
Net Lot Area*	16,658 sf. (0.38 acre)

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

The subject parcel is zoned RR-20. Surrounding parcels are a mix of RR-20 and RR-2 zoned properties developed with one- and two-story single-family residences.

Table 2 provides a summary of the surrounding land uses:

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
Subject Parcel	20699 Las Flores Mesa Drive	16,992 sf.	RR-20	Public utility
North	20649 Las Flores Mesa Drive	21.50 acres	RR-20	Single-family residential
East	20600 Eagle Pass Drive	7.76 acres	RR-20	Single-family residential
South	20706 Las Flores Mesa Drive	29,400	RR-2	Single-family residential
West	20649 Las Flores Mesa Drive	21.50 acres	RR-20	Single-family residential

Sources: Malibu City GIS and LA County Tax Assessor

Project Description

The proposed scope of work is as follows (Attachment 3 – Project Plans):

Construction

a. Installation of a new 25 ft., 5 in. tall, above-ground 100,000 gal. water tank and associated foundation;
b. Installation of a new 18 ft., 10 in. tall retaining wall;
c. 610 c.y. of non-exempt grading.

Discretionary Requests

d. CUP No. 24-010 for use of a utility facility (water tank) within the RR Zoning District pursuant to MMC Section 17.08.040(A);

e. VAR No. 24-020 from MMC Section 17.40.040(A)(6)(c) for a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. (required) to 10 ft. (proposed);
f. VAR No. 24-021 from MMC Section 17.40.040(A)(12) to allow structures on slopes steeper than 2.5 to 1 consisting of the water tank, retaining wall, and necessary access and maintenance areas;
g. VAR No. 24-024 from MMC Section 17.40.040(A)(11)(a) to allow 6,337 sf. of impermeable lot coverage where 5,830 sf. is the maximum permitted;
h. VAR No. 25-001 from MMC Section 17.40.030(A)(4) to allow a retaining wall measuring 18 ft., 10 in. in height to create a building pad where 18 ft. is the maximum permitted;
i. SPR No. 24-023 from MMC Section 17.40.040(A)(5)(a) for a structure height above 18 ft., to allow a water tank measuring up to 25 ft., 5 in. in height; and
j. SPR No. 26-020 from MMC Section 17.40.040(A)(6)(b) for a 12 percent reduction in the required south side yard setback from 11 ft., 4 in. (required) to 10 ft. (proposed).

Water Storage Capacity

• Existing water tank:		100,000 gal.
• Proposed water tank:		100,000 gal.
	Total:	**200,000 gal.**

General Plan Consistency

The proposed use is consistent with the goals, objectives, policies and general land uses of the General Plan, specifically:

1. Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies;
2. Safety Policy S-3.3.17, require adequate water supplies and infrastructure are available for current and future development;
3. Safety Policy S-3.3.18, ensure that adequate water storage and capacity are available to meet daily demand and fire flow standards;
4. Safety Policy S-3.3.19, coordinate with appropriate providers/agencies to ensure adequate infrastructure and conditions for new development related to: water supply and fire flow; location of anticipated water supply; maintenance and long-term integrity of water supplies; evacuation and emergency vehicle access; fuel modification and defensible space; vegetation clearance maintenance on public and private roads; visible home and street addressing and signage;
5. Safety Action S-3.3.1n, work with water service providers and Los Angeles County Fire Department to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems.

MMC Analysis

The following MMC sections are applicable to the proposed project and conformance with the MMC is required for the APR. Pursuant to MMC Section 17.66.080, eleven findings are required in support of a CUP. Pursuant to MMC Section 17.72.060, eight findings are required for a VAR. Pursuant to MMC Section 17.62.040(D), eight findings are required for an SPR. These findings are made in the attached resolution.

The proposed project has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29 (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 the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs.

Zoning (MMC Title 17)

MMC Chapter 17 requires conformance to development standards. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested SPRs and VARs.

Table 3 – MMC Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard	32’ 11”	131’ 11”	Complies
Rear Yard	*24’ 7”*	*10’*	*VAR No. 24-020*
North Side Yard	17’	55’ 10”	Complies
South Side Yard	*11’ 4”*	*10’*	*SPR No. 26-020*
HEIGHT (ft. in.)	*18’*	*25’ 5”*	*SPR No. 24-023*
IMPERMEABLE LOT COVERAGE (sf.)	*5,830*	*6,337*	*VAR No. 24-024*
CONSTRUCTION ON SLOPES	*2.5 to 1 (APR)*	*Steeper than 2.5 to 1*	*VAR No. 24-021*
NON-EXEMPT GRADING (c.y.)	1,000	610	Complies
RETAINING WALL HEIGHT (ft. in.)	*18’*	*18’ 10”*	*VAR No. 25-001*

Grading (MMC Chapter 17.40)

MMC Section 17.40.080 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The project will consist of 75 c.y. of exempt understructure grading and 610 c.y. of non-exempt grading.

Archaeological / Cultural Resources (MMC Section 17.54)

MMC Section 17.54 requires certain procedures be followed to determine potential impacts on archaeological resources. The subject site is mapped to have a low probability of containing archaeological resources and the entire parcel has been previously disturbed by grading, hardscape and a water tank. Therefore, the additional water tank on the same footprint of the existing water tank is not expected to have an adverse effect on cultural resources.

Nevertheless, a condition of approval is included 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.

Onsite Wastewater Treatment System (OWTS) (MMC Chapter 15.44)

The project was routed to Environmental Health for conformance review. The project scope is for a new water tank to accompany an existing water tank. No OWTS improvements are proposed as part of the project.

ENVIRONMENTAL REVIEW: The Community Development Director has determined that Governor's EO N-20-25 applies to the proposed project. Paragraph 2(d) of EO N-20-25 includes supportive infrastructure, such as utilities that are necessary to construct, install, or use structures destroyed by the 2025 Palisades Fire, within the suspensions of the Coastal Act and CEQA. The proposed water tank will be used by WD29 and the LACFD, who serve the neighborhood. Nineteen of the 37 developed parcels in the area (51 percent) were destroyed by the Palisades Fire and would be supported by the additional water supply needed to meet fire flow standards for the respective rebuilds. Therefore, pursuant to EO N-20-25, the proposed project is considered suspended from the Coastal Act and from CEQA.

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

PUBLIC NOTICE: On August 27, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 1,000 ft. radius of the subject parcel (Attachment 5).

SUMMARY: The project has been reviewed and conditionally approved for conformance with the MMC by appropriate City and County departments. The required findings can be made that the project complies with the MMC. Based on the analysis contained in this report for consideration, staff provide no recommendation on this project. If the Planning

Commission determines the required findings for the CUP, VARs, and SPRs can be made, staff has provided the attached resolution for adoption. The Commission may also choose to continue to a date uncertain to allow time for the applicant to revise project plans or make findings in denial of the project as proposed and request staff return with a denial resolution.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-42 (replaced by Supplemental Planning Commission Agenda Report Exhibit B)
2. Governor's Executive Order N-20-25
3. Project Plans
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-42

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS SUSPENDED FROM THE CALIFORNIA COASTAL ACT AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO GOVERNOR EXECUTIVE ORDER N-20-25, AND APPROVING ADMINISTRATIVE PLAN REVIEW NO. 26-014 TO INSTALL A NEW 25 FOOT, 5 INCH TALL, ABOVE-GROUND 100,000 GALLON WATER TANK AND ASSOCIATED FOUNDATION TO ACCOMPANY AN EXISTING 100,000 GALLON WATER TANK, AN 18 FOOT, 10 INCH TALL RETAINING WALL, AND GRADING ON AN EXISTING PUBLIC UTILITY PARCEL; INCLUDING CONDITIONAL USE PERMIT NO. 24-010 FOR A UTILITY FACILITY USE IN THE RURAL RESIDENTIAL ZONING DISTRICT, VARIANCE NO. 24-020 FOR A 59 PERCENT REDUCTION IN THE REQUIRED REAR YARD SETBACK FROM 24 FEET, 7 INCHES TO 10 FEET, VARIANCE NO. 24-021 FOR STRUCTURES ON SLOPES STEEPER THAN 2.5 TO 1, VARIANCE NO. 24-024 FOR AN INCREASE IN THE MAXIMUM IMPERMEABLE COVERAGE FROM 5,830 SQUARE FEET TO 6,337 SQUARE FEET, AND VARIANCE NO. 25-001 FOR RETAINING WALL HEIGHT ABOVE 18 FEET, UP TO 18 FEET, 10 INCHES, SITE PLAN REVIEW NO. 24-023 FOR STRUCTURE HEIGHT ABOVE 18 FEET, UP TO 25 FEET, 5 INCHES AND SITE PLAN REVIEW NO. 26-020 FOR A 12 PERCENT REDUCTION IN THE REQUIRED SIDE YARD SETBACK FROM 11 FOOT, 4 INCHES TO 10 FEET LOCATED IN THE RURAL RESIDENTIAL, TWENTY-ACRE ZONING DISTRICT AT 20699 LAS FLORES MESA DRIVE (LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29)

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

SECTION 1. Recitals.

A. On September 29, 2023, an application for Administrative Plan Review (APR) No. 26-014 was submitted to the Planning Division by the applicant LFMAC, LLC, on behalf of the property owner, Los Angeles County Waterworks District No. 29 (WD29), for development on the subject parcel located at 20699 Las Flores Mesa Drive (Assessor's Parcel Number 4450-030-902). The application was routed to the City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, WD29, and Los Angeles County Fire Department (LACFD) for review.

B. During application processing, the applicant submitted requests for Conditional Use Permit (CUP) No. 24-010 to permit a utility facility in the Rural Residential, Twenty-Acre (RR-20) zoning district; Site Plan Review (SPR) No. 24-023 for construction above 18 ft. in height; SPR No. 26-020 for a reduction in the required south side yard setback; and Variance (VAR) Nos. 24-020, 24-021, 24-024, and 25-001 for a rear yard setback reduction, structures on slopes steeper than 2.5 to 1, impermeable surface coverage exceeding the maximum permitted, and a retaining wall exceeding 18 ft. in height to create a building pad.

EXHIBIT B

C. On October 8, 2024, the Planning Division determined the application to be complete.

D. On November 18, 2024, a notice of pending development was posted near the entry to the subject parcel.

E. The SPR notice period was conducted from December 18, 2025, to January 8, 2026.

F. In January 2026, story poles were installed on the subject parcel to demonstrate the siting, massing, and scale of the project in relation to surrounding development. Planning Division staff conducted a site visit and story pole inspection to document site conditions, the subject parcel, and surrounding area.

G. On August 27, 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 1,000 ft. radius of the subject parcel and to all interested parties.

H. On September 22, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

The Planning Commission has determined that Governor Executive Order (EO) N-20-25 applies to the proposed project. Paragraph 2(d) of EO N-20-25 includes supportive infrastructure, such as utilities that are necessary to construct, install, or use structures destroyed by the 2025 Palisades Fire, within the suspensions of the California Coastal Act (Coastal Act) and the California Environmental Quality Act (CEQA). The water tank will be used by WD29 and the Los Angeles County Fire Department (LACFD), who serve the neighborhood. Nineteen of the 37 developed parcels in the area (51 percent) were destroyed by the Palisades Fire and would be supported by the additional water supply needed to meet fire flow standards for the respective rebuilds. As an additional qualifier for the EO's suspensions, the project will not encroach into any public access easement, view corridor, or open space deed restriction. The EO gives local agencies the sole authorization of determining eligibility under this suspension if the above findings can be made. The new water tank is supportive utility infrastructure that is necessary to provide adequate fire flow to the Las Flores Mesa neighborhood directly assisting with the rebuilding of 19 parcels with eligible primary and accessory development covered under the EO's suspensions. Therefore, pursuant to EO N-20-25, the proposed project is determined to be suspended from the Coastal Act and from CEQA.

SECTION 3. Conditional Use Permit Findings.

A. Conditional Use Permit No. 24-010 for Use of a Utility Facility within the Rural Residential Zoning District (MMC Sections 17.08.040(A) and 17.66.080)

CUP No. 24-010 would permit the operation of a utility facility (water tank). No other conditionally allowed uses in the RR-20 zone are authorized by this CUP. MMC Section 17.08.040(A) designates

the requested use as conditionally permitted subject to a CUP with the findings being made pursuant to MMC 17.66.080. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for CUP No. 24-010 are made as follows.

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of this title.

The subject parcel is zoned RR-20 and, under MMC Section 17.08.040(A), a utility facility is listed as a conditionally permitted use. The subject parcel is currently improved with a flat concrete pad and an existing 100,000-gallon (gal.) water tank which currently serves the surrounding neighborhood. The proposed use is an extension of the parcel's current use as a utility facility and would serve the immediate residential neighborhood by providing additional water service for residential properties and additional water capacity in the event of a wildfire.

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

A 100,000 gal. water tank exists on the subject parcel, which currently services the neighborhood. The project is for the installation of an additional 100,000 gal. water tank which would be located adjacent to the existing 100,000 gal. water tank to provide a total capacity of 200,000 gal. The proposed improvement was previously studied by WD29 and identified as a desired system improvement. A second 100,000 gal. water tank was included in WD29's Water System Master Plan Draft Environmental Impact Report but was eliminated from the final version due to capital constraints. The project is now proposed by a private party (LFMAC, LLC) who would assume the obligation of installing the new tank.

3. The subject site is physically suitable for the type of land use being proposed.

The project would require SPRs and VARs for setbacks, tank height, retaining wall height, impervious surfaces, and development on steep slopes, but these are necessary to provide the amount of water needed within the existing parcel. WD29 has completed a feasibility analysis and deemed this location the most ideal to achieve the project scope required. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel.

4. The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.

The use is an extension of the existing utility facility use and would serve the immediate residential neighborhood to provide additional water service for residential parcels and water capacity in the event of a wildfire. Surrounding parcels are a mix of RR-20 and RR-2 zoned parcels developed with one- and two-story single-family residences. Therefore, the proposed use is compatible with the land uses presently on the subject parcel.

5. The proposed use would be compatible with existing and future land uses within the zone and general area in which the proposed use is to be located.

The water tank and associated water line are compatible with and necessary for future residential construction and fire rebuilds within the neighborhood. The additional tank would be available and provide capacity for fire suppression in the event of a wildfire in the future.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by staff.

The second water tank would allow more utility and service access to water for residential and fire suppression needs. The proposed tank is approximately 25 ft., 5 in. in height, compared to approximately 16 ft., 11 in. for the existing tank resulting in a total increase of 8 ft. 6 in. Although the tanks have similar footprints, the existing tank is slightly wider at approximately 32.6 ft. in diameter compared to 30 ft. for the proposed tank. The proposed tank is designed to provide 100,000 gallons of storage while providing adequate clearance between the maximum water level and the top of the tank. Story poles were installed in January 2026 to demonstrate the siting, massing, and scale of the second water tank in relation to the existing water tank and surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings as part of its analysis. Based on the project plans and staff's site visit, it was determined that the proposed water tank is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography. The parcel is located at the end of a cul-de-sac, approximately 125 ft. uphill of the roadway, and the proposed development will be shielded from view by existing mature trees located along the slope leading up from the cul-de-sac. The water tank is minimally visible from public and private views due to existing tree coverage and the slope located to the north and does not affect solar access of nearby residential properties.

7. There will be adequate provisions for public access to serve the subject proposal.

The project is a public utility to be maintained and managed by WD29, for which no public access is permitted for security purposes. Therefore, this finding does not apply.

8. The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan.

The use extends the current use and is consistent with the goals, objectives, policies and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has

been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs.

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

Due to existing site constraints and water capacity requirements identified by WD29, the project requires VARs for a reduced rear yard setback, allowance for structures on slopes steeper than 2.5 to 1, increase in impervious surfaces, and allowance for retaining wall height to create a building pad and SPRs for an increase in structure height and reduced side yard setback. With the granting of the VARs and SPRs, the proposed project complies with all applicable requirements of state and local law.

10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The project will increase neighborhood safety by providing water storage capacity and increased access to water in a neighborhood that is known to be a very high fire zone and has been affected by previous wildfires with insufficient water access. Therefore, the proposed use is in the public interest and will not adversely affect health, safety, convenience, or welfare.

11. If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.

The subject parcel is not at risk from earth movement, flooding, or liquefaction. WD29 has been obtaining inclinometer readings dating back to 2007, all of which have been favorable for the proposed utility facility. The WD29 has completed site analyses for feasibility and based on the analysis, concluded the proposed site is the most feasible in the area to support the proposed water tank.

SECTION 4. Site Plan Review Findings.

B. SPR No. 24-023 from MMC Section 17.40.040(A)(5)(a) for Structure Height Above 18 Ft. (MMC Section 17.62.040(D))

SPR No. 24-023 would allow structure height above 18 ft., up to 25 ft., 5 in. for a new 100,000 gal. water tank to be sited next to an existing 100,000 gal. water tank. The MMC requires that eight findings be made in the consideration and approval of an SPR for construction above 18 ft. in height. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 24-023 are made as follows.

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

Staff conducted an analysis of surrounding property characteristics to assess the project with neighborhood character. The subject parcel is a publicly owned lot with an established flat concrete pad and an existing 100,000 gal. water tank measuring 16 ft. 11 in. in height. The subject parcel is

located at the end of the cul-de-sac, is approximately 125 ft. uphill of the roadway, and shares a driveway entrance with an existing residential parcel at 20649 Las Flores Mesa Drive. In addition, the proposed development will be shielded from view by existing mature trees located along the slope leading up from the cul-de-sac. The footprint of the proposed water tank is similar to the existing water tank, but the proposed tank is approximately 8 ft. 6 in. taller.

Story poles were installed in January 2026 to demonstrate the siting, massing, and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the parcel's surroundings for potential impacts. Based on the project plans and staff's site visit, it was determined that the proposed new water tank is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. As previously discussed, the project proposes the new water tank directly next to the existing water tank and screening via existing trees. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography.

The subject parcel is part of an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of residences within the vicinity of the project site, and the project plans were used to identify the dimensions of the existing and proposed water tanks. The proposed water tank would reach a maximum height of approximately 25 ft. 5in., exceeding the 18-ft. height standard by approximately 7 ft., 5 in. The proposed tank would be located adjacent to the existing 16-ft. 11 in.-tall water tank on a parcel already developed with the same utility use. The surrounding neighborhood contains a mix of one- and two-story residential development, as shown in the table below.

Direction	Address	Structure Size (sf.)*	Height or No. of Stories	Zoning
Subject Parcel	20699 Las Flores Mesa Drive	840 sf.	16 ft. 11 in.	RR-20
North	20649 Las Flores Mesa Drive	3,426 sf.	One-story	RR-20
East	20600 Eagle Pass Drive	5,393 sf.	Two-story	RR-20
South	20706 Las Flores Mesa Drive	Vacant	N/A	RR-2
West	20649 Las Flores Mesa	3,426 sf.	One-story	RR-20

*Source: Los Angeles County Assessor's Office and Project Plans

Based on the characteristics described above, the proposed project is considered to blend with the existing development pattern in the neighborhood, including the subject parcel, and does not adversely affect neighborhood character. Story poles were installed to demonstrate the proposed height and bulk of the tank. The story poles, the tank's location adjacent to the existing tank, and the surrounding development demonstrate that the additional height is not anticipated to adversely affect neighborhood character. In addition, a Notice of Public Hearing was sent to all parcel owners and occupants within a 1,000 ft. radius of the project and no correspondence has been provided on the subject application.

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

The proposed water tank is designed to be placed immediately adjacent to the existing tank, which will remain on the parcel and work in conjunction with the new tank. Although VARs are requested for the rear yard setback, structures on steep slopes, impermeable surfaces, and retaining wall height, the project has been designed to disrupt the site as minimally as feasible.

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

No remedial grading is proposed for the proposed project. Therefore, this finding does not apply.

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

Due to a steep slope that exists to the north of the project site and an extensive tree line to the south, the proposed tank is not within any sightlines of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from any public viewing area or main viewing area of any affected principal residence. As discussed in Finding B.1, the visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography.

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

The proposed project does not affect solar access for reasons similar to those previously described in Finding B.4. Therefore, this finding does not apply.

6. *The project is consistent with the City's General Plan, local coastal program, municipal code and City standards.*

The proposed project, including the discretionary request for an increase in structure height and other associated SPR and VARs, as discussed herein, is consistent with the City's General Plan, applicable MMC standards in Title 17 (Zoning), and other City standards as applied by the Planning Division, City geotechnical consultant reviewers, City Biologist, and City Public Works Department, as well as WD29. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable

requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

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

No seawall, bulkhead, or other shoreline protective devices are associated with this project as the subject parcel is located inland and not on the coast. Therefore, this finding does not apply.

