OCTOBER 5, 2026 REGULAR MEETING

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

1. Meeting Agenda

   Documents:

   PC261005_AGENDA.PDF

2. Item 3B1

   De Minimis Waiver No. 26-007 / 29215 Larkspur Lane

   Documents:

   PC261005_ITEM 3B1.PDF

3. Item 3B2

   Extension of Planning Verification-Woolsey Fire No. 19-278 / 6636 Wandermere Road

   Documents:

   PC261005_ITEM 3B2.PDF

4. Item 3B3

   Approval of Minutes / September 8, 2026 and September 22, 2026 Regular Planning Commission meetings

   Documents:

   PC261005_ITEM 3B3.PDF

5. Item 3B4

   Extension of Planning Verification-Woolsey Fire No. 21-059 / 29842 Cuthbert Road

   Documents:

   PC261005_ITEM 3B4.PDF

6. Item 3B5

   Extension of Planning Verification-Woolsey Fire No. 18-005 / 29735 Harvester Road

   Documents:

PC261005_ITEM 3B5.PDF

7. Item 5A

   Coastal Development Permit No. 21-070 / 4501 Vista del Preseas

   Documents:

   PC261005_ITEM 5A.PDF

8. Item 5B

   Extension of Coastal Development Permit No. 12-095 / 5942 Cavalleri Road

   Documents:

   PC261005_ITEM 5B.PDF

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

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

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers or meeting room when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Monday, October 5, 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 25, 2026

1. Ceremonial/Presentations

None.

2. Written and Oral Communications from the Public

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

B. Community Development Director Report

3. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

1. De Minimis Waiver No. 26-007 – An application for a new water storage device for a parcel affected by the Woolsey Fire

   Location: 29215 Larkspur Lane, not within the appealable coastal zone
   APN: 4468-009-006
   Owner: Malibu Larkspur Lane LLC
   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. 26-007 for a new water storage device (swimming pool) for a parcel affected by the Woolsey Fire.

2. Extension of Planning Verification-Woolsey Fire No. 19-278 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 6636 Wandermere Road
   APN: 4468-008-004
   Owner: Loma Costa, LLC
   Case Planner: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-52 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 19-278 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 6636 Wandermere Road (Loma Costa, LLC).

3. Approval of Minutes

Recommended Action: Approve the minutes of the September 8, 2026 Planning Commission Regular meeting and the September 22, 2026 Planning Commission Adjourned Regular meeting.

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

4. Extension of Planning Verification-Woolsey Fire No. 21-059 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29842 Cuthbert Road
APN: 4469-041-007
Owner: Orr Family Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-54 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-059 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29842 Cuthbert Road (Orr Family Trust).

5. Extension of Planning Verification-Woolsey Fire No. 18-005 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29735 Harvester Road
APN: 4469-010-016
Owner: Juan and Cynthia Oronoz Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-57 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 18-005 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29735 Harvester Road (Juan and Cynthia Oronoz Trust).

4. Continued Public Hearings

None.

5. New Public Hearings

A. Coastal Development Permit No. 21-070 and Variance Nos. 26-007 and 26-010 – An application to replace an existing water storage tank and pump station with associated development

Location: 4501 Vista del Preseas, not within the appealable coastal zone, but appealable as a major public works project
APNs: 4473-005-901 and 4473-005-902
Owners: Los Angeles County Waterworks District No. 29
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Continue the item to the October 19, 2026 Regular Planning Commission meeting.

B. 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: Senior Planner Brown, 456-2489, ext. 268

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-51 granting a one-year extension of Coastal Development Permit No. 12-095 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 (MM) No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and MM 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); or 2) provide direction to staff to return with a Resolution consistent with the Planning Commission's decision.

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 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
Monday, November 16, 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 25th day of September at 4:00 PM.

Gail Duncan, Management Analyst

Commission Agenda Report

Planning Commission Meeting
10-05-26
Item 3.B.1.

To: Chair Kamins 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 24, 2026 Meeting date: October 5, 2026

Subject: De Minimis Waiver No. 26-007 – An application for a new water storage device for a parcel affected by the Woolsey Fire

Location: 29215 Larkspur Lane, not within the appealable coastal zone
APN: 4468-009-006
Owner: Malibu Larkspur Lane LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-007 for a new water storage device (swimming pool) 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 (CDP) may be waived through a DMW issued by the Community Development Director for the items described in "General Requirements for De Minimis Waiver," below that are not located within the Appealable Jurisdiction of the California Coastal Commission (CCC), as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map.