C. SPR No. 26-020 from MMC Section 17.40.040(A)(6)(b) for a 12 Percent Reduction in the Required South Side Yard Setback (MMC Section 17.62.040(D))

SPR No. 26-020 would allow a 12 percent reduction in the required south side yard setback from 11 ft., 4 in. (required) to 10 ft. (proposed). The MMC requires that eight findings be made in the consideration and approval of an SPR for a side yard setback reduction up to 20 percent. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 26-020 are made as follows.

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

The proposed water tank is sited on the remaining portion of the existing flat building pad with a minimum of 10 ft. of clearance space around it for access and maintenance. While the footprint of the existing water tank is similar to the proposed tank, the available buildable area on the subject parcel and size of the parcel requires some encroachment into the required south side yard (and rear yard, subject to VAR No. 24-020). The existing water tank is also within the setback areas, but the size of the parcel relative to the remaining buildable area and the size of the proposed water tank necessitates that the water tank encroach into the side yard setback by 1 ft., 4 in. (12 percent). Due to the location of the project site, topography, and existing mature trees in the project vicinity, the proposed water tank's encroachment into the side yard setback is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character.

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

The proposed water tank is designed to be placed immediately adjacent to the existing tank, which will remain on the parcel and work in conjunction with the new tank. Although VARs are requested for the rear yard setback, structures on steep slopes, impermeable surfaces, and retaining wall height, the project has been designed to disrupt the site as minimally as feasible.

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

No remedial grading is proposed for the proposed project. Therefore, this finding does not apply.

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

Due to a steep slope that exists to the north of the project site and an extensive tree line to the south, the proposed tank encroachment into the south side yard by 1 ft., 4 in. (12 percent) is not within any sightlines of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from any public viewing area or main viewing area of any affected principal residence. As discussed, the visual impacts are further minimized since only a portion of the project has an elevation height over 18 ft. due to grading to lower the tank into the parcel topography.

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

The proposed project does not affect solar access for reasons similar to those previously described. Therefore, this finding does not apply.

6. *The project is consistent with the City's General Plan, local coastal program, municipal code and City standards.*

The proposed project, including the discretionary request for an increase in structure height and other associated SPR and VARs, as discussed herein, is consistent with the City's General Plan, applicable MMC standards in Title 17 (Zoning), and other City standards as applied by the Planning Division, City geotechnical consultant reviewers, City Biologist, and City Public Works Department, as well as WD29. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which

time compliance with the California Building Code, as adopted by the City, will be verified As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

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

No seawall, bulkhead, or other shoreline protective devices are associated with this project as the subject parcel is located inland and not on the coast. Therefore, this finding does not apply.

SECTION 5. Variance Findings.

D. Variance No. 24-020 from MMC Section 17.40.040(A)(6)(c) for a 59 Percent Reduction in the Required Rear Yard Setback (MMC Section 17.72.060)

VAR No. 24-020 would allow a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. (required) to 10 ft. (proposed). Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 24-020 are made as follows.

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

The project site with an encroachment into the required rear yard by 14 ft., 7 in. was deemed to be the most viable location for the proposed water tank by WD29 due to the site conditions, proximity to the existing water tank and flat building pad, the parcel's geology, and the site's minimal visibility. The proposed water tank is sited on the remaining portion of the existing flat building pad with a minimum of 10 ft. of clearance around it for access and maintenance. While the footprint of the existing water tank is similar to the proposed tank, the available buildable area on the subject parcel and size of the parcel requires the proposed encroachment into the required rear yard (and south side yard, subject to SPR No. 26-020). The existing water tank is also within the setback areas. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for rear yard encroachment allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The VAR is unavoidable due to the water tank design to accommodate 100,000 gal., which is the determined amount necessary by WD29 for additional capacity at this location, and maintenance standards given the site characteristics of the subject parcel, including topography. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, SPRs, and VARs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for an utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The

encroachment into the rear yard setback by 59 percent is unavoidable due to water tank sizing requirements as well as requirements for access and maintenance.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request for a 59 percent encroachment into the otherwise required rear yard has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

E. Variance No. 24-021 from MMC Section 17.40.040(A)(12) to Allow Structures on Slopes Steeper than 2.5 to 1 (MMC Section 17.72.060)

VAR No. 24-021 would allow the proposed water tank, retaining wall, and necessary access and maintenance areas be located on slopes steeper than 2.5 to 1. Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 24-021 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 site was deemed to be the most viable location for the proposed water tank by WD29 due to the parcel geology. The proposed development on slopes steeper than 2.5 to 1 (steep slopes) is

necessary to allow for placement of the water tank, retaining wall, and access requirements for water tank maintenance and management. The proposed grading and single retaining wall allow for the water tank to be placed in the proposed location, adjacent to the existing water tank, for efficiency in water distribution, and to reduce visibility from surrounding parcels. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for structures on steep slopes allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The VAR is unavoidable due to the water tank design and access and maintenance requirements to accommodate 100,000 gal., which is the amount determined necessary by WD29 for additional capacity at this location. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for a utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The location of the proposed water tank and retaining wall are unavoidable due to water tank sizing requirements as well as requirements for access and maintenance.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request the placement of structures on steep slopes has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

F. Variance No. 24-024 from MMC Section 17.40.040(A)(11)(a) to Allow an Increase in the Maximum Impermeable Coverage (MMC Section 17.72.060)

VAR No. 24-024 would allow an increase in the maximum allowed impermeable coverage for the subject parcel from 5,830 sf. (maximum) to 6,337 sf. (proposed). Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted

evidence by the applicant, the findings for VAR No. 24-021 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 proposed location of the additional water tank was selected based on feasibility studies completed by WD29, which determined the proposed location would be most suitable for additional service water to the neighborhood. The VAR required for impervious surfaces cannot be reduced, as the proposed 100,000 gal. tank is the size specified and required by WD29 for this capacity. The subject parcel currently has 4,707 sf. of existing impermeable coverage from the existing water tank and site improvements, where MMC standards allow for a maximum of 5,830 sf. With the second water tank, the proposed increase in allowable impermeable coverage would exceed the MMC allowance by 507 sf. and is unavoidable due to the tank design and size. Because the tank volume and the associated access, maintenance, and foundation requirements are set by WD29, the resulting exceedances from MMC development standards are considered unavoidable and necessary to allow a second 100,000 gal. water tank on the subject parcel. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for an increase in impermeable coverage allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The VAR is unavoidable due to the water tank design and sizing to accommodate 100,000 gal., which is the determined amount necessary by WD29 for additional capacity at this location. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate

water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs, and SPRs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for a utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The location of the proposed water tank and retaining wall are unavoidable due to water tank sizing requirements as well as requirements for access and maintenance.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request for an increase in impermeable coverage, has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All

necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

G. Variance No. 25-001 from MMC Section 17.40.030(A)(4) for Retaining Wall Height Above 18 Ft. (MMC Section 17.72.060)

VAR No. 25-001 would allow retaining wall height above 18 ft., up to 18 ft., 10 in. to create a building pad for a new 100,000 gal. water tank to be sited next to an existing 100,000 gal. water tank. Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all eight of the following findings of fact for a VAR. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 25-001 are made as follows.

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

The project site was deemed to be the most viable location for the proposed water tank by WD29 due to the parcel geology. The application proposes one 18 ft., 10 in. retaining wall to create a building pad for a proposed water tank and access, rather than a multi-tiered retaining wall system in order to reduce the extent of development on steep slopes, reduce the necessary encroachment into setbacks and decrease visibility of the proposed development from surrounding parcels. The proposed grading and single retaining wall allow for the water tank to be placed in the proposed location, adjacent to the existing water tank, for efficiency in water distribution, and to reduce visibility from surrounding parcels. Therefore, the exceptional characteristics of the subject parcel warrant such a VAR, as strict application of the zoning ordinance would deprive the neighborhood of additional water service and fire flow.

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

The granting of a VAR for a 10 in. increase in retaining wall height above the maximum allowable 18 ft. allows for the installation of a second 100,000 gal. water tank, which is critical to the public interest, safety, health, and welfare as it would allow for an additional 100,000 gal. of water capacity for residential uses and fire flow access. The proposed water tank is sited directly adjacent to an existing water tank and due to its location and geology, will not be injurious to surrounding parcels.

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

The granting of the VAR will not constitute a special privilege to the applicant or property owner, as the site is currently used as a utility facility with a 100,000 gal. water tank servicing the neighborhood. The single wall design was proposed rather than a multi-tiered retaining wall system in order to reduce the extent of development on steep slopes, reduce the necessary encroachment into setbacks and

decrease visibility of the proposed development from surrounding parcels. The proposed grading and single retaining wall allow for the water tank to be placed in the proposed location, adjacent to the existing water tank, for efficiency in water distribution, and to reduce visibility from surrounding parcels. The retaining wall would allow for a building pad to be created of sufficient size to accommodate a 100,000 gal. water tank, which is the determined amount necessary by WD29 for additional capacity at this location. The installation of the water tank would provide health and safety benefits for a residential neighborhood by increasing water access for residential and fire suppression purposes from 100,000 gal. to 200,000 gal.

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

The use extends the current use and is consistent with the goals, objectives, policies, and general land uses of the General Plan, specifically: (1) Conservation Policy 2.2.1, that the City shall ensure adequate water storage for firefighting and other emergencies; (2) Safety Policy 1.1.2, that the City shall minimize the risk of loss from fire; and (3) Safety Implementation Measure 17, to work with water service providers to identify neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, VARs and SPRs.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The VAR would allow for a utility improvement to facilitate residential development, including rebuilding efforts following the 2025 Palisades Fire in a zoning district intended for single-family residential development. The base zoning district, RR-20, allows for utility facilities with the approval of a CUP. Inclusive of the CUP, the VAR is consistent with the purpose and intent of the RR-20 zone.

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

The subject parcel contains an existing water tank and is physically suitable from a geotechnical perspective for grading and construction of the tank and the associated retaining wall. The location of the proposed water tank and retaining wall are unavoidable due to water tank sizing requirements as well as requirements for access and maintenance. As described in Finding G.3, the single-wall design up to 18 ft., 10 in. would result in less development and reduced visibility concerns than a multi-tiered retaining wall design consistent with MMC standards.

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

The proposed project was reviewed by the Planning Division and is found to comply with all applicable requirements of state and local law with the inclusion of the requested CUP, VARs and SPRs. The project is considered to comply with the Governor EO N-20-25 related to the Palisades Fire, which suspended Coastal Act and CEQA review for the project. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. As

conditioned, the applicant is required to transfer the completed water tank improvements to the Los Angeles County Waterworks District for ownership, operation, and maintenance through a recorded Warranty Deed and Bill of Sale.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

The proposed project, including the request for an additional 10 in. of height over the otherwise allowed retaining wall height of 18 ft. to create a building pad has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Biologist, City Environmental Health Administrator, the Public Works Department, and WD29. All conditions of approval from reviewers are included herein. The project, as proposed and conditioned, has been found to be consistent with the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested CUP, SPRs, and VARs. The applicant will be required to obtain appropriate building permits with the City Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City, will be verified. All necessary geotechnical, construction, access, maintenance, and operational conditions have been included to ensure that the VAR will not be detrimental to the health, safety, and welfare of the city.

SECTION 6. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 26-014, CUP No. 24-010, VAR No. 24-020, VAR No. 24-021, VAR No. 24-024, VAR No. 25-001, SPR No. 24-023 and SPR No. 26-020 subject to the following conditions.

SECTION 7. Conditions of Approval.

Standard Conditions

1. The applicant and 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. Installation of a new 25 ft., 5 in. tall, above-ground 100,000 gal. water tank and associated foundation;
   b. Installation of a new 18 ft., 10 in. tall retaining wall;
   c. 610 c.y. of non-exempt grading.

Discretionary Requests

d. CUP No. 24-010 for use of a utility facility (water tank) within the RR zoning district pursuant to MMC Section 17.08.040(A);
e. VAR No. 24-020 from MMC Section 17.40.040(A)(6)(c) for a 59 percent reduction in the required rear yard setback from 24 ft., 7 in. (required) to 10 ft. (proposed);
f. VAR No. 24-021 from MMC Section 17.40.040(A)(12) to allow structures on slopes steeper than 2.5 to 1 consisting of the water tank, retaining wall, and necessary access and maintenance areas;
g. VAR No. 24-024 from MMC Section 17.40.040(A)(11)(a) to allow 6,337 sf. of impermeable lot coverage where 5,830 sf. is the maximum permitted;
h. VAR No. 25-001 from MMC Section 17.40.030(A)(4) to allow a retaining wall measuring 18 ft., 10 in. in height to create a building pad where 18 ft. is the maximum permitted;
i. SPR No. 24-023 from MMC Section 17.40.040(A)(5)(a) for a structure height above 18 ft., to allow a water tank measuring up to 25 ft., 5 in. in height; and
j. SPR No. 26-020 from MMC Section 17.40.040(A)(6)(b) for a 12 percent reduction in the required south side yard setback from 11 ft., 4 in. (required) to 10 ft. (proposed).

3. The permits 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 30 days of this decision or prior to issuance of building permits.

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

5. The approvals granted herein shall expire three years from the date of approval, **September 22, 2026**, unless a time extension has been granted, or work has commenced, and substantial progress made (as determined by the Building Official) and the work is continuing under a valid building permit. If no building permit is required, the Administrative Plan Review approval shall expire after three years from the date of final Planning Division approval if construction is not completed. The expiration date shall be suspended until an appeal and/or litigation regarding the subject permit is resolved.

6. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the plans stamped August 26, 2026, on file with the Planning Division. In the event the project plans conflict with any condition of approval, the condition shall control.

7. The Community Development Director is authorized to make minor changes to the approved plans or any of the conditions if such modifications achieve substantially the same results, as would strict compliance with said plans and conditions.

8. An extension to the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the approving authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

9. Prior to construction, the applicant shall receive Planning Division approval for compliance with conditions of approval.

10. Prior to sign off for the foundation, a foundation survey shall be prepared by a licensed civil engineer or architect that states the finished building pad elevation, and location on the site. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign off.

Cultural Resources

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

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

Lighting

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

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

15. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

16. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

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

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

21. Up-lighting of landscaping is prohibited.

Construction / Demolition

22. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

23. 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.

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

25. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

26. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

27. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported and disposed of in full compliance with all applicable federal, state and local regulations.

28. Any building or demolition permits issued for work commenced or completed without the

benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

29. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction / Framing

30. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

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

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

33. 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.

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

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

Colors and Materials

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

37. Both the proposed and existing water tank shall be painted the same color and a color that blends in with the surrounding environment. Earth tones (greys, tans, browns, and greens) are acceptable with no bright colors or materials allowed. The proposed paint shall not be glossy.

The proposed paint color shall be clearly identified on the plans submitted for permit review and approved by the Planning Division prior to issuance of permits.

Fire Department

38. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

Biology

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

40. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 ft. from the riparian ESHA, jurisdictional drainage, and/or parkland.

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

42. 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.

43. No portion of the project development shall be placed within the protected zone of a protected native tree.

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

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

46. 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).

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

48. Construction fencing shall be placed within five feet of the southern 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.

49. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained ~~in accordance with a landscape plan,~~ with native plant species, to the satisfaction of the Community Development Director.

50. 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 Los Angeles County Fire Department. Lawns are prohibited on slopes > 5 percent.

51. 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.

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

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

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

55. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

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

57. Earthmoving shall be scheduled only during the dry season from April 1 – October 31. If it becomes necessary to conduct earthmoving activities from November 1 – 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.

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

grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

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

Geology

60. 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.

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

62. The applicant shall obtain encroachment permits from the Public Works Department prior to the commencement of any work within the public right-of-way. The driveway shall be constructed of either six inches of concrete over four inches of aggregate base, or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

Public Works

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

64. The non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

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

66. 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.

67. 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 QQMP 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.

68. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

69. 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	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

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

71. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

    a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area

    b. Methods used to protect native vegetation and trees

    c. Sediment / erosion control

    d. Controls to prevent tracking on- and off-site

    e. Non-stormwater control

    f. Material management (delivery and storage)

    g. Spill prevention and control

    h. Waste management

    i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit

    j. Landowner must sign the following statement on the ESCP:

        "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

72. 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.

73. 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.

74. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

75. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

Site Specific Conditions

76. Prior to construction of the proposed water tank, the County of Los Angeles shall submit plans for the Las Flores Mesa water main and pump station improvements that will accompany the tank to the City for review and approval. The water tank shall not be constructed without first receiving approval from the City of Malibu on the waterline improvements as the water tank will serve no purpose without demonstration of adequate waterline connection. The County of Los Angeles must submit the plans for the waterline connections and pump station improvements to the City prior to the expiration of this permit.

77. Prior to the issuance of any development permit, the applicant/property owner shall provide a pre-construction assessment of the existing condition of Las Flores Mesa Drive to the subject parcel. A copy of this assessment shall be kept on file with the City. The applicant/property owner shall be responsible for repairs of any damage to the road that may result during the construction phase of the proposed project. Any obvious damage to the road that becomes apparent during the construction phase (including, but not limited to, pot holes, cracks and ripples) shall be immediately repaired by the applicant/property owner. Prior to a Planning Division final inspection, the applicant/property owner shall submit a post-construction assessment of the road to demonstrate compliance with this condition. A photo survey shall be utilized to complete this assessment.

78. Upon completion and acceptance of the water tank improvements by the County of Los Angeles, the applicant shall transfer the water tank improvements to the County for ownership, operation, and maintenance through a Warranty Deed and Bill of Sale. Such evidence shall be provided to the City prior to the City's final sign off.

79. The applicant/owner shall obtain building permits from the City of Malibu's Building Safety Division prior to any construction activities for the approved project under this entitlement, unless deemed by the City's Building Official to be unnecessary.

Conditional Use Permit

80. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that a review is required, the Property Owners shall pay the Planning Division site inspection fee in effect at the time of request for a site inspection. A planner will conduct a site visit to verify compliance

with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public.

81. The conditions under which this CUP was granted may be modified by the City without the consent of the property owners or operator if the Planning Commission finds that the use is creating a nuisance.

82. A CUP that is valid and in effect and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on the land.

83. The CUP shall no longer be valid and in effect with the demolition of all structures.

84. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

85. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

86. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:
    a. The CUP was obtained in a fraudulent manner.
    b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
    c. One or more of the conditions found within this resolution have not been substantially met.

Prior to Final Planning Inspection

87. 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.

88. 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.

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

if applicable, the issuance of the certificate of occupancy.

Deed Restrictions

90. 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.

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

Fixed Conditions

92. This APR, CUP, SPRs, and VARs shall run with the land and bind all future owners of the property.

93. Violation of any of the conditions of this approval may be cause for revocation of the APR and/or CUP and termination of all rights granted there under.

SECTION 9. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 22nd day of September 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code (MMC) Section 17.04.220 (Appeal of action) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246. The Planning Commission found that the project qualifies for the suspensions of the California Coastal Act and CEQA covered in EO N-20-25 and thus is not appealable to the California Coastal Commission.

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. 26-42 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd day of September 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 5.C.

To: Chair Peak and Members of the Planning Commission

Prepared by: Richard Greenbauer, 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: September 10, 2026 Meeting date: September 22, 2026

Subject: Coastal Development Permit No. 25-010, Variance No. 26-014, and Site Plan Review No. 26-040 – A follow-up application to Emergency Coastal Development Permit No. 24-016 for the installation of shoring piles and remedial grading to stabilize an existing landslide

Locations: 18805 Pacific Coast Highway (PCH) and PCH Public Right-of-Way partially within the appealable coastal zone
APN: 4449-009-012 and Public Right-of-Way
Owners: EVO M SPV 100, LLC and California Department of Transportation (Caltrans)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-50 (Attachment 1) determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 25-010 for the installation of shoring piles, grade beams, remedial grading, and associated improvements to stabilize an existing landslide; including Variance (VAR) No. 26-014 for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1, and Site Plan Review (SPR) No. 26-040 for remedial grading on property located in the Rural Residential, Forty-Acre (RR-40) zoning district at 18805 PCH and within the PCH Public Right-of-Way (ROW) (EVO M SPV 100, LLC; Caltrans).

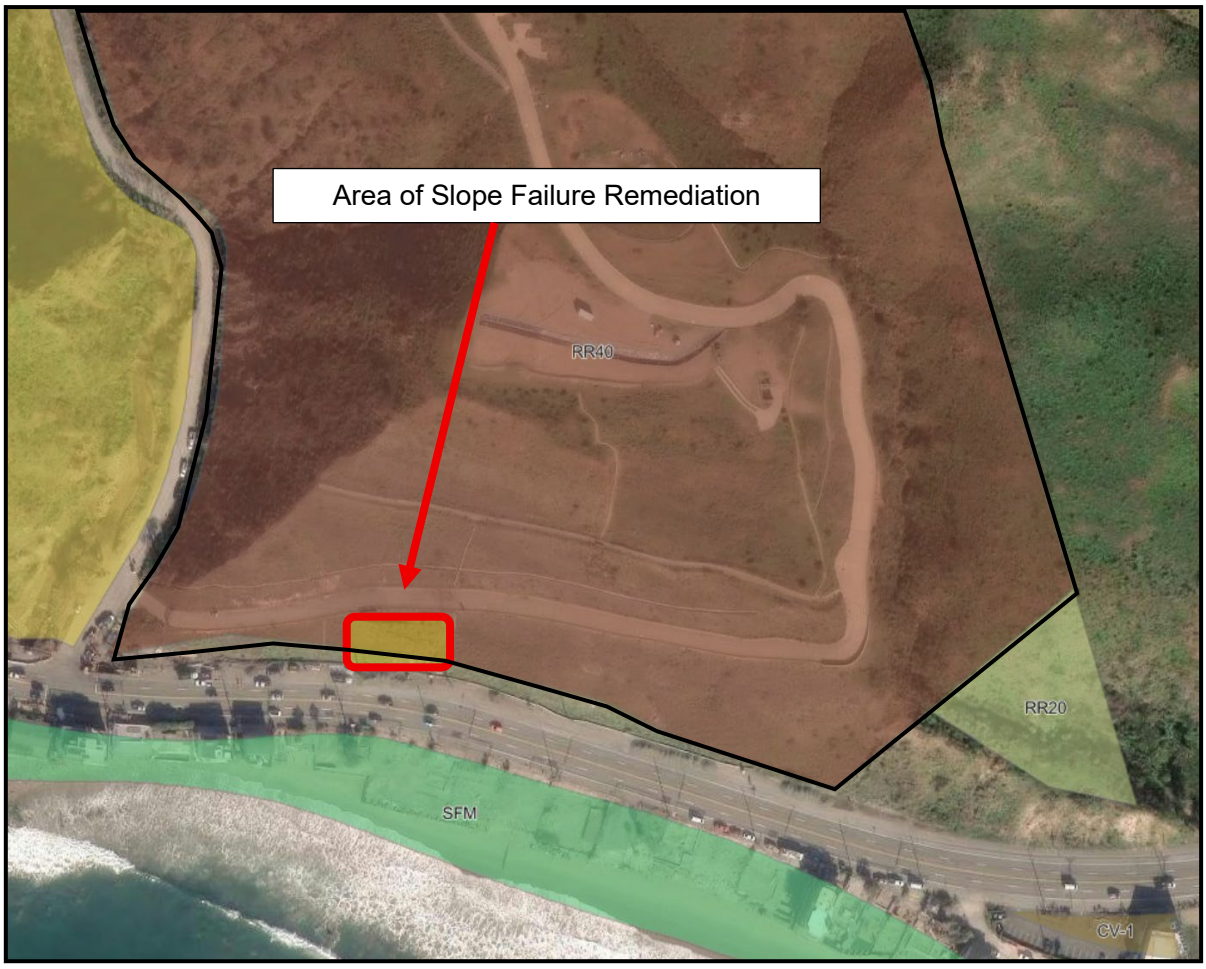
DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, an analysis of the project's consistency with applicable provisions of the Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review 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 property involved includes a southerly portion of an irregularly shaped, 16.6-acre, residential parcel and a segment of the PCH ROW east of Tuna Canyon Road. The parcel is adjacent to the eastern City limit and is largely undeveloped, with exception to a graded building pad, drainage devices, and an access road from Tuna Canyon Road that traverses the parcel west to east before transitioning north to provide access to two residential parcels. The segment of the PCH ROW is a sloped portion between the PCH roadbed and the access road.

Figure 1 – Aerial Map



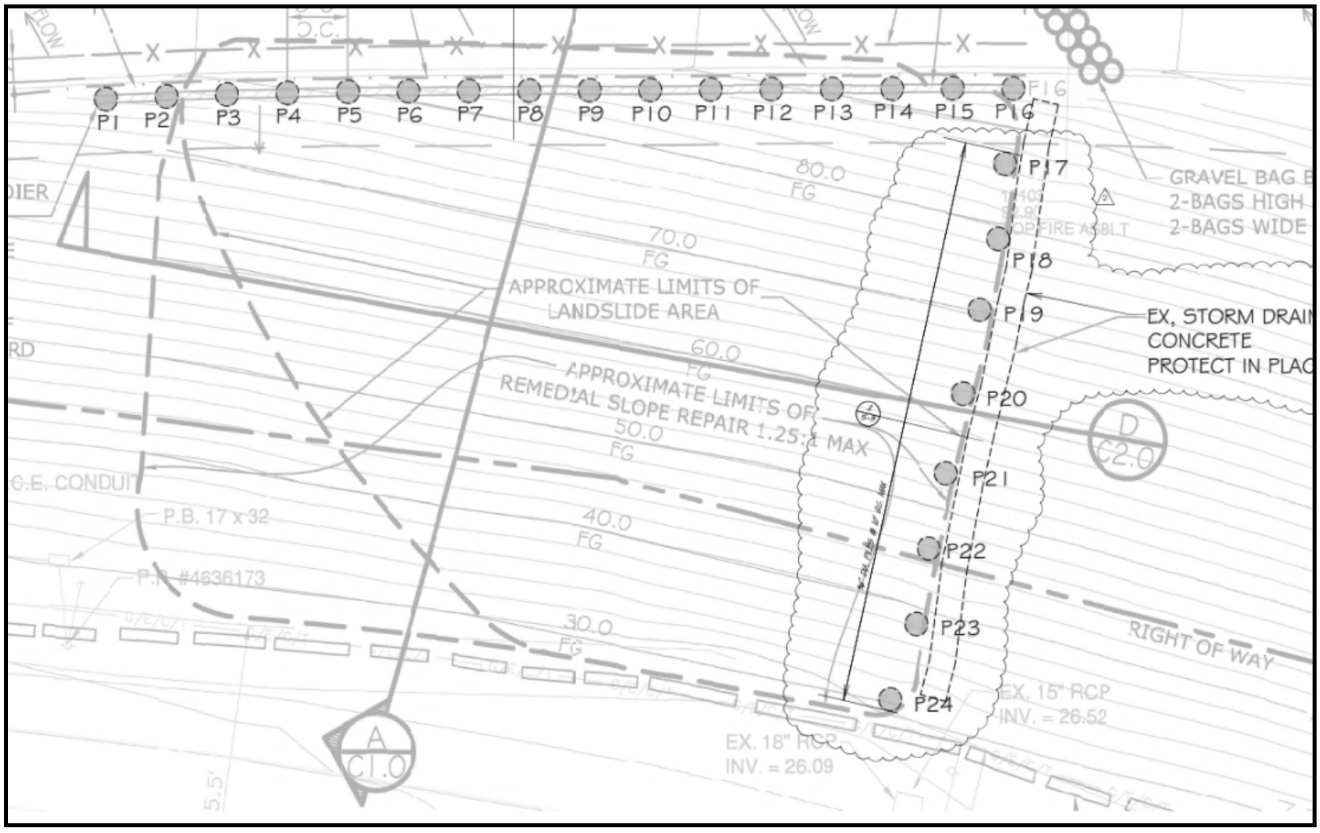
Source: City GIS

As a result of prolonged rains during the winter months of 2023 and 2024, a slope failure occurred on the south-facing slope undermining the parcel's access road, sub-surface utility infrastructure, and drainage facilities. Consequently, ECDP No. 24-016 was

requested in May 2024 to allow for the immediate installation of 16 shoring piles with grade beams to stabilize the affected slope area and access road, grading, and the placement of K-rail protected devices along PCH. According to the engineering geologic studies prepared for the project, the slope failure involved erosion of the south-facing slope with surficial slumping and a shallow landslide. ECDP No. 24-016 was approved in August 2024 with a condition that an application for a follow-up CDP be submitted pursuant to LCP Local Implementation Plan (LIP) Section 13.14(F)(7) (Attachment 2 – ECDP). The subject application was submitted on March 7, 2025 pursuant to the condition. To fully remediate the slope failure, an additional eight shoring piles are proposed along the eastern portion of the slope failure area, for a total of 24. Other requested improvements include the repair and enhancement of existing drainage devices to be installed along with remedial grading to stabilize the slope and avoid further potential hazards to the access road or PCH.

Figure 2 delineates the area of completed and proposed improvements, where piles P1 to P16 were installed following the ECDP and additional piles P17 to P24 are requested with the subject application.

Figure 2 – Proposed Site Plan



Source: Project Plans

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the dimensions and area of the involved subject parcel but does not include information related to the PCH ROW to which the slope extends into. The improvements into the PCH ROW, which are a part of this remediation project, do not have development standards required for a typical zoning district within the MMC but must comply with the requirements of the City's LCP including but not limited to requirements for being within a scenic area (LIP Chapter 6), grading (LIP Chapter 8), and geologic hazards (LIP Chapter 9).

Table 1 – Parcel Data (18805 PCH)	
Lot Depth	650 feet (ft.)
Lot Width	1,085 ft.
Gross Lot Area	16.6 acres
Area of 1:1 Slopes/Area of Street Easements	1.9 acres
Net Lot Area*	14.7 acres

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

The project site is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located within 300 ft. from the beach. As shown on the LCP Park Lands Map, the parcel is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road. The project site is visible from public viewing areas from the lower segment of the trail, PCH, and the beach. As shown on the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, ESHA is present within the western portions of the subject parcel over 100 ft. from the project site. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no development is located within 100 ft. of the ESHA. Vegetation within the project site is light, consisting of native grasses, ground cover, and chaparral; however, onsite vegetation does not constitute ESHA as defined in LIP Chapters 2 and 4. Photographs of the project site are included as Attachment 3.

The property includes a portion of the parcel in the RR-40 zone and PCH ROW. The property is surrounded by parcels in the RR-40 zone to the north, Public Open Space (POS) zone to the west, RR-20 zone to the southeast, and Single-Family Medium (SF-M) zone to the south across PCH. Table 2 provides a summary of the surrounding land uses in proximity to the project site.

Table 2 – Adjacent Land Uses				
	Address/APN	**Size**	**Zone**	**Land Use**
Subject Property	18805 PCH PCH ROW	16.6 acres N/A	RR-40 N/A	Vacant, residential Public ROW
North	4449-009-013	19.6 acres	RR-40	Vacant, Residential
West	4449-009-004	19.8 acres	POS	Vacant, Open Space
Southeast	4449-009-006	1.3 acres	RR-20	Vacant, Residential
East	Unincorporated LA County			
South	4449-002-045 4449-002-046 4449-002-009 4449-002-047 4449-002-048 4449-002-049	0.22 acres 0.12 acres 0.11 acres 0.06 acres 0.06 acres 0.07 acres	SF-M SF-M SF-M SF-M SF-M SF-M	Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential

Project Description

The proposed scope of work is as follows (Attachment 4 – Project Plans), which includes the components completed as part of ECDP No. 24-016 and additional components requested with the subject application.

Construction

a. 24 shoring piles and grade beams, comprised of 16 piles along the southerly edge of the access road on 18805 PCH and 8 piles along the eastern portion of the slope to protect existing drainage infrastructure (6 piles located on 18805 PCH and 2 piles in the PCH ROW);
b. Approximately 10,614 cubic yards (c.y.) of remedial grading with balanced cut and fill;
c. Hydroseeding of the project site to provide surface stability post grading; and
d. Temporary guardrail (to be removed prior to Planning final inspection).

Discretionary Requests

e. VAR No. 26-014 for structures on slopes steeper than 2.5:1 and manufactured transition slopes steeper than 2:1; and
f. SPR No. 26-040 for remedial grading to allow for the repair of a slope failure.

LCP Analysis

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement 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) onsite wastewater treatment systems (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, and Hazards. These findings are made in the resolution for the Commission's consideration. Findings have been included for the requested VAR and SPR as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, City Biologist, City Public Works Department, and City geotechnical consultant reviewers (Attachment 4 – Department Approval Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested VAR and SPR.

Zoning (LIP Chapter 3)

For the portion of the project on private property (18805 PCH), the project is subject to non-beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Development in the PCH ROW is not subject to zoning related development and design standards. Table 3 summarizes the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – LCP Zoning Conformance (18805 PCH)

Development Requirement	Allowed/ Required	Proposed	Comments
HEIGHT (ft. in.) Temporary Guardrail fences/walls in yards	6'	3' 6"	Complies
STRUCTURES ON SLOPES	*3:1 or flatter*	*Steeper than 2.5:1*	*VAR No. 26-014*
STRUCTURES ON MANUFACTURED SLOPES	*2.5:1 or flatter*	*Steeper than 2.5:1*	*VAR No. 26-014*

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. 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 proposes approximately 10,614 c.y. of remedial grading, which is requested for authorization via SPR No. 26-040. Pursuant to LIP Sections 8.3(G), all remedial grading requires authorization of an SPR pursuant to LIP Section 13.27.1(A)(2), whereas the MMC requires authorization of an SPR for remedial grading over 5,000 c.y. up to 15,000 c.y. cumulative pursuant to MMC Section 17.62.040(9). The project proposes manufactured transition slopes steeper than 2 to 1, which is requested for authorization as part of VAR No. 26-014 (also associated with structures on slopes steeper than 2.5 to 1). Pursuant to 8.3(D), manufactured transitional slopes are limited to 2 to 1 or flatter. The City geologic consultants and the Public Works Department have reviewed the proposed project for conformance with LCP grading requirements and have deemed the project consistent with these requirements. The grading on steep slopes and the recreation of manufactured slopes steeper than 2 to 1 are integral to the project in order to appropriately remediate the steep slope failure, thus one variance is being requested for the totality of the exceeded grading requirements.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. Archaeology resources were evaluated as part of the review of ECDP No. 24-016 where in two archeology studies were conducted on the parcel in the early 2000s.

A Phase I Archaeological Field Survey was prepared by Brandon S. Lewis, Ph.D., on December 8, 2001 and a Major Phase I Archaeological Inventory was prepared on September 5, 2002 for the subject property. The study yielded only two samples of chert on the plateau atop and concluded that the site was either a product of ephemeral use or represented scant remains. Brandon S. Lewis, Ph.D., determined that any proposed improvements should have no adverse impacts to known cultural resources.

Nevertheless, conditions of approval are included in the resolution which state 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 the project as part of ECDP No. 24-016, and the subject application. 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 is not limited to: Erosion Controls Scheduling, Preservation of Existing Vegetation, Sediment Controls, Silt Fence, Sand Bag Barrier, Stabilized Construction Entrance, Non-Storm Water Conservation Practices Management, 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 (BMPs) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

With the implementation of these conditions, the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses onsite wastewater treatment system (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 project is statutorily exempt from the provisions of CEQA pursuant to Section 15629(c) Emergency Projects and categorically exempt from the provisions of CEQA pursuant to Sections 15301(d) Existing Facilities, and 15061(b)(e). The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of publication of this report, no public correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On August 27, 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 1,000 ft. radius of the subject parcel (Attachment 6).

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 contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-50. The proposed project has been reviewed and conditionally approved for conformance with the LCP and MMC by the Planning Division and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-50
2. ECDP No. 24-016
3. Site Photographs
4. Project Plans
5. Department Review Sheets
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 25-010 FOR THE INSTALLATION OF SHORING PILES, GRADE BEAMS, REMEDIAL GRADING, AND ASSOCIATED IMPROVEMENTS TO STABILIZE AN EXISTING LANDSLIDE; INCLUDING VARIANCE NO. 26-014 FOR STRUCTURES ON SLOPES STEEPER THAN 2.5 TO 1 AND MANUFACTURED TRANSITION SLOPES STEEPER THAN 2 TO 1, AND SITE PLAN REVIEW NO. 26-040 FOR REMEDIAL GRADING ON PROPERTY LOCATED IN THE RURAL RESIDENTIAL, FORTY-ACRE ZONING DISTRICT AT 18805 PACIFIC COAST HIGHWAY AND WITHIN THE PACIFIC COAST HIGHWAY PUBLIC RIGHT-OF-WAY (EVO M SPV 100, LLC; CALIFORNIA DEPARTMENT OF TRANSPORTATION)

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

SECTION 1. Recitals.

A. On June 19, 2007, the Planning Commission approved Coastal Development Permit No. 05-025, Variance Nos. 03-001 and 07-013, for construction including the access road on a 16.61 acre vacant parcel. Variances were for construction on slopes in excess of 2.5 to 1 and for grading in excess of 1,000 cubic yards.

B. On August 28, 2024, the Community Development Director approved Emergency Coastal Development Permit (ECDP) No. 24-016 allowing for the installation of 16 soldier piles with grade beams and grading to stabilize an existing landslide and protect an existing access road on 18805 Pacific Coast Highway (PCH) and the PCH public right-of-way (ROW).

C. On March 7, 2025, an application for Coastal Development Permit (CDP) No. 25-010 was submitted to the Planning Division by the applicant, Schmitz & Associates, Inc., on behalf of the owner, EVO M SPV 100, LLC. The application was routed to the City geotechnical consultant reviewers, City Biologist, and City Public Works Department for review and on July 8, 2026 Caltrans, owner of the public right-of-way (PROW) portion of the project, issued Encroachment Permit No. 07-25-6-MC-2853.

D. On August 13, 2026, the application was deemed complete.

E. On August 15, 2026, Variance (VAR) No. 26-014 and Site Plan Review (SPR) No. 26-040 were added to the project.

F. On August 19, 2026, a Notice of CDP Application was posted on the subject parcel.

G. On August 31, 2026, Planning Division staff conducted a site visit to photograph and document project site conditions, the subject parcel, and surrounding area.

H. On August 27, 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 1,000-foot (ft.) radius of the subject parcel.

I. On September 22, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is statutorily exempt from the provisions of CEQA pursuant to Section 15629(c) Emergency Projects and categorically exempt from the provisions of CEQA pursuant to Sections 15301(d) Existing Facilities, and 15061(b)(e). 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 22, 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. 25-010 for the installation of shoring piles, grade beams, remedial grading, and associated improvements to stabilize an existing landslide; including VAR No. 26-014 for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1, and SPR No. 26-040 for remedial grading, on property located in the Rural Residential, Forty-Acre (RR-40) zoning district at 18805 PCH and within the PCH ROW.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. With the inclusion of the VAR and SPR, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. *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-40 zoning district and the PCH ROW. RR-40 is an area designated for residential uses and the proposed project supports an existing access road to residential parcels, which are permitted uses within the zone. The PCH ROW is not in a designated zone; however, the proposed project ensures that no potential hazards would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. The Planning Division, City Biologist, City geotechnical consultant reviewers, and the City Public Works Department reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards, inclusive of the VAR and SPR.

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 project is not located between the first public road and the sea but does include the installation of two shore pilings and remedial grading on the inland side of the PCH ROW, which is the first public road, on an upslope area outside of the PCH roadway. The proposed project is not located on the seaward side of PCH and is intended to remediate and stabilize a landslide area to ensure that no potential hazard would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. Due to the location of proposed development on an inland slope associated with the PCH ROW and adjacent north parcel, no existing public access would be impacted by the proposed development as the slope repair consists of work entirely on private property or within an undeveloped area adjacent to the PCH ROW. Of the development proposed, 16 of the 24 piles and grade beams were already installed as authorized by ECDP No. 24-016 and the remaining scope would be completed within the project area. No impacts to public access will occur and the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the post-approval of 16 shoring piles and grade beams installed as part of ECDP No. 24-016 to stabilize an access road and associate infrastructure on 18805 PCH and ensure that no potential hazard would affect the PCH corridor in the project area. An additional eight shoring piles with grade beams would be constructed along the eastern portion of the slope failure area to protect existing drainage infrastructure, improvements to existing drainage devices, and approximately 10,614 cubic yards (c.y.) of remedial grading to stabilize the slope and ensure that no further potential hazards occur. Although most of the proposed project consists of subsurface structures and remedial grading, the visible structural components are consistent with the LIP's development and design standards and scenic resource provisions, are appropriate uses within the RR-40 zone and ensure the ongoing use of the PCH corridor. As described in Finding A.2, 16 of the 24 piles were already completed as part of the ECDP and the remaining components would fully mitigate the slope failure.