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable and due to the project's location, is not located in the CCC Appealable Jurisdiction.

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 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 Community Development Director’s decision attached hereto.

Furthermore, the Council considered and accepted pools with draft hydrants as water storage devices for all rebuilds and adopted the final version of the Rebuild Policies at their October 15, 2026 Special City Council meeting, including LCP and Zoning Coding Interpretation No. 24 (https://maliburebuilds.org/wp-content/uploads/2025/10/Zoning-Interpretation-15-Rebuild-Policies_Final_2025.10.16.2025.pdf).

PUBLIC NOTICE: On September 14, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-007

City of Malibu

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

De Minimis Waiver

Based on the project plans and information provided in the permit application for the water storage device (swimming pool) described below, the Community Development Director hereby waives the requirement for a coastal development permit (CDP) pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-007	Other Applications: APRWF No. 20-059[1]
Location: 29215 Larkspur Lane	APN: 4468-009-006
CEQA Exemption Section: 15303(d)	Property Posting: September 14, 2026
CCC Appealable Jurisdiction: ☐Yes ☒No ☐Partial	The proposed system is not located within the CCC 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 10, 2022, the Planning Division approved Administrative Plan Review-Woolsey Fire (APRWF) No. 20-059 for the in-kind plus ten percent rebuild of a single-family residence with attached garage, and two detached guest houses. In addition, a revised Notice of Decision for APRWF No. 20-059 was issued on March 3, 2026, as the property ownership and residence design changed.

☒ 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

Water Storage Device: (Swimming pool)

Description: New at-grade, 49 foot (ft.), 7 inches (in.) x 19 ft. swimming pool 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 49.7 ft. x 19 ft. swimming pool 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 49 ft. 7 in. x 19 ft. swimming pool 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, and 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. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

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

Environmental Health

18. 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).

19. 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).

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

21. 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.

22. 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.

Swimming Pool

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

24. 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) and 3.5.3(B)(8)(a).

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

26. 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).

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

28. 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.

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

Geology

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

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

Public Works

32. 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.

33. 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.

34. 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.
    h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to issuance of the grading permit.

35. 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.

36. 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.

Construction

37. 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.

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

Site-Specific Conditions

39. The water storage device (swimming pool) shall be equipped with an operative fire draft/fire hydrant.

Prior to Final Inspection

40. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the 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.

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

42. 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

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 water storage device (swimming pool). 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 **October 5, 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 24, 2026

Prepared by:



Latrice Williams
Assistant Planner

Issued by:



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

Attachments:

1. Project Plans
2. Department Review Sheets

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-007**, dated **September 24, 2026**, for the project located at **29215 Larkspur Lane, 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.