Due to the location of development and as designed, the project avoids encroachment into ESHA or ESHA buffer and locates the proposed shoring piles and grade beams as far as possible from ESHA in the vicinity. Although the remedial grading and proposed structures are on steeper slopes, the proposed development involves less retaining wall exposure and reduces the amount of deeper, more invasive development to mitigate the slope failure. Though considered infeasible, alternate designs could reorient the access road and/or require an expanded remediation area with potential encroachments closer to ESHA and ESHA buffer. The parcel would remain in its existing and natural condition once remedial grading is completed and the exposed retaining walls would comply with the LIP's scenic resource provisions. The Planning Division, City Biologist, City geotechnical consultant reviewers, and City Public Works Department reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. 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. *The project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).*

As shown on the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, ESHA is present within the western portions of the subject parcel approximately 145 ft. from the project site. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no development is located within 100 ft. of the ESHA. Vegetation within the project site is light, consisting of native grasses, ground cover, and chaparral; however, onsite vegetation in the vicinity of project does not constitute ESHA as defined in LIP Chapters 2 and 4. The proposed project does not require fuel modification and proposed hydroseeding is required to stabilize the remedial grading but would not introduce non-native species to the area. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Variance No. 26-014 from LIP Sections 3.6(J) and 8.3(D) for Structures on Slopes Steeper than 2.5 to 1 and for Manufactured Transition Slopes Steeper than 2 to 1 (LIP Section 13.26.5)

LIP Section 3.6(J) requires the site of construction for structures to not exceed 3 to 1, unless an SPR authorizes construction on slopes between 3 to 1 and 2.5 to 1. Similarly, LIP Section 8.3(D) limits transition slopes to a maximum of 2 to 1. A VAR is requested to allow for the installation of shoring piles on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1. LIP Section 13.26.5 states that the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, only if it makes ten findings of fact. Based on the foregoing evidence, findings for VAR No. 26-014 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 topography of the parcel at 18805 PCH and location of the landslide area on a south-facing slope adjacent to the PCH ROW is such that the strict application of the zoning ordinance deprives the subject parcel of privileges enjoyed by other properties in the vicinity and under the identical zoning classification. Access to nearby residential lots in RR-40 is provided through the subject parcel via an access road that was affected by the landslide. Due to steep topography, the landslide area precludes engineered remediation methods that could avoid placement on slopes steeper than 2.5 to 1 and manufactured slopes 2 to 1 or flatter. Other potential engineered methods would result in intensified land alteration and larger area of grading, potentially encroachment toward ESHA and ESHA buffer, and increased exposure of retaining walls. Given the steep topography of the project site, and the necessity of the slope repair permitted under ECDP No. 24-016, there is no feasible way to protect the existing access road that serves residential lots in the area, the PCH ROW, and drainage infrastructure 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 or improvements in the same vicinity and zone(s) in which the property is located.*

The granting of the VAR will allow shoring piles and remedial grading on slopes in excess of 2.5

to 1 with manufactured transition slopes steeper than 2 to 1, which are considered necessary to mitigate a hazard resulting from a landslide. The VAR would allow for structures and graded slopes that have been engineered to provide structural support for an existing access road and infrastructure, and to ensure that no potential hazards would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. The access road also includes subsurface utilities. The project area has been determined to be appropriate for such use and required landslide remediation and, as designed and conditioned, will not be detrimental to the public's interest, safety, health or welfare or detrimental or injurious to the property or improvements in the same vicinity and zoning designation as the subject parcel. The scope of the VAR has been reviewed and conditionally approved by the City geotechnical consultant reviewers, City Public Works Department, City Biologist, and the Planning Division.

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

The proposed project is limited to the area of a slope failure area on the subject parcel and portion of the PCH ROW. The area of repair includes shoring piles and remedial grading on slopes more than 2.5 to 1 with manufactured transition slopes steeper than 2 to 1, which are considered necessary to mitigate a hazard resulting from a landslide. The VAR will not constitute a special privilege, as the repair is necessary to protect the existing access road and accessory development, and ensure access to the subject parcel and neighboring residential parcels is maintained. The VAR would also ensure that no potential hazards would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. The VAR grants relief from technical development standards which would otherwise preclude landslide remediation on the subject parcel.

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

The granting of the VAR for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1 will not be contrary to or in conflict with the general purposes and intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. The VAR is requested under the provisions of LIP Section 12.36 to allow the repair of the slope failure on steep topography. The reviewing departments have determined that the proposed development is consistent with the LCP and appropriate for the project as proposed. The location of development subject to the VAR is located outside of ESHA and ESHA buffer, and the exposed retaining walls comply with the LIP's scenic resource provisions. Due to the location of the project site, no impacts to public access would occur. The VAR will allow the subject parcel to protect an existing access road and utility infrastructure via an engineered shoring piles and remedial grading in a manner that minimizes the amount of landform alteration to the maximum extent feasible.

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

The project site is not located in ESHA or ESHA buffer. Therefore, this finding is not applicable.

6. For variances 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 is not applicable.

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

The VAR is for relief from specific development standards related to steep slopes in LIP Sections 3.6(J) (structures on slopes) and 8.3(D) (transition slopes), for a project not located in ESHA or ESHA buffer. The VAR would allow for structures and grading on slopes deemed necessary to mitigate an environmental hazard as recommended by a geotechnical report reviewed and approved by the City's geotechnical consultant reviewers. As engineered and designed, the remedial grading area minimizes disturbance to the maximum extent feasible to address the hazard. The installation of shoring piles and remedial grading are construction techniques permitted in the Rural Residential zoning district and used to stabilize public ROW. The VAR is for relief from specific development standards relating to steep slopes and does not authorize a use not otherwise permitted in the RR-40 zoning district.

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

As described in Findings B.3 and H.1, the project site is physically suitable for the scope of work to be authorized by VAR. No feasible alternatives exist or were otherwise identified that would eliminate the need for the requested VAR.

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

The City geotechnical consultant reviewers, City Public Works Department, and City Biologist 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 or parklands.

The 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 or nearby public parking that would be affected by the proposed project. Granting the VAR would not result in impacts to public parking or recreational access in the area.

C. Site Plan Review No. 26-040 from LIP Section 8.3(G) for remedial grading (LIP Section 13.27.1(A) and MMC Section 17.62.040)

LIP Section 8.3(G) requires all remedial grading be authorized pursuant to an SPR. LIP Section 13.27.1(A)(9) allows remedial grading if findings for an SPR can be made to where the grading is necessary to mitigate an environmental hazard as recommended by the geotechnical report approved by the City. Similarly, MMC Section 17.62.040(A)(9) allows for remedial grading over 5,000 c.y. but not exceeding a cumulative 15,000 c.y. per property. LIP Section 13.27.5(A) requires that the City make four findings for an SPR. Five additional findings are required pursuant to MMC Section 17.62.040(D). Based on the foregoing evidence contained in the record, and

submitted evidence by the applicant, the findings for SPR No. 26-040 are made as follows:

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

As discussed in Finding A.1, the project has been reviewed for all relevant policies and provisions of the LCP and is allowed within the RR-40 zone and PCH ROW. As designed, the project is consistent with all applicable development and design standards of the LCP, inclusive of the VAR and SPR. The proposed remedial grading has been reviewed and conditionally approved for compliance with the LCP and MMC by the City geotechnical consultant reviewers, as well as the City Biologist, Public Works Department, and Planning Division.

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

The subject parcel is currently developed with an access road and utility infrastructure to serve three undeveloped residential lots that are currently vacant. As described in Finding A.3, the proposed project consists of the post-approval of 16 shoring piles installed under an ECDP and an additional eight shoring piles with approximately 10,614 c.y. of remedial grading to stabilize the slope and ensure that no further potential hazards occur. Although most of the proposed project consists of subsurface structures and remedial grading, the visible structural components are consistent with the LIP's RR-40 development and design standards and scenic resource provisions, are appropriate uses within the RR-40 zone and ensure the ongoing use of the PCH corridor. As described in Finding A.2, 16 of the 24 piles were already completed as part of the ECDP and the remaining components would fully mitigate the slope failure area and are consistent with the height, location, grading and residential development standards of the LCP and MMC for the RR-40 zoning designation, inclusive of the SPR and VAR. The project is compatible with other development in the adjacent area and, due to the location of development and compliance with the LIP's retaining wall allowances, will not affect any views of the Santa Monica Mountains or the Pacific Ocean. The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been designed to blend in with the topography of the site to the maximum extent feasible and blends contours into the natural terrain across the parcel. Based on the characteristics of the existing neighborhood and proposed design, the proposed project blends with the existing development pattern in the neighborhood and would not adversely affect neighborhood character.

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

LIP Chapter 6 requires maximum feasible protection of significant public views. The subject parcel and project site are characterized by ascending slopes from the PCH corridor to the north. The scenic and visual resource standards of LIP Chapter 6 require measures to minimize visual impacts of development that will be visible from public viewing areas. As shown on the LCP Park Lands Map, the parcel is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road. The project site is visible from public viewing areas near the lower segment of the trail, PCH, and the beach. The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been designed to blend in with the topography of the site to the maximum extent feasible and contours into the natural terrain across the parcel. The project area does not form a distinct part of the skyline when viewed from PCH and is not considered a ridgeline subject to the standards of LIP Section 6.5(C)(1). Conditions of approval are included requiring that any exposed shoring piles or grade beams include colors

and materials that are compatible with the surrounding landscape. In addition, implementation of contouring of the slope to the maximum extent feasible area to blend naturally with the existing topography will ensure that a seamless project is developed with no anticipated impacts to blue water views or views of the Santa Monica mountains.

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

The project, as conditioned, is required to comply with all applicable state and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, including Caltrans for issuance of an encroachment permit for work within the PCH ROW. Construction of the proposed improvements, including the remedial grading necessary to mitigate the landslide area will comply with applicable building and fire codes, engineering designed plans, and all permit conditions. The project will be required to incorporate all recommendations from applicable City agencies and project consultants.

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

As described in Finding C.2, the proposed project is compatible with topography and other development in the adjacent area, in that the proposal to remediate a landslide and provide structural support for an existing access road and utility infrastructure is primarily subsurface and would not be visibly noticeable from any surrounding neighborhood. The project will not impact any views of the Santa Monica Mountains or views toward the Pacific Ocean due to the location of development and type of remediation. Based on the evidence on record, the project is compatible with other development in the adjacent area and through implementation of natural contouring in the remedial grading will provide corrective actions that do not modify the site's previously approved lot size, building size, bulk, and height of the existing entitled development.

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

As engineered and designed, the remedial grading area minimizes disturbance to the extent feasible and that is sensitive to ensure no permanent or temporary impacts to ESHA located on the western extent of the property and preserves natural features on the site outside the remediation area. The remedial grading does not require relocation of the access road and utility infrastructure toward sensitive areas, nor does it require disturbance of wooded areas as none exist in the project area, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the remedial grading does not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the proposed project. Therefore, approval of the SPR request for structures on steep slopes and transition slopes will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

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

The proposed remedial grading is approximately 10,614 c.y. and considered necessary to mitigate a geotechnical hazard as identified in a geotechnical report and conceptually approved by the City geotechnical consultant reviewers. As engineered and designed, the remedial grading area minimizes disturbance to the extent feasible and that is sensitive to ensure no permanent or temporary impacts to ESHA, which is located approximately 145 ft. from the project site. The proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City geotechnical consultant reviewers, and City Public Works Department. Due to the location of the project, extent of development proposed, and as conditioned, the project will not result in a significant adverse impact on visual or biological resources.

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

The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been designed to blend in with the topography of the site to the maximum extent feasible and contours into the natural terrain across the parcel. The project area does not form a distinct part of the skyline when viewed from PCH and is not considered a ridgeline subject to the standards of LIP Section 6.5(C)(1). Based on staff's review of the site, surrounding development, and project plans, the area of remedial grading and structures are designed to blend with the sloping topography and are not expected to obstruct visually impressive scenes of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence, as defined in MMC Section 17.40.040(A)(17). Accordingly, the project's exposed retaining walls are in compliance with LCP zoning and scenic resource provisions. No portion of the project includes any structural components with a height in excess of 18 ft.

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

The project is set within an existing slope adjacent to and inland of the PCH road grade. Based on staff's review of the site, surrounding development, and project plans, the structures are designed to meet LIP zoning and scenic resource provisions and solar access for residential development would not be affected.

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

As described in Findings A.1 to A.4, the proposed project is consistent with the LCP and MMC inclusive of the VAR and SPR, and that the project is allowed in Rural Residential and public ROW. The proposed remedial grading to mitigate a landslide area enhances protection for the PCH corridor and does not propose development beyond the minimum area needed to stabilize and support the access road and utility infrastructure serving the RR-40 residential parcels. The description of the Rural Residential land use designation in the General Plan and LUP is intended for sensitively designed, large lot single-family residential development. The proposed project is consistent with the land use description including the requested remedial grading on slopes steeper than 2.5 o 1 with manufactured transition slopes steeper than 2 to 1. The project will incorporate contouring designs that blend with the natural topography of the site to the maximum extent feasible. The proposed project is consistent with the LCP in that it conforms to the residential land

use designation and all applicable development standards. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

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

The project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding is not applicable.

D. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As shown on the LCP ESHA Overlay Map, ESHA is present within the western portions of the subject parcel approximately 145 ft. from the project site. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no development is located within 100 ft. of the ESHA. Vegetation within the project site is light, consisting of native grasses, ground cover, and chaparral; however, onsite vegetation in the vicinity of the proposed project does not constitute ESHA as defined in LIP Chapters 2 and 4. 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 project site. 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 lot that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. In August 2026, staff visited the site to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would be visible from PCH, an LCP-designated scenic highway, the lower portion of the Tuna Canyon Trail, and the beach. Accordingly, the findings in LIP Section 6.4 are required for the proposed project as follows:

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.

The subject parcel and project site are characterized by ascending slopes from the PCH corridor to the north. The scenic and visual resource standards of LIP Chapter 6 require measures to minimize visual impacts of development that will be visible from public viewing areas. As shown on the LCP Park Lands Map, the parcel is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road. The project site is visible from public viewing areas near the lower segment of the trail, PCH, and the beach. The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been

designed to blend in with the topography of the site to the maximum extent feasible and blends contours into the natural terrain across the parcel. The project area does not form a distinct part of the skyline when viewed from PCH and is not considered a ridgeline subject to the standards of LIP Section 6.5(C)(1). Consistent with LIP Section 6.5(H)(1)(a), the project site would be hydroseeded with a mix of native species to stabilize the surficial soils. Conditions of approval are included requiring that any exposed components utilize materials and colors that are compatible with the surrounding landscape. In addition, implementation of contouring of the slope to the maximum extent feasible area to blend naturally with the existing topography will ensure that a seamless project is developed with no anticipated impacts to blue water views or views of the Santa Monica mountains.

Based on staff's review of the site, project plans, and analysis in the record, it was determined that due to the location of the project site, extent of remediation, and topography, the proposed project would not obscure any public views as seen from PCH or any other public viewing area.

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

As conditioned, the project will not have significant adverse scenic or visual impacts 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.

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

As discussed in Finding A.3, the project is the least environmentally damaging 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 described in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and no feasible alternative was identified that provides a superior project to the one proposed.

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

As discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer.

G. Transfer of Development Credits (LIP Chapter 7)

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

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

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

Geologic Hazards

Analysis for potential hazards included review of the submitted an Engineering Geologic Study Report prepared by Landphases Inc., dated May 27, 2025. On , the applicant submitted a Geotechnical Engineering Investigation Report prepared by Calwest Geotechnical Consulting Engineering, dated May 27, 2025. On, the applicant submitted an As-Built Engineering Geologic Report prepared by Landphases Inc., dated April 15, 2025. These reports are on file at City Hall and available online at MalibuCity.org/OnBase. The reports included geologic observations and recommendations to address the hazards. Based on review of the project plans and associated geotechnical reports by City geotechnical consultant reviewers, these specialists determined that adverse impacts to the project site related to the proposed development are not expected and the project would remediate an existing landslide area. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed. As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The City is served by the Los Angeles County Fire Department (LACFD), as well as the California

Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. The proposed development includes shoring piles, grade beams, and remedial grading, which are considered to have a low wildfire risk. Nonetheless, a condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards.

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

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

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

As described in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and no feasible alternative was identified that provides a superior project to the one proposed.

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 geotechnical consultant reviewers, Public Works Department, and Planning Division. It has been determined that the proposed project does not impact site stability or structural integrity, remediates an existing landslide area, and provides additional protection for PCH. As previously discussed in Finding A.3, no feasible alternative was identified that provides a superior project to the one proposed.

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.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

J. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, 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, but is located inland from PCH. No provision for vertical or lateral access is warranted.
B. Blufftop Access - The project is not located on a bluff fronting the ocean, but is located inland from PCH. No provision for blufftop access the beach is warranted.
C. Trail Access - The project site is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road as shown on teh LCP Park Lands Map. The project site is visible from the lower segment of the trail; however, no the proposed development is note located on or near the trail and public access would not be impeded during construction or after the slop remediation is complete. 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 in the area. 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 Divisions (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 Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 25-010, VAR No. 26-014, and SPR No. 26-040, 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. 24 shoring piles and grade beams, comprised of 16 piles along the southerly edge of the

access road on 18805 PCH and 8 piles along the eastern portion of the slope to protect existing drainage infrastructure (6 piles located on 18805 PCH and 2 piles in the PCH ROW);
b. Approximately 10,614 c.y. of remedial grading with cut and fill balanced;
c. Hydroseeding of the project site to provide surface stability; and
d. Temporary guardrail (to be removed prior to Planning final inspection).

Discretionary Requests

e. VAR No. 26-014 for structures on slopes steeper than 2.5:1 and manufactured transition slopes steeper than 2:1; and
f. SPR No. 26-040 for remedial grading to allow for the repair of a slope failure.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division stamped approved by the Planning Division on **June 20, 2025**. 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 owners sign, notarize and return the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 30 days of this decision and/or prior to issuance of building permits.

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

6. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

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

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

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

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

11. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

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

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

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 materials, not within the public right of way. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

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

16. 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.

17. 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.

18. 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.

19. The applicant must keep an encroachment permit effective and in good standing with the California Department of Transportation for the duration of the project. No work is authorized in the PCH ROW without a valid encroachment permit.

Colors and Materials

20. The project shall incorporate colors and exterior materials that are compatible with the surrounding landscape. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.

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

Biology / Landscaping

22. Except as permitted pursuant to the provisions in LUP Policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade 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.

23. 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 materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

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

25. 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.

26. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 ft. from ESHA.

27. With exception of hydroseed applied to the remediated slope, 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 (sf.) or more of landscaping for a new residence, or 2,500 sf. or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

Geology

28. 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, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of permits.

29. 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.

30. A monitoring plan shall be implemented and may include any or all of the following: procedures for visual observation by qualified personnel, installation of instrumentation or

other monitoring devices to detect movement or vibration onsite with defined alarm thresholds, and an action plan to respond to detected movement or vibration alarms or after potentially triggering seismic or hydrological events occur.

31. Include in the plans the specifications for the placement of the recommended geogrid materials in the slope repair based on the Project Geotechnical Consultant's recommendations.

32. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s). a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment Geologic conditions exposed during grading must be depicted an an as-built geologic map. This comment must be included as a note on civil plans.

33. Section 7.9 of the City's current geotechnical guidelines (2013) requires one duplicate sand cone test for every four nuclear gauge tests performed. Please include this specification for density testing on Sheet Cl.0 of 4 in the civil plans.

34. Provide notes in the plans to protect the soldier piles along the south side of the access driveway at the headscarp of the landslide during grading activities.

35. The final set of electronic slope repair (civil) 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 Consultant's recommendations and items in this review sheet.

Public Works

36. 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.

37. 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.

38. This project proposes new improvements within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed improvements.

39. 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	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Entrance/Exit Tire Wash
Non-Storm Water Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control
	Solid 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.

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

41. 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.

Deed Restriction

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

as an inherent risk to life and property. The property owners shall provide a copy of the recorded document to Planning Division staff prior to Planning final inspection.

Prior to Final Inspection

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. The Temporary Guardrail denoted on project plans sheet C2.0 of 4 shall be removed prior to final Planning Division inspection.

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

48. No exterior lighting is proposed as part of this project; therefore, no new exterior lighting is permitted as part of this project.