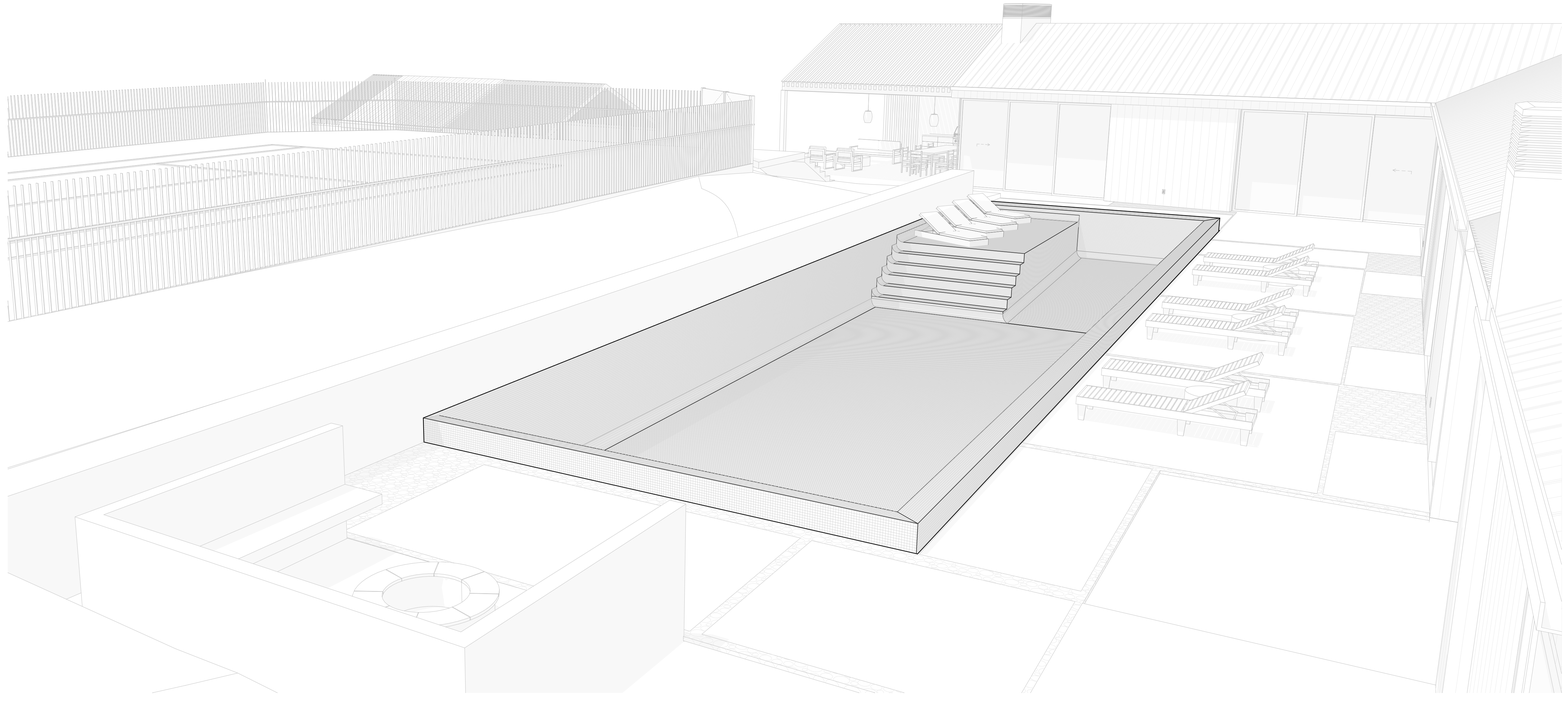
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

LARKSPUR_J RESIDENCE

MALIBU, CA



NOTE: PROJECT VIEW TO BE USED AS INSPIRATION REFERENCE ONLY, NOT FOR CONSTRUCTION PURPOSES.

ATTACHMENT 1

ABBREVIATIONS

NOTE: ABBREVIATIONS ARE NOT CASE SPECIFIC

A.B.	Anchor Bolt
A.C.	Asphaltic Concrete
Acces.	Accessories
A.D.	Area Drain
Adj.	Adjacent/Anchor Bolt
A.F.F.	Above Finish Floor
A.P.	Access Panel
Approx.	Approximately
Arch't.	Architect
Alum.	Aluminum
Bd.	Board
Bldg.	Building
Blk.	Block
Blkg.	Blocking
Blkt.	Blanket
Bm.	Beam
B.N.	Boundary Nail
B.O.	Bottom of
B.S.	Both Sides
Brdg.	Bridging
Brkt.	Bracket
B.T.U.	British Thermal Unit
B/N	Between
Cab.	Cabinet
Carp.	Carpet
C.B.	Catch Basin
C.T.	Ceramic Tile
C.G.	Corner Guard
C.J.	Construction Joint
C.L.	Center Line
Clg.	Ceiling
Clo.	Closet
Clr.	Clear
C.M.U.	Concrete Masonry Unit
C.O.	Clean Out
Col.	Column
Conc.	Concrete
Const.	Construction
Cont.	Continuous
Ctr.	Center
C.W.	Cold Water
Dbl.	Double
Dept.	Department
D.F.	Douglas Fir
Dim.	Dimension
Dn.	Down
Dr.	Door
D.S.	Down Spout
E.	East
E.F.	Each Face
E.J.	Expansion Joint
El.	Elevation, vertical
Elast. Mem.	Elastometric Membrane
Elec.	Electric
Elecl.	Electrical
Elev.	Elevator
Eq.	Equal Space
Equip.	Equipment
EX.	Cut from, previously
Exist'g.or(E)	Existing
Ext.	Exterior
F.C.	Finish Ceiling
F.D.	Floor Drain
F.E.C.	Fire Extinguisher Cabinet
F.F.	Finish Floor
Fin.	Finish
Fix.	Fixed
F.L.	Flow Line
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
Ftg.	Footing
Galv.	Galvanized
G.B.	Grab Bar
Gen.	General
G.C.	General Contractor
G.S.	Gravel Stop
G.S.M.	Galvanized Sheet Metal
Gyp. Bd.	Gypsum Board
GWB	Gypsum Wall Board
H.B.	Hose Bib
H.C.	Handicap or Hollow Core
H.D.F.	High Density Fiberboard
Hdr.	Header
Hdwr.	Hardware
Ht.	Height
Horiz.	Horizontal
H.P.	High Point
Htg.	Heating
H.W.	Hot Water
I.D.	Inside Diameter
Incl.	Including
I.E.	Invert Elevation
Info.	Information
Insul.	Insulation
Int.	Interior
Jst.	Joist
Jt.	Joint
L.	Length
Lav.	Lavatory
Lbs.	Pounds
L.H.	Left Hand
L.L.	Live Load
L.P.	Low Point
Lt.	Light
Louv.	Louver
Mat'l.	Material
Max.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Mfg.	Manufacturer
Min.	Minimum
Misc.	Miscellaneous
Mtl.	Metal
M.R.GWB	Moisture resistant gypsum board
N.	North
(N)	New
N.G.	Natural Grade
N.I.C.	Not in contract
No.	Number
N.T.S.	Not to scale
Obs.	Obscure
O.C.	On Center
O.D.	Outside Diameter
Opng.	Opening
Opp.	Opposite
Ot.	Outlet
OVD.	Overflow Drain
P.L.	Property Line
Pl.am.	Plastic Laminate
Plt.	Plate
Plbg.	Plumbing
Plywd.	Plywood
PS.F.	Pounds per Sq. Ft.
Pt.	Point
Ptd.	Painted
Q.T.	Quarry Tile
R.A.	Return Air
RF.D.	Roof Drain
Reg.	Register, Regulation or Regular
Req'd.	Required
RR	Roof Rafters
S.	South or Sink
S.A.	Supply Air
S.C.	Solid Core
Sched.	Schedule
Scup.	Scupper
S.F.	Sub Floor
Sgl.	Single
Sht.	Sheet
Sim.	Similar (but not identical)
SCD	See Civil Drawings
SED	See Electrical Drawings
SLD	See Landscape Drawings
SMD	See Mechanical Drawings
SOG	Slab On Grade
SP	Stand Pipe
SPD	See Plumbing Drawing
Spec.	Specifications
Sq.	Square
SSD	See Structural Drawing
S.S.	Select Structural/Stainless Steel
Std.	Standard
St 'l.	Steel
Stor.	Storage
Struct'l	Structural
S.T.D.	Slope to drain
T.B.D.	To Be Determined
Tele.	Telephone
Temp.	Tempered
T&B	Top & Bottom
T&B	Tongue & Groove
T.O.D.	Top of Deck
T.O.J.	Top of Joist
T.O.P.	Top of Parapet
T.O.Sl.	Top of Slab
T.O.St.	Top of Steel
T.O.W.	Top of Wall
TS	Tubular Steel
T.V.	Television
Typ.	Typical
U.B.C.	Uniform Building Code or applicable Local Bldg. Code
U.L.	Underwriters Laboratory
U.N.O.	Unless Noted Otherwise
V.	Void
V.B.	Vapor Barrier
V.C.T.	Vinyl Composition Tile
V.G.D.F.	Vertical Grain Douglas Fir
Vent.	Ventilation
Vert.	Vertical
V.I.F.	Verify in Field
Vol.	Volume
W.	West or Wide Flange
W/	With
Wd.	Wood
W.F.	Wall Furnace
W.Gl.	Wire Glass
W.H.	Water Heater or Weep Hole
W/O	Without
Wp.M.	Waterproof Membrane
Wt.	Weight
W.W.F.	Welded Wire Fabric
Wk.Pt.	Work Point

DRAWING SYMBOLS

FOR ADDITIONAL ELECTRICAL/MECHANICAL SYMBOLS & EXIT SIGN SYMBOLS - SEE SHEET A----

ELEVATION REFERENCE

SECTION CUT

DETAIL REFERENCE

DETAIL ENLARGEMENT REFERENCE

INTERIOR ELEVATION REFERENCE

REVISION NUMBER

DOOR REFERENCE NUMBER

WINDOW REFERENCE NUMBER

ELEVATION POINT

LEVEL LINE

STUD WALL

BLOCK WALL

ONE HOUR RATED WALL (INTERIOR WALLS)

TWO HOUR RATED WALL

WALL TYPE DESIGNATION

PROPERTY LINE

CENTER LINE

FACE OF G.W.B. DIMENSION, U.N.O.