Fixed Conditions

49. This CDP shall run with the land and binds all future owners of the property.

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

SECTION 6. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 22nd day of September 2026.

SKYLER PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

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

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. 26-50 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 22nd 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: 18805 Pacific Coast Highway APN: 4449-009-012	Proposed Development Located in the Appealable Jurisdiction: ☒ Yes ☐ No
ECDP No. 24-016	CEQA Exemption Section: 15269(b)(c)
Property Owner: EVO M SPV 100, LLC Applicant: Schmitz & Associates, Inc.	Property Posting: June 9, 2024
Emergency First Documented: March 23, 2024	Cause of Emergency: Atmospheric river events

Based on the project plans and information provided in the permit application for remediation of a slope failure, the Planning Director approves an emergency application for the remediation of a slope failure and undermined access road through the installation of a 20ft tall pile supported shoring wall with a 42in tall guardrail, approximately 123ft in length.

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 and undermined access road, immediate action is needed to protect the slope from further failure which could result in the collapse of the access road and debris on Pacific Coast Highway as verified by the Letter of Justification (Attachment 3) 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

of work is consistent with the LIP's hazard policies, in that the project will prevent the access road from collapsing resulting in a landslide and debris from impacting motorists on Pacific Coast Highway.

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 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. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit and that issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.

7. If applicable, the applicant shall sign and record at the City of Malibu an "Assumption of Risk and Release" for geotechnical hazards prior to permit issuance.

8. If applicable, Plans must receive exemption from Building Safety Division pursuant to Malibu Municipal Code Section 9.30.030 for the use of polypropylene sandbags.

Biology

9. 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

10. Appropriate construction Best Management Practices shall be implemented and maintained onsite throughout the entirety of construction and demolition activities. The discharge of sediment, waste, trash or any other material from the construction site to adjacent properties, right-of-way or ocean is strictly prohibited.

11. Follow-up CDP must address the adequacy of the current driveway drainage system; as well as whether modifications to the drainage system are to be made.

12. If work is to encroach into Caltrans public right-of-way, the applicant shall first obtain all required encroachment permits from Caltrans.

13. If work is to encroach into the City's public right-of-way, the applicant shall first obtain all required encroachment permits from the Public Works Department.

Geology

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

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: August 28, 2024

Prepared by:

Samantha Elias
Associate Planner

Approved by:

Salvador Lopez Jr.
Interim Assistant Planning Director

Attachments:

1. Project Plans
2. Department Review Sheets
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. 24-016** dated **August 28, 2024**, and submitted plans, dated **May 29, 2024,** for the project located at **18805 Pacific Coast Hwy** (4449-009-012). 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)**



ATTACHMENT 3


GMZ Engineering, Inc.
OPHORA



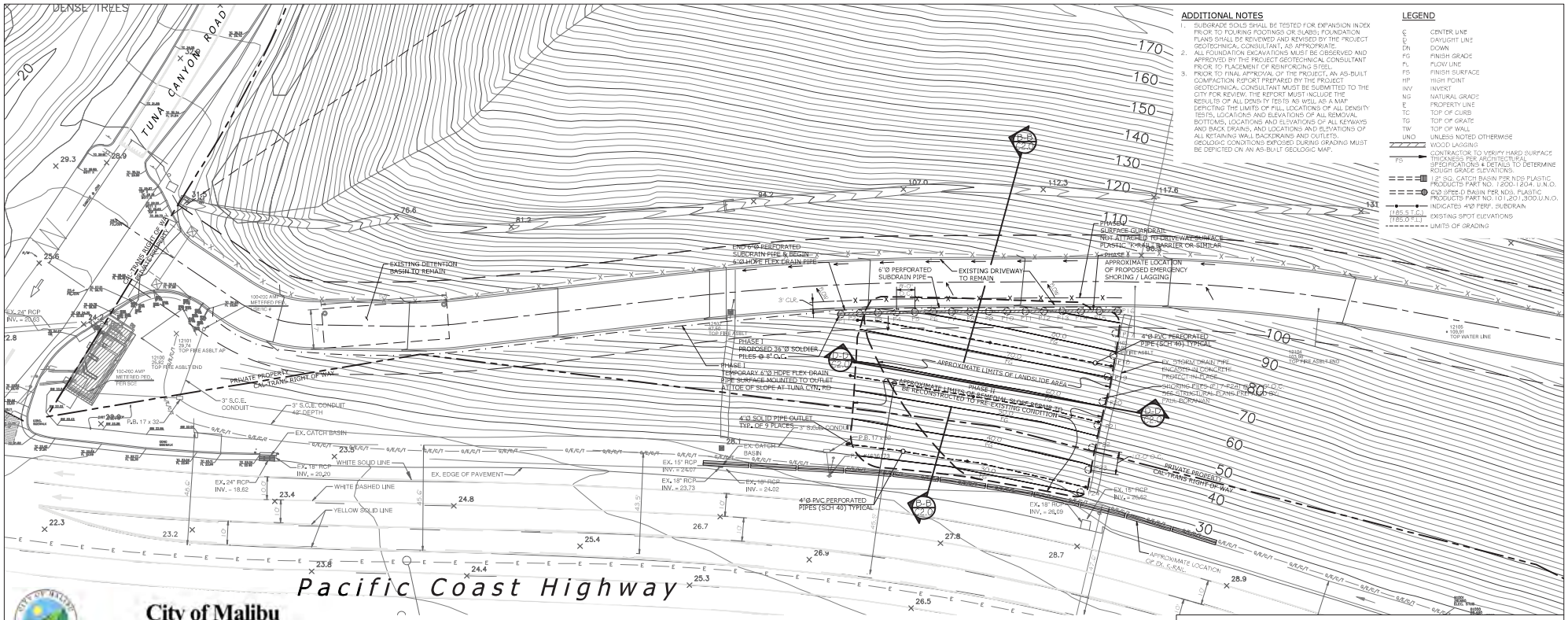

TROYCO
TROY COMPANY, INC.
310-777-8811
Lic. #570046
18805 PCH
Malibu, CA
TROYCO
TROYCO


TROYCO
TROY COMPANY, INC
310-777-8811
Lic #970016
18005 PCH
Malibu, CA
ACCREDITED GEOLOGY
LANDPHASES


COMPANY, INC.
APPROVED GEOLOGY BY
LANDPHASES
TROJAN


TROYCO
TROY COMPANY, INC
310 777 8811
Lic #970046
18805 PCH
Malibu, CA
APPROVED GEOLOGY
LANDPHASES INC
TROYCO
TROYCO


FMOYCO
TROY COMPANY INC
Malibu,CA



City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 0864-20

PROJECT ADDRESS: 18805 PACIFIC COAST HIGHWAY

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					5,307	5,307
Fill					5,307	5,307
Total					10,614	10,614
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: JOSH DANZ

DATE: 6/11/25

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2025 CIVIL STATE OF CALIFORNIA

DESCRIPTION OF WORK:

PHASE I
EMERGENCY REMEDIAL REPAIR TO INCLUDE INSTALLATION OF SOLDIER PILES AND RETAINING WALLS TO STABILIZE THE EXISTING DRIVEWAY.
PHASE II
SCOPE OF WORK TO INCLUDE SHORING PILES AND SLOPE REMEDIATION RESTORATION.

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 (818) 991-1040 AT LEAST 48 HOURS IN ADVANCE.

REGISTERED PROFESSIONAL GEOLOGIST No. 2052 STATE OF CALIFORNIA

FOR SITE OBSERVATIONS DURING CONSTRUCTION
CALWEST GEOTECHNICAL REQUIRES A
48-HOUR NOTICE
(818) 991-7143
(805) 497-1344
THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)
JOB NO. 6377 DATED 6/16/25
RUBEN HARO GE2990
CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL GEOLOGIST No. 2990 STATE OF CALIFORNIA

OWNERS/BUILDER	MALIBU OCEANVIEW, LLC C/O DAVID WATKINS 29350 PACIFIC COAST HIGHWAY, STE. 12 MALIBU, CA 90265 (805) 551-6499 CONTACT: DAVID WATKINS
CIVIL ENGINEER	W.E.M. AND ASSOCIATES, INC. 851 RANCHO ROAD THOUSAND OAKS, CA. 91362 (805) 794-3559 CONTACT: ERICK MASON
GEOTECHNICAL	CAL WEST GEOTECHNICAL 888 PIERCE COURT, STE. 101 THOUSAND OAKS, CA 91360 (805) 497-1244 REPORT NO.: 6377 REPORT DATES: 4/1/2/24, 7/12/24, 10/22/24, 2/26/24 CONTACT: ELI KATIBATH
GEOLOGIST	LANDPHASES, INC. 5155 COCHRAN ST. SIMI VALLEY, CA 93063 (805) 522-5174 REPORT NO.: LP1103 REPORT DATES: 4/1/124, 5/10/24, 7/12/24, 2/24/25 CONTACT: JAKE HOLT
SURVEYOR	CHRIS NELSON & ASSOCIATES, INC. 31238 VIA COLINAS, SUITE H WESTLAKE VILLAGE, CA. 91362 (818) 991-1040 CONTACT: CHRIS NELSON SURVEY DATE: OCTOBER 2019

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2025 CIVIL STATE OF CALIFORNIA

NOTE:
ALL SUBDRAINS TO BE AS-BUILT AND FIELD VERIFIED BY PROJECT GEOTECHNICAL AND GEOLOGIST.

Received
June 20, 2025
Planning Dept.

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.

THIS PROJECT SHALL COMPLY WITH ALL TITLE 24 AND 2023 LOS ANGELES COUNTY BUILDING CODES (LACBC)

SHEET INDEX

SHT. C1.0	EMERGENCY REMEDIAL REPAIR PLAN
SHT. C2.0	CROSS SECTIONS AND DETAILS
SHT. C3.0	LOCAL S.W.P.P.P. COVER SHEET
SHT. C4.0	LOCAL S.W.P.P.P.



VICINITY MAP

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE

GRADING PLAN PREPARED BY:
W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

JOSHUA F. DANZ — 84764 RCE — 4/17/24 DATE

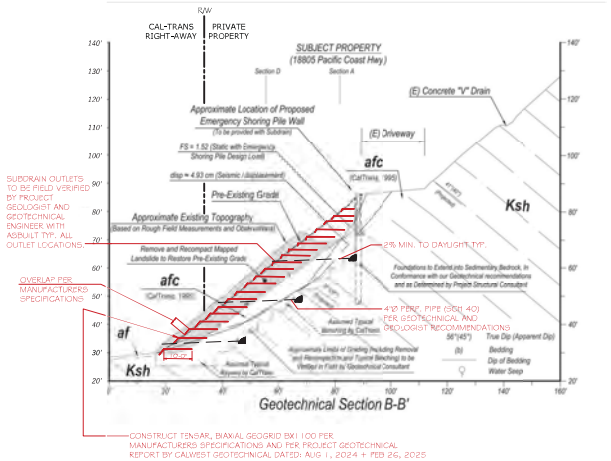
CITY OF MALIBU

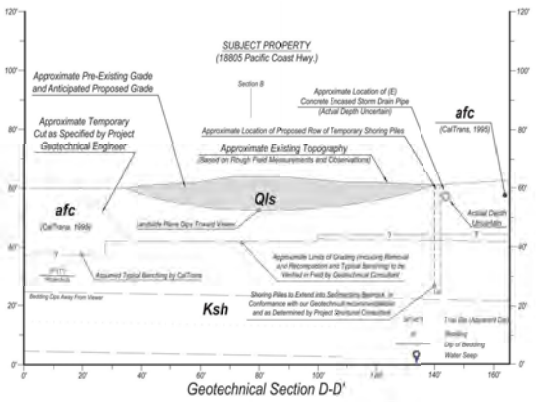
EMERGENCY REMEDIAL REPAIR PLAN

18805 PACIFIC COAST HIGHWAY

DRAWN BY / DATE: JD
CHECKED BY / DATE: EM
SHEET C1.0 of 4

ATTACHMENT 4





SUBDRAIN OUTLETS TO BE FIELD VERIFIED BY PROJECT GEOLOGIST AND GEOTECHNICAL ENGINEER WITH ASBUILT TYP. ALL OUTLET LOCATIONS

OVERLAP PER MANUFACTURER'S SPECIFICATIONS

CONSTRUCT TENSAR, BIAXIAL GEOGRID BX1100 PER MANUFACTURERS SPECIFICATIONS AND PER PROJECT GEOTECHNICAL REPORT BY CALWEST GEOTECHNICAL DATED: AUG 1, 2024 + FEB 26, 2025

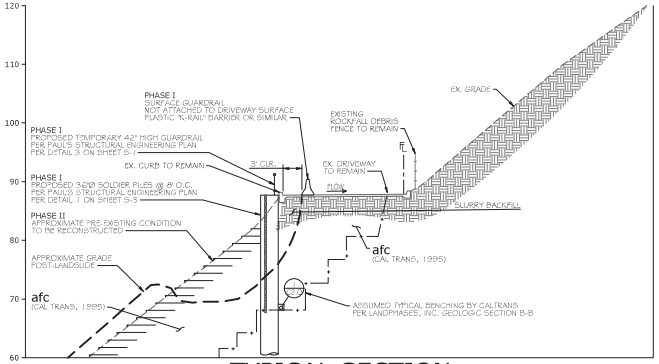
DESCRIPTION OF WORK:

PHASE I

EMERGENCY REMEDIAL REPAIR TO INCLUDE INSTALLATION OF SOLDIER PILES AND RETAINING WALLS TO STABILIZE THE EXISTING DRIVEWAY.

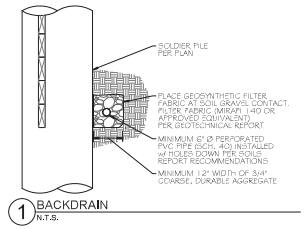
PHASE II

SCOPE OF WORK TO INCLUDE SHORING PILES AND SLOPE REMEDIATION RESTORATION.



TYPICAL SECTION

N.T.S.



FOR SITE OBSERVATIONS DURING CONSTRUCTION CALWEST GEOTECHNICAL REQUIRES A 48-HOUR NOTICE (818) 591-7148 (805) 497-1344

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6377 DATED 6/16/25

RUBEN HARO GE2990

CALWEST 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, [illegible] AT (805) 522-5174.

Date 2025

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.

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2026 CIVIL STATE OF CALIFORNIA

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE

GRADING PLAN PREPARED BY:
W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

JOSHUA F. DANZ 84764 RCE DATE

CITY OF MALIBU
CROSS SECTIONS AND DETAILS
18805 PACIFIC COAST HIGHWAY

DRAWN BY / DATE JD | CHECKED BY / DATE EM | SHEET C2.0 of 4

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

1. IN CASE OF EMERGENCY, CALL ______ AT ______
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 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 EMINENT.
3. 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 THERE ARE NO LONGER REQUIRED.
4. 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.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. 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.
7. 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.
8. 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.
9. 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.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. 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.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
13. 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.
14. 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.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP's 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).
16. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. 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.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE PROJECT ARCHITECT/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 BMP's 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 — **9/10/24** DATE

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTOOD THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPs WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW OF THE BUILDING OFFICIAL.
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 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 SANCTIONS PROVIDED BY LAW.

OWNER OR AUTHORIZED AGENT OF THE OWNER — DATE

21. THE FOLLOWING BMP FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK"- JANUARY 2003, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. BMP's FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK"- MARCH 1993 MAY BE USED IF DETAIL IN INDICATED.

EROSION CONTROL
- EC1- SCHEDULING
- EC2- PRESERVATION OF EXISTING VEGETATION
- EC3- HYDRAULIC MULCH
- EC4- HYDROSEEDING
- EC5- SOIL BINDER
- 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-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 SWEEPING AND VACUUMING
- SE8- SANDBAG BARRIER
- SE9- STRAW BALE BARRIER
- SE10-STORM DRAIN INLET PROTECTION

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

WIND EROSION CONTROL
- WE1- WIND EROSION CONTROL

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

WATE 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

ASPHALT AND BITUMINOUS PRODUCTS

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM ASPHALT AND BITUMINOUS OPERATIONS, BY PREVENTING RUN-ON AND RUN-OFF DURING THE OPERATION, PROPERLY DISPOSING OF WASTES, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.
- AVOID PRIME OR TACK COATING DURING WET WEATHER.
- STORE MATERIALS AWAY FROM DRAINAGE COURSES TO PREVENT MATERIAL FROM ENTERING THE RUN-OFF.
- COVER CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.
- MAKE SURE SAND OR GRAVEL PLACED OVER NEW ASPHALT DOESNT WASH INTO STORM DRAINS, STREETS, OR CREEKS.
- DISPOSE OF OLD ASPHALT PROPERLY. COLLECT AND REMOVE ALL BROKEN ASPHALT FROM THE SITE AND RECYCLE WHENEVER POSSIBLE. DO NOT DISPOSE OF ASPHALT PRODUCTS INTO WATERWAYS.
- FOLLOW THE STORM WATER PERMITTING REQUIREMENTS FOR INDUSTRIAL ACTIVITIES IF PAVING INVOLVES AN ON-SITE MIXING PLANT.

ADDITIONAL GENERAL NOTES

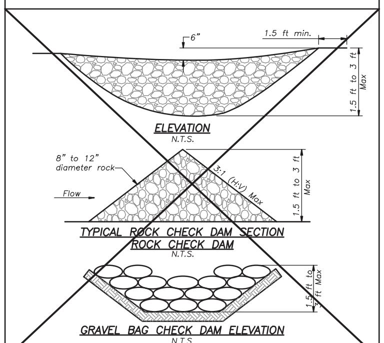
1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE WWECP WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREA UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. PROVIDE VELOCITY CHECK DAMS ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO STREET.
5. ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE FROM THE EDGE OF THE FILL.
6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS EXTENDING DOWNWARD. TWO GRAVEL BAGS FROM THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAGS BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

7. PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED STREET AREA AT THE INTERVALS INDICATED IN PARAGRAPH 6 ABOVE. VELOCITY CHECK DAMS BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR ANOTHER EROSION RESISTANT MATERIAL APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DAMS MAY NOT BE USED AS "VELOCITY CHECK DAMS".
8. PROVIDE STANDARD "VELOCITY CHECK DAMS" IN ALL UNPAVED CHANNELS AT THE INTERVALS INDICATED BELOW.

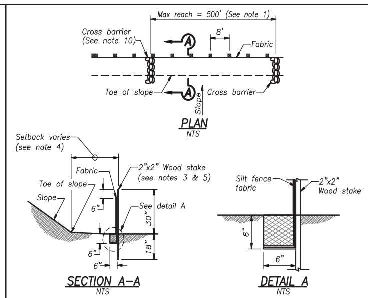
GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

9. THE STANDARD VELOCITY CHECK DAM SHALL HAVE A MINIMUM HEIGHT OF 12 INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH GRAVEL BAGS THAT ARE 18 INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
10. AFTER SEWER AND UTILITY TRENCHES ARE BACK FILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT IN THE CENTERLINE OF A CROWNED STREET.
11. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FORECAST OF RAIN PROBABILITY EXCEED 40% AND SHALL BE MAINTAINED DURING THE RAINY SEASON FROM OCTOBER 1 TO APRIL 15.
12. AFTER EACH STORM ALL "DESILTING BASINS" AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITHIN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.
13. EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WWECP, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.
14. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10 FEET ABOVE FILLS DURING THE RAINY SEASON WHICH OCCURS BETWEEN OCTOBER 1 AND APRIL 15.
15. ALL CUT & FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL, PLASTIC SHEETING TO BE HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDROSEEDED).
16. ENOUGH SANDBAGS WILL BE STOCKPILED ONSITE TO EFFECTUATE THIS PLAN AS SHOWN PER THIS PLAN. THOSE SANDBAGS SHOWN ON THIS PLAN THAT DO NOT IMPEDE GRADING WORK BEING DONE, WILL BE PLACED PER PLAN AND AS REQUIRED BY THE INSPECTOR(S) (PUBLIC WORKS OR BUILDING & SAFETY) IN THE FIELD.
17. THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE TENTATIVE ONLY AND SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR AS CONDITIONS WARRANT. SILT, DEBRIS AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE CITY MAY CONDUCT AND DETERMINE THE NECESSITY OF ADDITIONAL EROSION CONTROL MEASURES.
18. STANDBY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORM.
19. THE PLAN SHALL SPECIFY THAT GRADING SHALL TAKE PLACE ONLY DURING THE DRY SEASON (APRIL 1 - OCTOBER 31). THIS PERIOD MAY BE EXTENDED FOR A LIMITED PERIOD OF TIME IF THE SITUATION WARRANTS SUCH A LIMITED EXTENSION. IF APPROVED BY THE EXECUTIVE DIRECTOR, THE APPLICANTS SHALL INSTALL OR CONSTRUCT TEMPORARY SEDIMENT BASINS (INCLUDING DEBRIS BASINS, DESILTING BASINS, OR SILT STRAPS), TEMPORARY DRAINS AND SWALES, SAND BAG BARRIERS, SILT FENCING, AND SHALL STABILIZE ANY STOCKPILED FILL WITH GEOFABRIC COVER OR OTHER APPROPRIATE COVER, INSTALL GEOTEXTILES OR MATS ON ALL CUT OR FILL SLOPES, AND CLOSE AND STABILIZE OPEN TRENCHES AS SOON AS POSSIBLE. THESE EROSION CONTROL MEASURES SHALL BE REQUIRED ON THE PROJECT SITE PRIOR TO OR CONCURRENT WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO MINIMIZE EROSION AND SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. ALL SEDIMENT SHOULD BE RETAINED ON-SITE, UNLESS REMOVED TO AN APPROPRIATE, APPROVED DUMPING LOCATION EITHER OUTSIDE OF THE COASTAL ZONE OR WITHIN THE COASTAL ZONE TO A SITE PERMITTED TO RECEIVE FILL.