GYPSUM WALL BOARD

PLYWOOD

INSULATION

STEEL

ALUMINUM

CERAMIC TILE

FENCING

STRUCTURAL WOOD FRAMING

WOOD BLOCKING

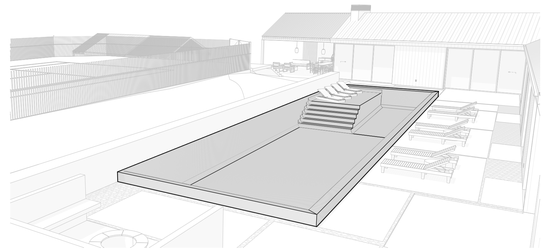
FINISH WOOD

SHEET INDEX

SHEET ID	SHEET NAME	DATE/PUBLICATION: 7/24/26 PLANNING SUBMITTAL
G-0.1	COVER SHEET	☒
G-0.2	GENERAL NOTES & SPECIFICATIONS	☒
G-0.3	GENERAL NOTES & SPECIFICATIONS	☒
G-0.4	SURVEY	☒
G-0.5	SLOPE ANALYSIS	☒
G-0.6	SETBACK & PERMEABLE-IMPERMEABLE CALCULATIONS	☒
G-0.7	OWTS PLOT PLAN	☒
A-1.1	PROPOSED SITE PLAN	☒
A-2.1	PROPOSED FLOOR PLAN - POOL	☒
A-4.1	PROPOSED SECTIONS - POOL	☒
A-6.1	POOL EQUIPMENT VAULT	☒
A-6.2	POOL DETAILS	☒

LARKSPUR_J RESIDENCE

29215 Larkspur Lane



NEW POOL ADDITION TO AN EXISTING HOUSE

PROJECT DATA

SCOPE OF WORK:	POOL ADDITION TO AN EXISTING HOUSE, POOL EQUIPMENT, CMU POOL EQUIPMENT ENCLOSURE. NO NEW LANDSCAPE OR HARDSCAPE PROPOSED
PROJECT ADDRESS:	29215 LARKSPUR LN, MALIBU, CA 90265
A.P.N.:	4468-009-006
LCP ZONING:	RR1
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENCE
OCCUPANCY GROUP:	R3\U FOR SINGLE FAMILY DWELLING WITH ACCESSORY UNITS.
LOT SIZE:	61,089 SQ FT (PER ASSESSOR RECORDS)
NUMBER OF STORIES:	1
FIRE SPRINKLERS:	YES - NFPA 13D, PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT PER CRC R313.2.
FIRE ZONE:	FIRE HAZARD SEVERITY
TYPE OF CONSTRUCTION:	V-B
BLDG HEIGHT:	18'-0"
APPLICABLE CODE:	THIS PROJECT SHALL COMPLY WITH THE 2025 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA REFERENCED STANDARDS CODE, AND 2026 LOS ANGELES COUNTY AMENDMENTS.

PROJECT TEAM

OWNER Malibu Larkspur Lane, LLC
PO Box 339, Minden, NV 89423
Contact: Jenson Turner
e: jenson.g.turner@gmail.com
p: 818.208.3857

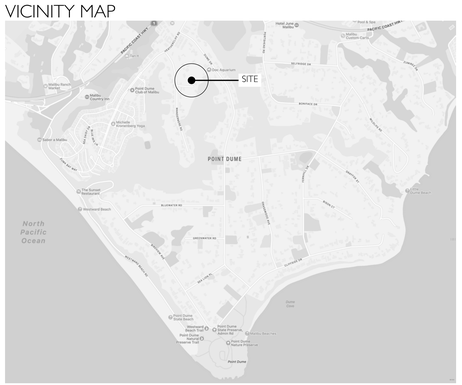
ARCHITECT Sorensen Architects
5855 Green Valley Circle #308
Culver City, CA 90230
Contact: Christopher Sorensen / Architect
e: sa@sorensenarchitects.com
p: 310.337.2866