EC-4

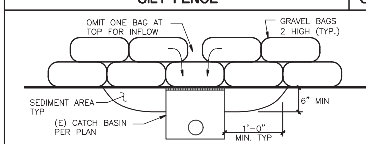
CHECK DAM — E



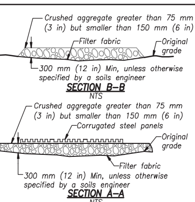
NOTES:
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may 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 1/3 and a maximum of 1/2 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.

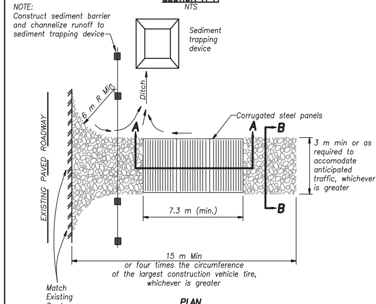
SE-1

SILT FENCE — G



LOCAL CATCH BASIN INLET PROTECTION — H





TC-1

STABILIZED CONSTRUCTION ENTRANCE/EXIT — I

Dust Control Practices

Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table presents dust control practices that can be applied to varying site conditions that could potentially cause dust. For heavily traveled and disturbed areas, wet suppression (watering), chemical dust suppression, gravel asphalt surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no construction traffic. Preventive measures include minimizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph or less, and controlling the number and activity of vehicles on a site at any given time.

Chemical dust suppressants include: mulch and fiber based dust palliatives (e.g. paper mulch with gypsum binder), salts and brines (e.g. calcium chloride, magnesium chloride), nonpetroleum based organics (e.g. vegetable oil, lignosulfonate), petroleum based organics (e.g. asphalt emulsion, dust oils, petroleum resins), synthetic polymers (e.g. polyvinyl acetate, vinyls, acrylic), clay additives (e.g. bentonite, montimorillonite) and electrochemical products (e.g. enzymes, ionic products).

Site Condition	Permanent Vegetation	Mulching	Wet Suppression (Watering)	Chemical Dust Suppression	Gravel or Asphalt	Temporary Gravel Construction Entrances/ Equipment Wash Down	Synthetic Covers	Minimize Extent of Disturbed Area
Disturbed Areas not Subject to Traffic	X	X	X	X	X			X
Disturbed Areas Subject to Traffic			X	X	X	X		X
Material Stockpiles		X	X	X			X	X
Demolition			X			X	X	
Clearing/ Excavating			X	X				X
Truck Traffic on Unpaved Roads			X	X	X	X	X	
Tracking					X	X		

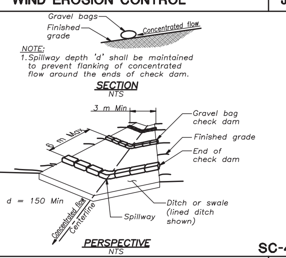
Additional Preventative Measures include:
- Schedule construction activities to minimize exposed area (see EC-1, Scheduling).
- Quickly treat exposed soils using water, mulching, chemical dust suppressants, or stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Restrict construction traffic to stabilized roadways within the project site, as practicable.
- Water should be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses 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 least one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed waste water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board (RWQCB) requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be used to convey potable water and there should be no connection between potable and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, □NON-POTABLE WATER – DO NOT DRINK.□
- 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 rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and wheel wash areas.
- Stabilize inactive areas of construction sites using temporary vegetation or chemical stabilization methods.

For chemical stabilization, there are many products available for chemically stabilizing gravel roadways and stockpiles. If chemical stabilization is used, the chemicals should not create any adverse effects on stormwater, plant life, or groundwater and should meet all applicable regulatory requirements.

Inspection & Maintenance
- Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities.
- 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.
- Check areas protected to ensure coverage.
- Most water-based dust control measures require frequent application, often daily or even multiple times per day. Obtain vendor or independent information on longevity of chemical dust suppressants.

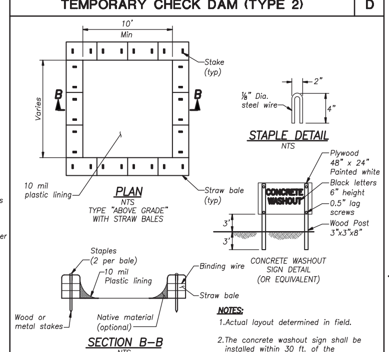
WE-1

WIND EROSION CONTROL — J



SC-4

TEMPORARY CHECK DAM (TYPE 2) — D



NOTES:
1. Actual layout determined in field.
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.

WM-8

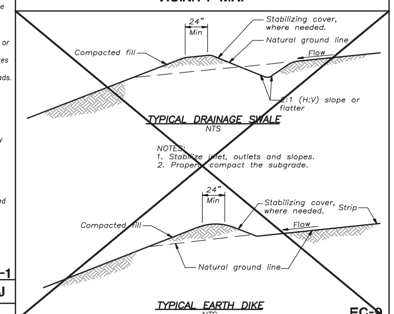
CONCRETE WASTE MANAGMENT — F

INDEX OF SHEETS

SHT. EC1	LOCAL S.W.P.P.P COVER SHEET
SHT. EC2	LOCAL S.W.P.P.P (2025-2026)

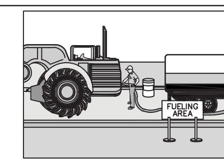


VICINITY MAP



EC-9

EARTH DIKES AND DRAINAGE SWALES — A



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.
- 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.
- DEDICATED FUELING AREAS SHOULD BE PROTECTED FROM STORMWATER RUN-ON 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 RUN-ON, 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 POLLUTION WHERE REQUIRED BY AIR QUALITY MANAGEMENT DISTRICTS (AQMD).
- FEDERAL, STATE, AND LOCAL REQUIREMENTS SHOULD BE OBSERVED FOR ANY STATIONARY ABOVE GROUND STORAGE TANKS.

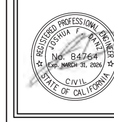
INSPECTION AND MAINTENANCE
- VEHICLES AND EQUIPMENT SHOULD BE INSPECTED EACH DAY OF USE FOR LEAKS. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR PROBLEM VEHICLES OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.
- KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.
- IMMEDIATELY CLEAN UP SPILLS AND PROPERLY DISPOSE OF CONTAMINATED SOIL AND CLEANUP MATERIALS.

NS-9

VEHICLE/EQUIPMENT FUELING — B

REVISIONS	BY

W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

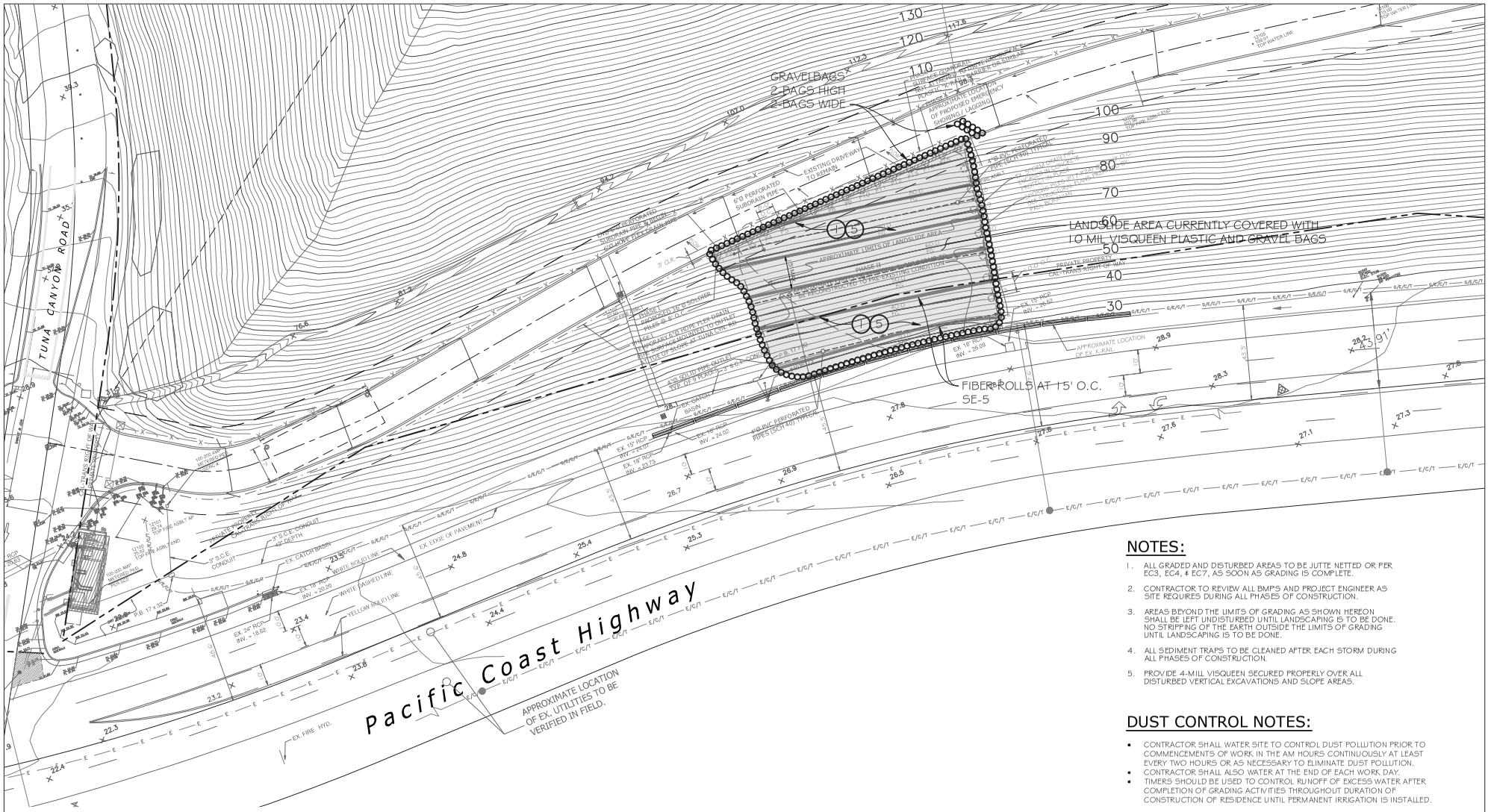


MALIBU OCEANVIEW, LLC
18805 PACIFIC COAST HIGHWAY
MALIBU, CA.

EROSION CONTROL PLAN COVER SHEET

DATE:	9/10/24
SCALE:	N.T.S.
DRAWN:	HG
JOB:	0864-20
SHEET:	EC1

OF 4 SHEETS



NOTES:

1. ALL GRADED AND DISTURBED AREAS TO BE JUTTE NETTED OR PER EC3, EC4, & EC7, AS SOON AS GRADING IS COMPLETE.
2. CONTRACTOR TO REVIEW ALL BMPS AND PROJECT ENGINEER AS SITE REQUIRES DURING ALL PHASES OF CONSTRUCTION.
3. AREAS BEYOND THE LIMITS OF GRADING AS SHOWN HEREON SHALL BE LEFT UNDISTURBED UNTIL LANDSCAPING IS TO BE DONE. NO STRIPPING OF THE EARTH OUTSIDE THE LIMITS OF GRADING UNTIL LANDSCAPING IS TO BE DONE.
4. ALL SEDIMENT TRAPS TO BE CLEANED AFTER EACH STORM DURING ALL PHASES OF CONSTRUCTION.
5. PROVIDE 4-MIL VISQUEEN SECURED PROPERLY OVER ALL DISTURBED VERTICAL EXCAVATIONS AND SLOPE AREAS.

DUST CONTROL NOTES:

- CONTRACTOR SHALL WATER SITE TO CONTROL DUST POLLUTION PRIOR TO COMMENCEMENTS OF WORK IN THE AM HOURS CONTINUOUSLY AT LEAST EVERY TWO HOURS OR AS NECESSARY TO ELIMINATE DUST POLLUTION.
- CONTRACTOR SHALL ALSO WATER AT THE END OF EACH WORK DAY.
- TIMERS SHOULD BE USED TO CONTROL RUNOFF OF EXCESS WATER AFTER COMPLETION OF GRADING ACTIVITIES THROUGHOUT DURATION OF CONSTRUCTION OF RESIDENCE UNTIL PERMANENT IRRIGATION IS INSTALLED.

TOTAL DISTURBED AREA=0.17

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.

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2025 CIVIL STATE OF CALIFORNIA

SCALE: 1"= 20'
0 20 40 60

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE

GRADING PLAN PREPARED BY:
W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

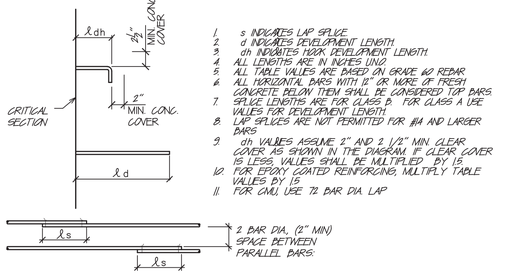
JOSHUA F. DANZ 84764 RCE DATE

CITY OF MALIBU
LOCAL S.W.P.P.P
18805 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET
JD	EM	EC2 of 2

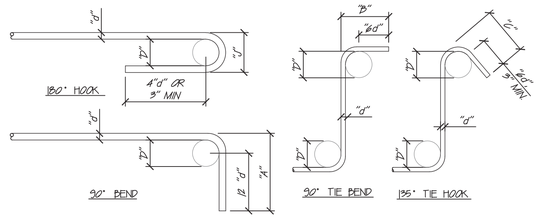
1 REINF. LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

BAR SIZE	2500 PSI					3000 PSI					4000 PSI AND HIGHER				
	BOTTOM		TOP			BOTTOM		TOP			BOTTOM		TOP		
	l_d	l_s	l_d	l_s	l_{dh}	l_d	l_s	l_d	l_s	l_{dh}	l_d	l_s	l_d	l_s	l_{dh}
#3	18	24	24	31	7	17	22	22	28	6	15	19	19	24	5
#4	24	31	31	41	9	22	29	29	37	8	19	25	25	33	7
#5	30	39	40	51	11	28	36	36	47	10	24	31	31	41	9
#6	37	47	47	61	13	33	43	43	56	12	29	37	37	49	10
#7	53	69	69	89	15	48	63	63	81	14	42	54	54	71	12
#8	60	78	78	102	17	55	72	72	93	16	48	62	62	81	14
#9	68	88	88	115	19	62	81	81	105	18	54	70	70	91	15
#10	77	100	100	129	22	70	91	91	118	20	61	79	79	102	17
#11	85	110	110	143	24	78	101	101	131	22	77	87	87	113	19



1. s INDICATES LAP SPLICE.
2. d INDICATES DEVELOPMENT LENGTH.
3. dh INDICATES HOOK DEVELOPMENT LENGTH.
4. ALL LENGTHS ARE IN INCHES UNO.
5. ALL TABLE VALUES ARE BASED ON GRADE 60 REBAR.
6. ALL HORIZONTAL BARS WITH 12" OR MORE OF FRESH CONCRETE BELOW THEM SHALL BE CONSIDERED TOP BARS.
7. SPLICE LENGTHS ARE FOR CLASS B. FOR CLASS A USE VALUES FOR DEVELOPMENT LENGTH.
8. LAP SPLICES ARE NOT PERMITTED FOR #14 AND LARGER BARS.
9. dh VALUES ASSUME 2" AND 2 1/2" MIN. CLEAR COVER AS SHOWN IN THE DIAGRAM. IF CLEAR COVER IS LESS, VALUES SHALL BE MULTIPLIED BY 1.5.
10. FOR EPOXY COATED REINFORCING, MULTIPLY TABLE VALUES BY 1.5.
11. FOR CMU, USE 12 BAR DIA. LAP.

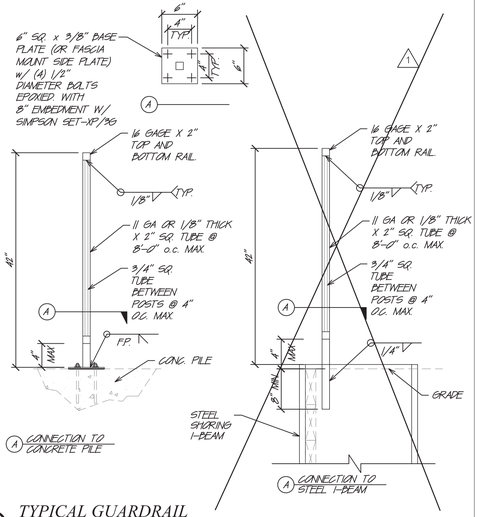
2 TYPICAL BAR BENDS



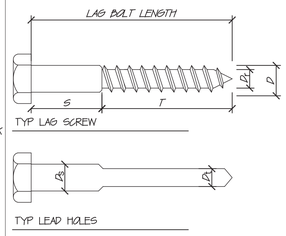
BAR SIZE	PRINCIPAL REINFRCING			STIRRUPS OR TIES		
	D	180° HOOKS "J"	90° HOOKS "A"	D	90° HOOKS "B"	135° HOOKS "C"
#3	2 1/4"	3"	6"	1 1/2"	4"	5"
#4	3"	4"	8"	2"	4 1/2"	5 1/2"
#5	3 3/4"	5"	10"	2 1/2"	6"	6 1/4"
#6	4 1/2"	6"	1'-0"			
#7	5 1/4"	7"	1'-2"			
#8	6"	8"	1'-4"			
#9	9 1/2"	11 3/4"	1'-7"			
#10	10 3/4"	1'-1 1/4"	1'-10"			
#11	12"	1'-2 3/4"	2'-0"			
#14	18 1/4"	1'-9 3/4"	2'-7"			
#18	24"	2'-4 1/2"	3'-5"			

NOTES:
1. ALL BENDS SHALL BE MADE COLD
2. MAX. OFFSET BEND = 1:6

3 TYPICAL GUARDRAIL



4 TYPICAL LAG BOLTS

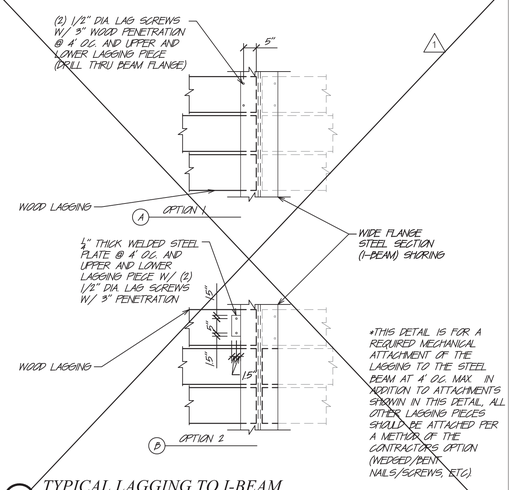


D = LAG DIAMETER
D_r = ROOT DIAMETER
T = THREAD LENGTH
S = UNTHREADED SHANK LENGTH
D_s = LEAD HOLE DIA. @ SHANK
D_t = LEAD HOLE DIA. @ THREADS

LAG DIA. "D"	D_r	LEAD HOLE	
		D_s	D_t
3/8"	.265"	3/8"	15/64"
7/16"	.328"	7/16"	9/32"
1/2"	.371"	1/2"	5/16"
5/8"	.471"	5/8"	13/32"
3/4"	.579"	3/4"	1/2"
7/8"	.689"	7/8"	33/64"

NOTES:
1. INSTALL ALL LAGS LARGER THAN 1/4" DIAMETER INTO PRE-DRILLED LEAD HOLES (SEE SCHEDULE).
2. PROVIDE STANDARD WASHER WHERE LAG HEAD IS BEARING ON WOOD.
3. LAGS SHALL BE TURNED WITH A HAND WRENCH OR POWER TORQUE DRIVER (DO NOT HAMMER LAGS INTO PLACE).
4. U.N.O. LAGS SHOULD BE FULLY THREADED FOR PORTION INTO THE SUPPORTING MEMBER.
5. FOR FULLY THREADED LAGS, PROVIDE THE LEAD HOLE DIAMETER SPECIFIED @ THREADS FOR THE ENTIRE LENGTH.
6. LEAD HOLE DIAMETER @ THREADS SPECIFIED IN THE TABLE IS THE RECOMMENDED LEAD HOLE DIAMETER. ACTUAL DIAMETER MAY BE 40% TO 70% OF THREADED SHANK DIAMETER.

5 TYPICAL LAGGING TO I-BEAM



GENERAL REQUIREMENTS

1. Materials and workmanship shall comply with the 2022 version of the California Building Code (CBC), the most current amendments by the governing agency, and the most current UMC, UPC, NEC codes and their referenced standards.
2. Details noted as "Typical" or "Typ." apply to all parts of the work. Typical details may not be specifically referenced in the drawings.
3. The general contractor shall coordinate all work between the trades and coordinate all field conditions, dimensions, elevations, etc. and notify the owner or owners representative regarding any discrepancies prior to proceeding.
4. The structural drawings shall be used along with the architectural, mechanical, grading, electrical, and plumbing plans.
5. Any discrepancy between the structural and any other discipline shall have the intent interpreted by the architect.
6. Written dimensions shall take priority over scaled dimensions. Do not scale the structural drawings.
7. The contractor is responsible for all shoring/bracing during construction. The structure is engineered to be stable once all components are in place.
8. Specifications relating to waterproofing are outside the scope of these drawings and should be specified by the by the project architect or water proofing consultant.
9. These drawings are intended to be utilized in conjunction with a licensed contractor with adequate experience and knowledge in this specific type of construction, and the ability to properly read and understand these drawings.

FOUNDATION DESIGN

1. The foundation design is based on the geotechnical report by Calwest Geotechnical, (PHONE: 818-991-7148) Job # 6377 Dated: 4-12-24 and addendum report dated 7-12-24 Pile Passive Pressure = 600/3000 and the Geology Report by Land Phases Inc, Dated 4-11-24, 5-10-24, AND 7-2-24, Proj. no. LP1103 (PHONE: 805-522-5174)
2. The soils report (if there is one) shall be followed and a copy shall be available on site at all times.
3. ALL foundation excavations (if there is a soils report) shall be observed and approved by the project engineering geologist and project geotechnical engineer prior to placement of reinforcing steel. The approval shall be left on site for the building inspector at foundation inspection.
4. The building inspector shall inspect and approve excavations prior to placement of reinforcing steel.
5. Excavation methods are the responsibility of the contractor and shall be implemented in a safe manner and to not to undermine any existing structures.
6. ALL holdowns and anchor bolts shall be set in place by template prior to foundation inspection.
7. ALL holdown anchor nuts shall be tightened just prior to covering.

DEPUTY INSPECTIONS

1. Special inspections, corresponding reports and testing shall be provided in accordance with chapter 17 of the CBC/LACBC.
2. The individual/agency performing the inspection shall be authorized by the applicable building department in the specific component being inspected.
3. Special inspections (performed by a deputy/special inspector) are different than and in addition to Structural Observations (which are performed by the engineer) and Building inspections (performed by the city,county or governing agency building inspector)
4. Copies of the special inspection reports shall be sent to the owner, engineer, and building department within 7 days of the inspection and a copy of the report shall be available on site for any corresponding structural observations.
5. The following work shall be performed in the presence of a special inspector and shall comply with the requirements of section 1705 of the CBC/LABC regarding specific requirements and whether the required inspection is periodic or continuous.
   - A. Placement of concrete with specified f'c >2500 psi
   - B. Field welding
   - C. ~~All Masonry~~ (N/A THIS PROJECT)
   - D. Epoxied reinforcing or rods.
   - E. ~~High strength bolting~~ (N/A THIS PROJECT)
   - F. ~~All shotcrete~~ (N/A THIS PROJECT)
   - G. ~~Seismic force resisting systems, i.e. moment frames, brace frames, hardy frames, cantilever columns, wood shear walls and diaphragms with specified nailing 4" o.c. or closer.~~ (N/A THIS PROJECT)

LUMBER NOTES

1. ALL framing shall be performed in accordance with chapter 23 of the California Building Code, the National Design Specification for Wood Construction (NDS), and details indicated on the drawings.
2. ALL structural lumber shall be Douglas Fir Larch (DFL) U.N.O. and marked in accordance with the Latest edition of the standard grading rules of the West Coast Lumber Inspection Bureau (WCLIB) and conform to the following grades:
   - 1x, 2x, 3x members: DFL No. 2
   - 4x members: DFL No. 1 and Better
   - Larger than 4x Members: DFL No. 1
3. The moisture content for structural lumber at the time of installation shall not exceed 16% for 6x and larger members and shall not exceed 19% for all other members.

STRUCTURAL OBSERVATION NOTES

1. Structural Observation is required for the structural system in accordance with the CBC. Structural Observation is the visual observation at the construction site of the elements and connections of the structural system at significant construction stages, and the complete structure for general conformance to the approved plans and specifications. Structural Observation does not waive the responsibility for the inspections required of the building inspector or the deputy inspector.
2. The owner shall employ a State of California registered civil or structural engineer or Licensed architect to perform the Structural Observation. The Department of Building and Safety requires the use of the engineer or architect, or his/her designee responsible for the structural design who are independent of the contractor.
3. The Structural Observer shall provide evidence of employment by the owner or the owner's representative. A letter from the owner, the owner's representative, or a copy of the agreement for services shall be sent to the building inspector before the first site visit.
4. The owner or owner's representative shall coordinate and call for a meeting between the engineer or architect responsible for the structural design, Structural Observer, contractor, affected subcontractors and deputy inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and Lateral Load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the first observation report submitted to the building inspector.
5. The Structural Observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the listed significant construction stages noted below require a site visit and an observation report from the Structural Observer.
   The Structural Observer shall be called out at the following stages of construction:
   - Prior to the pouring of foundations, slabs, grade beams: to observe reinforcing, anchor bolts, holdown bolts, reinforcing dowels for concrete/cmu walls abv. where occurs.
   - Prior to placement of pile cages: to observe pile cage reinforcing.
   - Prior to placement of I-Beam Shoring: to observe I-Beams.
   - Prior to pouring of concrete/cmu walls: to observe reinforcing, anchor bolts, holdown bolts, embeds, etc. (conc. walls taller than 5' will require observation prior to covering the 2nd side form).
   - Prior to covering floor/roof wood diaphragms: to observe plywood nailing (prior to plating), structural connections.
   - Prior to covering wood shearwalls: to observe wall nailing, holdowns, anchor bolts/shear transfers.
   - Final observation: to observe that all previous deficiencies were resolved and structure is in general conformance with plans.
6. The Structural Observer shall prepare a report of the "Structural Observation Report Form" for each significant stage of construction observed. The original of the Structural Observation report shall be sent to the building inspector's office and shall be signed and sealed (wet stamp) by the responsible Structural Observer. One copy of the observation report shall be attached to the approved plans. The copy attached to the plans shall be signed and sealed (wet stamp) by the responsible Structural Observer or their designee. Copies of the report shall also be given to the owner, contractor, and deputy inspector. Any deficiency noted on the observation report will become the responsibility of the structural engineer or architect of record to verify its completion by the Structural Observer.
7. A final observation report must be submitted which shows that all observed deficiencies were resolved and structural system generally conforms with the approved plans and specifications. The Department of Building and Safety (LADBS) will not accept the structural work without this final observation report and the correction of specific deficiencies noted during normal building inspection.
8. The Structural Observer shall provide the original stamped and signed "Structural Observation Report Form" to the Building Inspector.
9. When there is a need to replace the Structural Observer of record, the owner shall:
   a. notify the building inspector in writing before the next inspection by submitting completed "Structural Observation Program and Designation of the Structural Observer"
   b. call an additional preconstruction meeting, and
   c. furnish the replacement Structural Observer with a copy of all previous observation reports,
   the new Structural Observer must be designated by the engineer or architect of record.
   The replacement Structural Observer shall approve the correction of the original observed deficiencies unless otherwise approved by plan check supervision. The policy of the Department shall be to correct any properly noted deficiencies without consideration of their source.
10. The engineer or architect of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.
11. Notify the engineer at Least two business days prior to requested observation.
12. Observations to be performed by Paul Boranian, S5944/CT5003

STRUCTURAL STEEL

1. Fabrication and erection of steel shall be per the California Building Code chapter 22 and AISC 360.
2. Structural steel U.N.O. shall conform to the following ATSM specifications:
   Wide Flanges: A992 grade 50 (50 ksi yield)
   Pipe: A53 grade B (35 ksi yield)
   HSS Tube (square, rectangular, round): A500 grade B (46 ksi yield)
   Channels: A36 (36 ksi yield)
   Plate: A36 (36 ksi yield), except at moment frames plates shall match moment frame steel type.
3. All bolts, nuts, washers for structural steel members to be per ASTM A325 u.n.o.
4. All structural steel shall be primed and painted except steel left permanently exposed to weather should be galvanized, and steel encased in concrete shall be left unpainted.
5. Submit shop drawings to engineer prior to fabrication.
6. Welding shall be per the Latest edition of AISC/AWS and use E70xx electrodes u.n.o.
7. Any welds not specified shall be continuous fillet welds not Less than the thinner piece joined but not Less than 3/16"
8. Steel shall be fabricated in a Licensed fabrication shop certified by the governing building department.
9. ALL field welding, high strength bolting, requires deputy inspection.

CONCRETE NOTES

1. ALL concrete shall have a minimum 28 day compressive strength as noted below. ALL concrete with strengths higher than 2500 psi requires continuous deputy inspection during placement.
   Slab-on grade: 2500 psi
   Footings: 2500psi
   Conventional Site Walls: 2500psi
   Grade beams: 3000psi
   Reinforced Piles: 3000psi
   Temporary I-Beam Shoring Encasement: 2500psi
   Shotcrete or Concrete Walls: 3000psi
2. ALL concrete work shall conform to the Latest edition of ACI 318.
3. Concrete mix shall contain 6 sacks minimum of cement per cubic yard, and should use 3/4" or Larger aggregate as the top aggregate size, max water-to-cement ratio to be .50.
4. maximum slump shall be 5 inches
5. Aggregates shall conform to ASTM C33 for normal weight concrete and ASTM C330 (expanded shale type) for Lightweight concrete.
6. Concrete shall use type II/V portland cement conforming to ASTM C150 and may be substituted with up to 15% "type F" fly-ash.
7. Water used in concrete mix to be clean and potable.
8. Concrete mix design shall be prepared by a Licensed Laboratory and bear the seal of a registered California civil or structural engineer. A copy of the mix design shall be sent to the project engineer for review/approval at Least 3 days prior to pour.
9. Concrete-to-concrete or conctete-to-masonry joints to be cleaned and roughened to a 1/4" amplitude u.n.o.
10. Only one type of concrete shall be at the Job site at any one time.
11. ALL concrete shall be mechanically vibrated as it is being placed. Notify engineer regarding any honeycombs, voids, etc.
12. See "Reinforcing Steel" notes for minimum concrete cover.
13. Pipes and conduits embedded in concrete shall be subject to the approval of the structural engineer.
14. Where deputy inspection is required, concrete cylinders shall be prepared and tested per ASTM C 172 and ASTM C 39. A minimum of 2 sets shall be taken of structural concrete elements (each set consisting of 3 cylinders, the first to be tested at 7 days, the second to be tested at 28 days, and the third being a hold).
15. Non-shrink grout shall have a minimum 28 day compressive strength of 5000 psi
16. Addmixtures if used shall be approved by the project engineer and shall be per manufacturer recommendations and in proportions shown in a Los Angeles Research Report or the California Department of Transportation

MASONRY

1. ALL masonry shall have a minimum compressive strength f'm of 1500psi u.n.o. (assembly strength)
2. ALL masonry work shall conform to the Latest edition of the Building Code Requirements for Masonry Structures (TMS-402) and the Specification for Masonry Structures(TMS 602).
3. Concrete masonry units shall be type N (normal weight) units conforming to ASTM C90 with a minimum unit strength of 1900 psi, with testing in accordance with the prism test method or unit strength method.
4. Mortar shall conform to ASTM C270 Type S, 1800 psi minimum compressive strength. (masonry cements or plastic cements are not permitted)
5. Grout shall be course grout and conform to ASTM C476, 2000 psi minimum compressive strength, and grout slump shall be 8-11 inches.
6. Aggregates for masonry grout shall conform to ASTM C404
7. Water used in masonry mix to be clean and potable.
8. Grout mix design shall be prepared by a Licensed Laboratory and bear the seal of a registered California civil or structural engineer. A copy of the mix design shall be sent to the project engineer for review/approval at Least 3 days prior to pour.
9. If grout pour is stopped for more than 1 hour, provide a construction joint by stopping the grout 1 1/2" below the top of block.
10. ALL masonry shall be Laid in a running bond pattern and shall be solid grouted u.n.o.
11. ALL grout shall be mechanically vibrated as it is being placed.
12. Maximum grout lift height without cleanouts is 5'-4". High lift grout heights in excess of 5'-4" are permitted with cleanouts at the bottom of all cells if complying with all code requirements, and approved by the deputy inspector, engineer, and the building inspector (notify the engineer to request approval for high lift grout).
13. Reinforcing shall be adequately held in place by wire ties or other suitable method prior to pouring of grout at intervals of 200 bar diameters maximum and reinforcing shall not be closer than 1/2" clear to masonry unit.
14. ALL head and bed joints to be filled solid with mortar and be 3/8" thick and the initial bed joint shall not be Less than 1/4" or greater than 3/4".
15. Special inspection is required for all masonry u.n.o.

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 _____

PROFESSIONAL GEOLOGIST No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

FOR SITE OBSERVATIONS DURING CONSTRUCTION CALWEST GEOTECHNICAL REQUIRES A 48-HOUR NOTICE (818) 991-7148 (805) 497-1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS AS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6377 **DATED** 6/16/25

RUBEN HARO GE2990

CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 CIVIL STATE OF CALIFORNIA

Received
June 20, 2025
Planning Dept.

REVISIONS:
1. 2-20-25 Adjustment to ecdp set to incorporate permanent support.

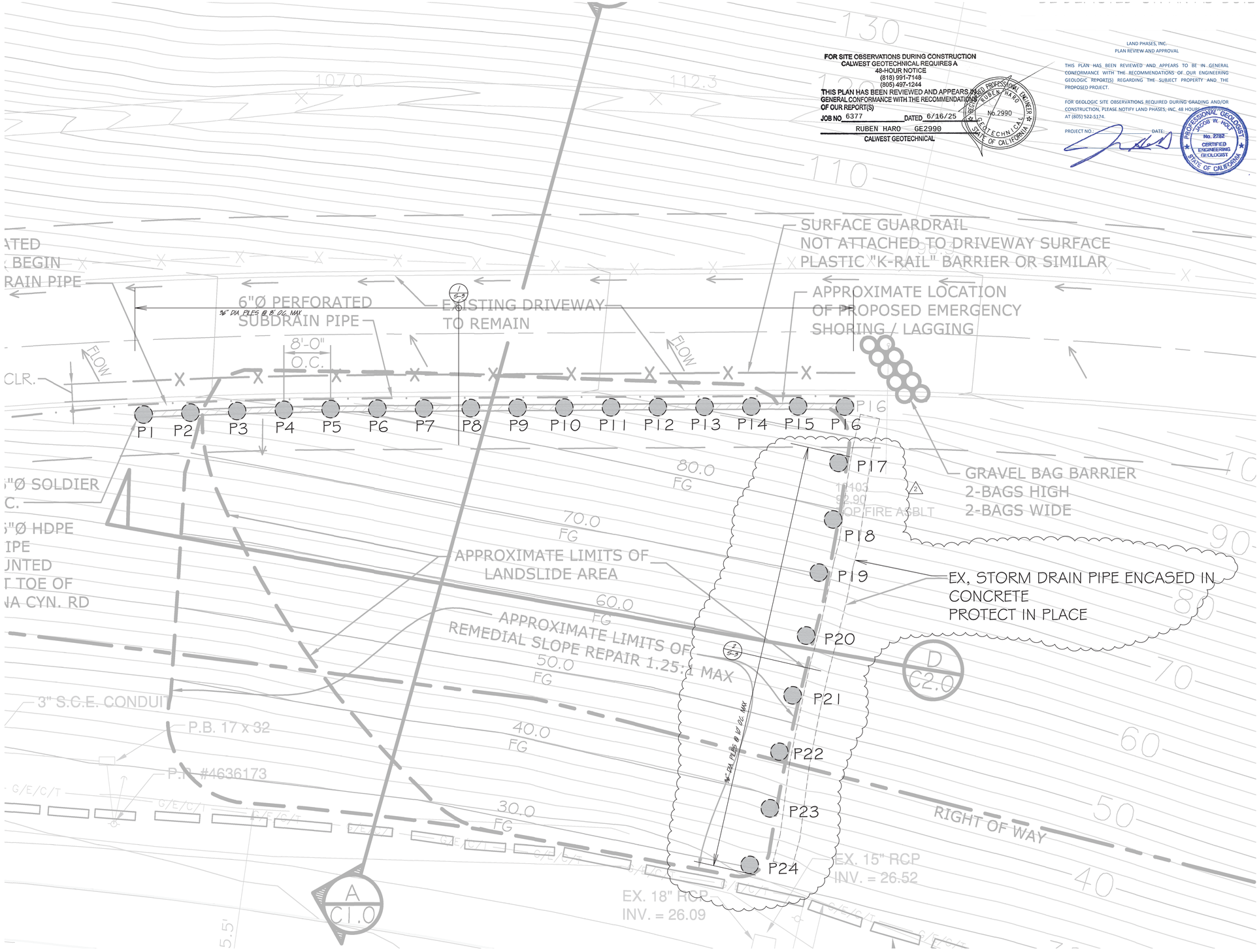
ARCHITECTURE / DESIGN:
W. E. M. & ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA 91362

PAUL'S STRUCTURAL ENGINEERING
6625 NEDDY AVE.
WEST HILLS, CA 91307
(818) 423-1903

PROJECT:
PROPOSED EMERGENCY REPAIR SHORING WALL
18805 PACIFIC COAST HWY.
MALIBU, CA

GENERAL NOTES / TYP. DETAILS

DATE: 9-9-24
SCALE: AS NOTED
SHEET: S-1
JOB#:



FOR SITE OBSERVATIONS DURING CONSTRUCTION
CALWEST GEOTECHNICAL REQUIRES A
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JOB NO. 6377 DATED 6/16/25
RUBEN HARO GE2990
CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER
RUBEN HARO
No.2990
GEOTECHNICAL
STATE OF CALIFORNIA

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
JOCOB M. HOLT
No. 2282
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

FOUNDATION NOTES

1. ALL HARDWARE AND ANCHOR BOLTS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
2. ALL PILES & GRADE BEAMS SHALL HAVE f'c= AS SPECIFIED ON S-1 CONCRETE NOTES UNLESS NOTED OTHERWISE.
3. ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH CIVIL PLANS PRIOR TO STARTING ANY WORK.
5. ALL FOUNDATION EXCAVATIONS SHALL BE OBSERVED & APPROVED BY THE PROJECT ENGINEERING GEOLOGIST AND PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. THE APPROVAL SHALL BE LEFT ON SITE FOR THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
6. ALL EXCAVATIONS SHALL BE APPROVED BY THE CITY BUILDING INSPECTOR.
7. A COPY OF ANY APPLICABLE ESR OR RESEARCH REPORTS AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
8. SEE S/S-1 FOR GUARDRAIL WHERE OCCURS.
9. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PREPARE AN AS-BUILT REPORT DOCUMENTING THE INSTALLATION OF THE PILE FOUNDATION ELEMENTS FOR REVIEW BY CITY GEOTECHNICAL STAFF. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF THE PILES, MINIMUM DEPTH INTO THE RECOMMENDED BEARING MATERIAL, ACTUAL DEPTH INTO THE RECOMMENDED BEARING MATERIAL, THE DEPTH TO ANY OBSERVED GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.
10. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS. FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE PROJECT GEOTECHNICAL CONSULTANT, AS APPROPRIATE.