SURVEYOR Peak Surveys Inc.
2488 Townsgate Rd, Suite D
Westlake Village, CA 91361
Contact:
e: www.peakinc.com
p: 805.495.7014

STRUCTURAL ENGINEER ISE
Contact: Shawn Lothrop
e: www.ISEengineers.com
p: 951.970.1244

GEOTECHNICAL ENGINEER Earth Systems
Contact: Christopher Allen
2122 East Walnut Street, Suite 200 - Pasadena, CA 91107
e: callen@earthsystems.com
p: 626-356-0955

VICINITY MAP



SETBACK CALCULATIONS

LOT WIDTH **213.9'**
LOT DEPTH **288'**

REQUIRED SETBACKS
FRONT SETBACK: 20% X 288' = 57.6'
REAR SETBACK: 15% X 288' = 43.2'
SIDE SETBACKS: 25% X 213.9' = 53.5' ((10% MIN. ONE SIDE = 21.4') & 32.1)
MAX HEIGHT: 18'-0"

PROPOSED SETBACKS - MAIN HOUSE
FRONT SETBACK: 76.0'
REAR SETBACK: 106.8'
SIDE SETBACKS: 32.1' AND 149.1' AND 21.4'

PROPOSED SETBACKS - GUEST HOUSE
FRONT SETBACK: 210.3'
REAR SETBACK: 81.5'
SIDE SETBACKS: 32.1' AND 57.4' AND 192.0'

SQUARE FOOTAGE ANALYSIS

SQFT CALCULATION	
NAME	**SQFT**
BAJA SHELF	228
POOL	1,264
POOL EQUIPMENT	52
	1,544 ft²

PERMEABLE VS IMPERMEABLE AREAS

IMPERMEABLE AREA CALCULATION	
TYPE	**AREA SF**
IMPERMEABLE EXISTING TENNIS COURT	7,124
IMPERMEABLE GUEST HOUSE	500
IMPERMEABLE HARDSCAPE	5,890
IMPERMEABLE MAIN HOUSE	3,911
IMPERMEABLE PICKLEBALL COURT	1,370
	18,327 ft²

PERMEABLE AREA CALCULATION	
TYPE	**AREA SF**
PERMEABLE	32,438
PERMEABLE DG DRIVEWAY & WALKWAYS	9,855
	42,293 ft²

IMPERMEABLE COVERAGE CALCULATION: 61,089 SF x 30% = 18,327 SF

S|A sorensen | architects
www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

COVER SHEET

SEAL & SIGNATURE: LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28583 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.1
SHEET No.:

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SPECIFICATIONS

DIVISION 1 - GENERAL CONDITIONS

1.1 The contractor shall maintain at all times full and unlimited workmen's compensation insurance in accordance with the labor code of the state of California, and shall carry public contingent liability of insurance in amounts satisfactory to and in companies selected with the consent of the owner.

1.2 The latest standard form of the American Institute of Architects' general conditions, shall be considered as part of these specifications and is on file in the architect's office.

1.1.1 Contractor shall verify the site and examine all existing conditions that may affect the work, and report to Sorensen Architects any discrepancy with the drawings or the need for any clarifications before submitting his bid.

1.1.2 All information shown on the drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported so that the proper revisions may be made. Modification of details of construction shall not be made without the proper written approval of Sorensen Architects.

1.1.3 Dimensions shall take precedence over scale - DO NOT SCALE DRAWINGS. Specific notes and details shall take precedence over general notes and details.

1.1.4 Demolished material shall be considered the property of the contractor unless otherwise specified by the owner and shall be removed from the job site and disposed of in a legal manner.

1.1.5 Contractor shall coordinate with the owner use of parking areas by workers, working times, noise level that may cause disruption of work, and any shut-off of water, gas power, HVAC etc. Temporary toilet facilities shall be provided before construction or demolition is started.

1.1.6 A contractor to verify with owner and architect the make, model, and color of appliances, electrical and plumbing fixtures, and finish materials. Contractor shall coordinate with the owner, the exact location of all power, data, communication, and television receptacles and switches.

1.1.7 Contractor and his subcontractors must maintain the public right of ways, sidewalks, premises and surrounding areas to be clean at all times and must clean these areas daily at the end of working hours. Contractor shall remove from and about the project waste materials, rubbish, the contractor's tools, construction equipment, machinery and surplus materials and shall clean all glass, ceramic tile, finish hardware, plumbing fixtures, electrical, trim, equipment, and appliances, from the building upon completion of the project.