SYMBOL LEGEND

INDICATES PROPOSED SHORING PILE (SEE REFERENCED DETAIL)

PILE SCHEDULE

PILE NUMBER	DESIGN RETAINED HEIGHT	MINIMUM DEPTH INTO BEDROCK BELOW DESIGN RETAINED HEIGHT	MINIMUM TOTAL DEPTH	PILE DIAMETER
P1	20'-0"	23'-0"	43'-0"	3'-0"
P2	20'-0"	23'-0"	43'-0"	3'-0"
P3	20'-0"	23'-0"	43'-0"	3'-0"
P4	20'-0"	23'-0"	43'-0"	3'-0"
P5	20'-0"	23'-0"	43'-0"	3'-0"
P6	20'-0"	23'-0"	43'-0"	3'-0"
P7	20'-0"	23'-0"	43'-0"	3'-0"
P8	20'-0"	23'-0"	43'-0"	3'-0"
P9	20'-0"	23'-0"	43'-0"	3'-0"
P10	20'-0"	23'-0"	43'-0"	3'-0"
P11	20'-0"	23'-0"	43'-0"	3'-0"
P12	20'-0"	23'-0"	43'-0"	3'-0"
P13	20'-0"	23'-0"	43'-0"	3'-0"
P14	20'-0"	23'-0"	43'-0"	3'-0"
P15	20'-0"	23'-0"	43'-0"	3'-0"
P16	20'-0"	23'-0"	43'-0"	3'-0"
P17	20'-0"	22'-0"	42'-0"	3'-0"
P18	20'-0"	22'-0"	42'-0"	3'-0"
P19	20'-0"	22'-0"	42'-0"	3'-0"
P20	20'-0"	22'-0"	42'-0"	3'-0"
P21	20'-0"	22'-0"	42'-0"	3'-0"
P22	20'-0"	22'-0"	42'-0"	3'-0"
P23	20'-0"	22'-0"	42'-0"	3'-0"
P24	20'-0"	22'-0"	42'-0"	3'-0"

SHORING PILE PLAN

(SITE/CIVIL PLAN VIEW BY OTHERS SHOWN LIGHT IN BACKGROUND AND IS FOR REFERENCE ONLY)
(SEE SITE/CIVIL PLAN VIEW BY OTHERS FOR OVERALL VIEW AND NON-STRUCTURAL INFO)

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

REVISIONS:
1. 2-20-25 Adjustment to ecdp set to incorporate permanent support.
2. 5-22-25 Adjustment to to incorporate shoring for storm drain pipe.

PAULS STRUCTURAL ENGINEERING
6625 NEDDY AVE.
WEST HILLS, CA 91307
(818) 423-1903

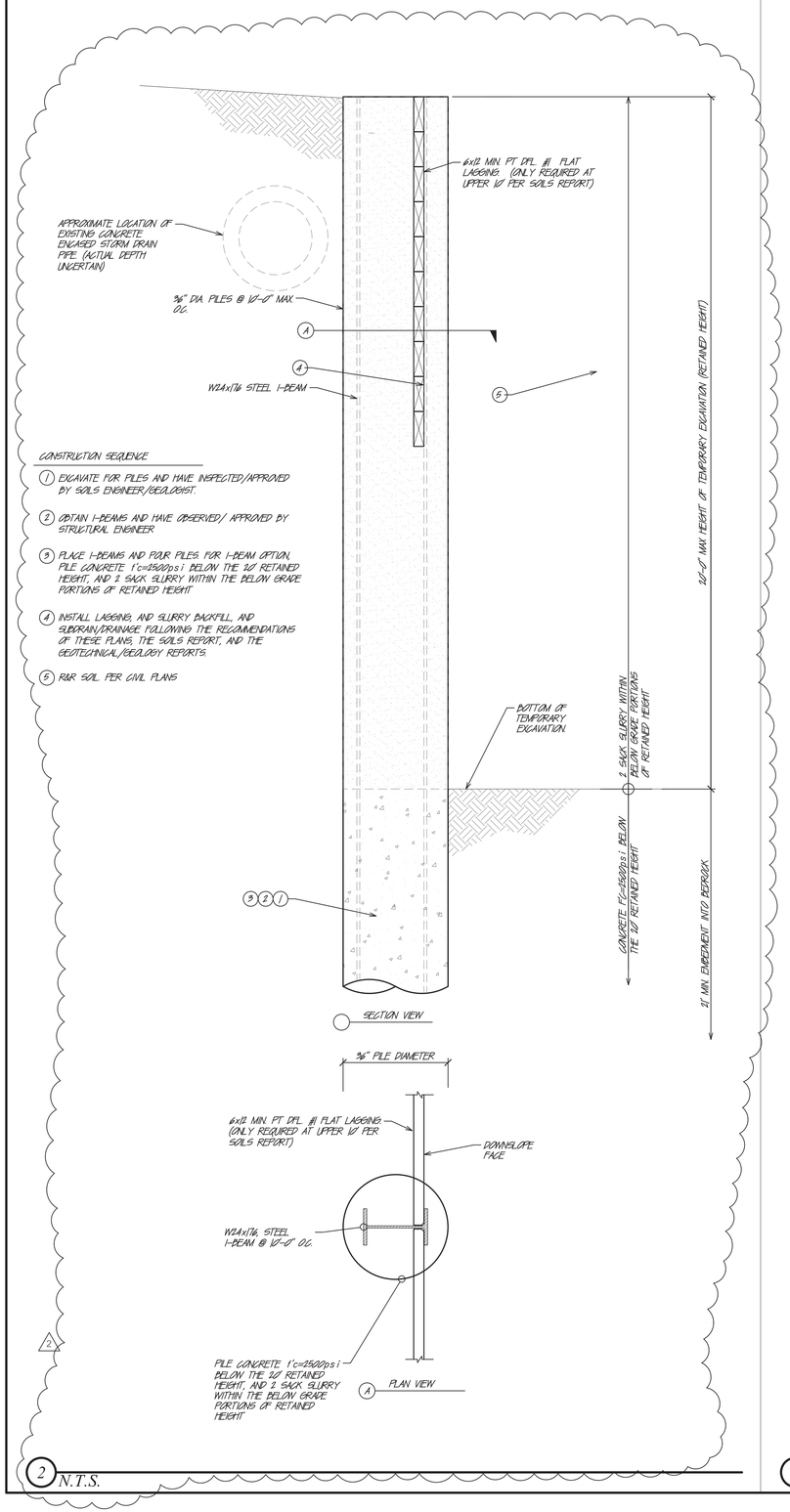
REGISTERED PROFESSIONAL ENGINEER
PAUL D. BORATYAN
No.5944
Exp. 12-9-25
STRUCTURAL
STATE OF CALIFORNIA

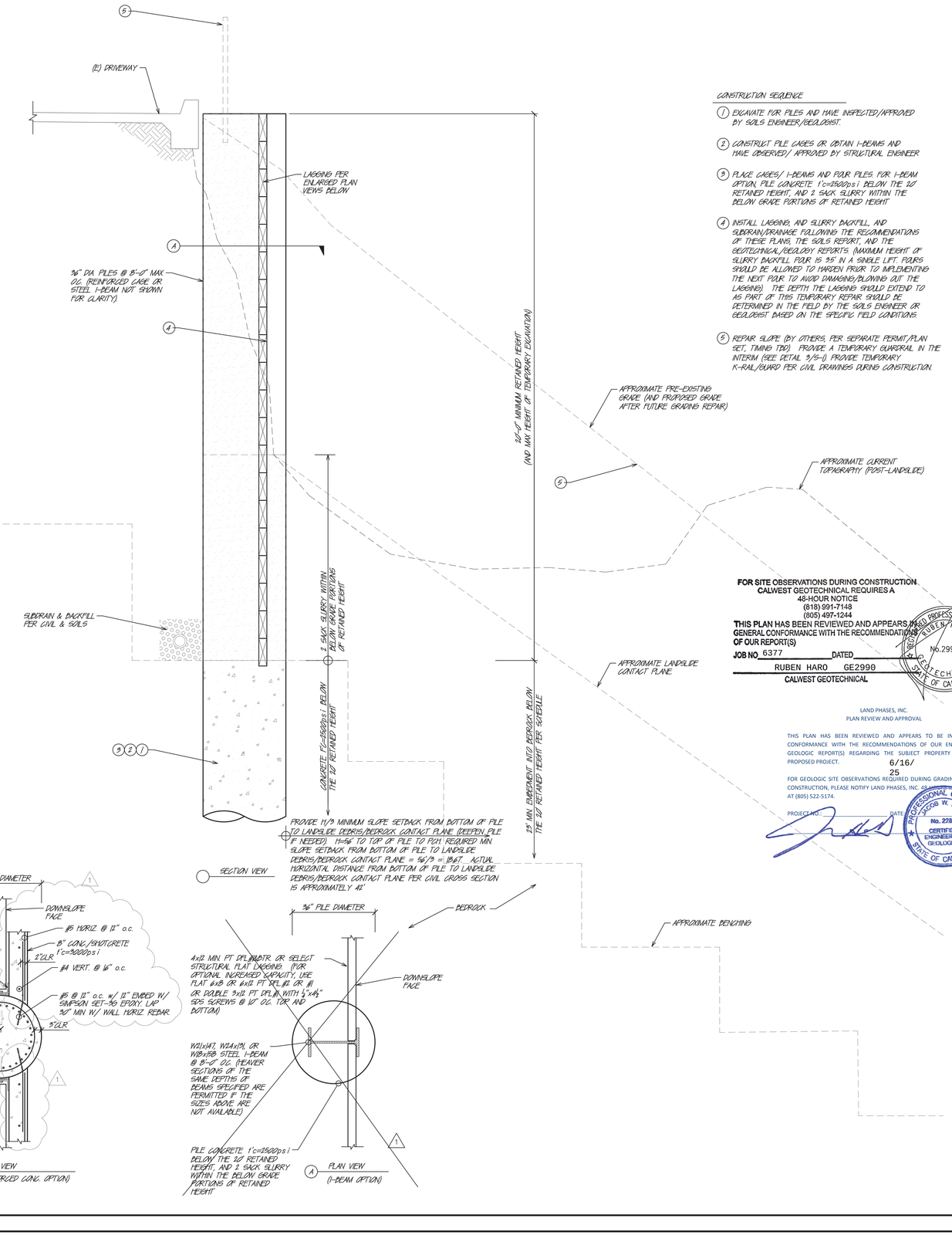
ARCHITECTURE / DESIGN:
W. E. M. & ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA 91362

PROJECT:
PROPOSED EMERGENCY REPAIR
SHORING WALL
18805 PACIFIC COAST HWY.
MALIBU, CA

PLANS

DATE: 9-9-24
SCALE: AS NOTED
SHEET: S-2
JOB#:





CONSTRUCTION SEQUENCE

1. EXCAVATE FOR PILES AND HAVE INSPECTED/APPROVED BY SOILS ENGINEER/GEOLOGIST.
2. CONSTRUCT PILE CAGES OR OBTAIN I-BEAMS AND HAVE OBSERVED/ APPROVED BY STRUCTURAL ENGINEER
3. PLACE CAGES/ I-BEAMS AND POUR PILES. FOR I-BEAM OPTION, PILE CONCRETE f'c=2500psi BELOW THE 1/2 RETAINED HEIGHT, AND 2 SACK SLURRY WITHIN THE BELOW GRADE PORTIONS OF RETAINED HEIGHT.
4. INSTALL LAGGING, AND SLURRY BACKFILL, AND SUBDRAIN/DRAINAGE FOLLOWING THE RECOMMENDATIONS OF THESE PLANS, THE SOILS REPORT, AND THE GEOTECHNICAL/GEOLOGY REPORTS. (MAXIMUM HEIGHT OF SLURRY BACKFILL POUR IS 35' IN A SINGLE LIFT. POURS SHOULD BE ALLOWED TO HARDEN PRIOR TO IMPLEMENTING THE NEXT POUR TO AVOID DAMAGING/BLOWING OUT THE LAGGING). THE DEPTH THE LAGGING SHOULD EXTEND TO AS PART OF THIS TEMPORARY REPAIR SHOULD BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER OR GEOLOGIST BASED ON THE SPECIFIC FIELD CONDITIONS.
5. REPAIR SLOPE (BY OTHERS, PER SEPARATE PERMIT/PLAN SET, TIMING TBD). PROVIDE A TEMPORARY GUARDRAIL IN THE INTERIM (SEE DETAIL 3/S-1). PROVIDE TEMPORARY K-RAIL/GUARD PER CIVIL DRAWINGS DURING CONSTRUCTION.

FOR SITE OBSERVATIONS DURING CONSTRUCTION. CALWEST 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. 6377 DATED

RUBEN HARO GE2990

CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 GEOTECHNICAL STATE OF CALIFORNIA

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. 6/16/25

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PROJECT NO.: DATE:

PROFESSIONAL GEOLOGIST JACOB W. HALE No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

REVISIONS:

1. 2-20-25 Adjustment to ecdp set to incorporate permanent support.
2. 5-22-25 Adjustment to to incorporate shoring for storm drain pipe.

ARCHITECTURE / DESIGN:

PAUL S TRUCTURAL ENGINEERING
6625 NEDDY AVE.
WEST HILLS, CA 91307
(818) 420-1903

REGISTERED PROFESSIONAL ENGINEER PAUL D. BORATIAN No.5944 Exp. 12-31-25 STATE OF CALIFORNIA STRUCTURAL

W. E. M. & ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA 91362

PROJECT:

PROPOSED EMERGENCY REPAIR SHORING WALL

18805 PACIFIC COAST HWY.
MALIBU, CA

DETAILS

DATE: 9-9-24

SCALE: AS NOTED

SHEET: S-3

JOB#:

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: July 21, 2025		**Review Log #:**	**5313**
Site Address:	18805 Pacific Coast Hwy		
Lot/Tract/PM #:	APN 4449-009-012	**Planning #:**	**CDP 25-010** ECDP 24-016 **P2**
Applicant/Contact:	Benjamin Suber, bsuber@schmitzandassociates.net	**BPC/GPC #:**	
Contact Phone #:	(818) 338-3636 **Fax #:**	**Planner:**	**Richard Greenbauer**
Project Type:	Follow-up: Emergency Remedial Installation of Pile Supported Shoring Wall to Protect Access Road, and Landslide Repair		

Submittal Information

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

Land Phases, Inc. (Holt, CEG 2282): **5-27-2025**, 4-15-2025, 4-11-24, 05-10-24, 07-02-24, 7-9-2024
CalWest Geotechnical, Inc. (Haro, GE 2990; Liston, PE 93123): **5-27-2025**, 4-12-24 (rec'd June 19, 2024), 07-12-24, 8-1-2024

2nd Coastal Development Permit Submittal
Civil Plans prepared by W.E.M. and Associates, Inc. plotted on June 11, 2025.
Proposed Emergency Repair Shoring Wall Plans by Paul Structural Engineering dated May 22, 2025.
Project Memorandum by Schmitz & Associates: 04-18-24
Civil Sheet C1.0 of 1 prepared by W.E.M. and Associates, Inc. e-signed on April 17, 2024.

Previous Reviews: 5-5-2025, 9-30-2024, 8-5-2024, Geotechnical Review Sheet: 6-27-24

Review Findings

Coastal Development Permit Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.

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

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

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

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

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

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

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

Remarks:

The referenced addendum engineering geologic and geotechnical engineering reports and plans have been reviewed by the City's consulting reviewers from a geotechnical perspective. The project includes reviewing the as-built engineering geologic report documenting the installation of the shoring piles at the south edge of the driveway at the headscarp of the landslide that occurred on the slope descending from the driveway within the subject property to the right-of-way of Caltrans along Pacific Coast Highway. The landslide is described as descending southward and impacting existing k-rail elements along Pacific Coast Highway. The cause of the landsliding is attributed to heavy rain events that occurred in the preceding winter. Reports have been submitted addressing the repair of the landslide. The landslide will be remedially repaired by removing the landslide debris, establishing a keyway, and restoring the slope with compacted fill, benching into the bedrock, installing subdrains, and installing Tensar Biaxial Geogrid BX1 100 per the manufacturer's specifications.

Grading consists of 5,307 yards of cut and 5,307 yards of fill remedial.

Note: The Project Engineering Geologist discusses that, during their mapping of the landslide area, outlets for the subdrainage system(s) installed by Caltrans during their grading of the slope in 1995 (buttress fill) could not be found. They surmise that if the subdrain system and outlet(s) became buried or blocked due to road maintenance activities in the right-of-way or a lack of routine maintenance of the outlets by Caltrans, then groundwater buildup may have saturated the slope since it could not exit through the subdrain and outlet system. Since a portion of the landslide affects Caltrans right-of-way, Caltrans should be contacted regarding the report and re-establishment of the buttress fill drainage and subdrainage systems, as appropriate.

Building Plan Check Stage Review Comments:

1. Please include in the plans the specifications for the placement of the recommended geogrid materials in the slope repair based on the Project Geotechnical Consultant's recommendations (Tensar Biaxial Geogrid BX1 100).
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, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the civil plans.
3. Section 7.9 of the City's current geotechnical guidelines (2013) requires one duplicate sand cone test for every four nuclear gauge tests performed. Please include this specification for density testing on Sheet C1.0 of 4 in the civil plans.
4. Please provide notes in the plans to protect the soldier piles along the south side of the access driveway at the headscarp of the landslide during grading activities.
5. The final set of electronic slope repair (civil) 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: _____ *7-21-2025*
Matthew Janousek, G.E. #3005, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Engineering Geology Review by: _____ *7-21-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of civil (landslide repair) plans incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the civil plans.
3. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
4. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

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: 03/07/2025

PROJECT NUMBER:	CDP 25-010
JOB ADDRESS:	18805 PACIFIC COAST HWY
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Rd., Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PROJECT DESCRIPTION:	Follow up CDP for remedial installation of pile supported shoring wall to protect access road and address landslide

---

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

04/23/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: April 23, 2025

Re: Proposed Conditions of Approval for 18805 Pacific Coast Hwy, CDP 25-010

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

STREET IMPROVEMENTS

1. This project proposes new improvements within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed improvements.

STORMWATER

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

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management

Recycled Paper

	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.

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: 03/07/2025

PROJECT NUMBER:	CDP 25-010
JOB ADDRESS:	18805 PACIFIC COAST HWY
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	Follow up CDP for remedial installation of pile supported shoring wall to protect access road and address landslide
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 3/15/25

Signature Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Benjamin Suber, Schmitz & Associates, Inc. bsuber@schmitzandassociates.net		
Project Address:	**18805 PACIFIC COAST HWY** Malibu, CA 90265		
Planning Case No.:	CDP 25-010		
Project Description:	Follow up CDP for remedial installation of pile supported shoring wall to protect access road and address landslide		
Date of Review:	March 15, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/7/25
Site Survey:	3/7/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The proposed development was measured at approximately 145-feet from the nearby city-mapped ESHA (the closest point) which is greater than the required 100-foot buffer. Therefore, the project follows Malibu LIP Chapter 4.

RECOMMENDATIONS:

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

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

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

   C. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*ESHA*).

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

cc: Planning Project file
Planning Department

City Of Malibu
23825 Stuart Ranch Road
Malibu, 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 22, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 25-010, OVER-THE-COUNTER NO. 26-115, VARIANCE NO. 26-014, AND SITE PLAN REVIEW NO. 26-040 - A follow-up application to Emergency Coastal Development Permit No. 24-016 to allow installation of shoring piles and remedial grading to stabilize an existing landslide including a variance for the soldier pile structures on slopes steeper than 2.5:1 and manufactured transition slopes steeper than 2:1 and a site plan review for remedial grading to allow for repair of a slope failure.

LOCATION / APN:	**18805 Pacific Coast Hwy** / 4449-009-012
ZONING:	Rural Residential, Forty-Acre (RR-40)
APPLICANT / OWNER(S):	Schmitz & Associates, Inc. / EVO M SPV 100, LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15269 (c), 15061 (b) (e), and 15301 (d)
APPLICATION FILED:	March 7, 2025
CASE PLANNER:	Richard Greenbauer, Contract Planner, rgreenbauer@malibucity.org (949) 489-1442, ext. 132

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 27, 2026

ATTACHMENT 6