1.1.8 Plumbing, mechanical, and electrical contractors shall supply all necessary layouts, calculations, sizing specifications, and permits and permit fees for their respective work and shall provide copies of the same to Sorensen Architects.

1.1.9 n/a

1.1.10 The contractor must verify all existing conditions and verify all dimensions at the job site.

1.1.11 All work and materials shall conform to the requirements of the current edition of the Uniform Building Code, laws and ordinances of the local fire department, coastal agencies, and local county, and state ordinances, rules, codes, regulations, and laws that govern this construction. Nothing in the construction document shall be construed to permit an installation in violation of applicable code and/ or restrictions. The contractor shall notify Sorensen Architects if the documents vary from said codes and/ or restrictions.

1.1.12 The act of starting any specific operation will be deemed as evidencing acceptance by the contractor of all related existing conditions as being satisfactory for such work.

1.1.13 Any requests claims for additional costs above the original sum, the contractor shall give the owner written notice there of within seven (7) days after the occurrence of the event giving rise to such claim. This notice shall be given by the contractor before proceeding to execute the work. Any change in the contract sum resulting from such claim shall be authorized by a written change order only as signed by the owner or owners agent.

1.1.14 No substitutions will be considered unless written request is submitted to owner within ten (10) days of award of contract.

1.1.15 The contractor shall submit shop drawings and samples in triplicate to Sorensen Architects covering categories of work. By submitting shop drawings the contractor thereby represents that he has verified all field measurements, methods of access to the point of installation and similar field criteria for cabinetry/ millwork and all prefabricated assemblies other than building standard work.

1.1.16 Prior to completion of the project the contractor shall submit to the owner, complete operation and maintenance for all mechanical and electrical portions of the work.

1.1.17 The symbol (N.I.C.) means labor or materials that are Not In Contract.

1.1.18 "Or equal", where noted within these specifications, implies substitutions that must be approved by Sorensen Architects prior to purchase and installation.

1.2 General Construction Conditions

1.2.1 The contractor shall supervise and direct the work using his best skill and attention. The contractor shall enforce strict discipline and good order among his employees and other persons carrying out the contract. He shall not permit employment of unfit persons or persons not skilled in tasks assigned to them. The contractor shall be responsible to the owner for the acts or omissions of the contractor's employees, subcontractors, and other persons performing portions of the work under contract with the contractor.

1.2.2 The contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, utilities, toilets, transportation and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated into the work.

1.2.3 The contractor shall anticipate all requirements for the completion of this job and provide all necessary work such as cutting, patching, removals, relocations, fixing, repairing, painting, etc., whether or not specifically called for or described on the drawings, to the satisfaction of Sorensen Architects.

1.2.4 Delivery of materials and removal of debris is to be coordinated and scheduled with the owner and city agencies if required. Material and equipment storage and the security of same including the job site are the responsibility of the contractor.

1.2.5 All construction material shall be stored properly within an area designated by the owner.

1.2.6 Before drilling / cutting any holes in any concrete slab or existing building structure, the contractor shall obtain permission from Sorensen Architects.

1.2.7 During demolition and construction work, contractor shall provide protection for all existing facilities in the course of the work and shall be responsible for maintaining the assigned areas of work completely sealed and isolated from the rest of the building and return any damaged area to its original condition.

1.2.8 Contractor shall provide adequate bracing where required for all elements during construction.

1.2.9 Contractor agrees that he shall assume sole and complete responsibility for construction means, methods, techniques, sequences, and procedures, for job site conditions during the course of construction of this project including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and Sorensen Architects harmless from any and all liability, real or alleged, in connection with the performance of work on this project. Observation visits to the site by field representatives of Sorensen Architects shall not include inspections of protective measures or construction procedures. These visits are performed solely for the purpose of assisting in quality control and achievement of general conformance with the contract documents, but do not guarantee contractor's performance and shall not be construed as continuous and detailed inspection or supervision of construction.

1.2.10 The contractor to have in readiness all work or material as operations may require in the progress of the project. Contractor shall be responsible for all delays caused by neglect of himself or those under him by contract or otherwise.

1.2.11 The contractor shall maintain a complete set of current construction documents on the job site during all phases of construction for the use of all trades. The general contractor as required shall provide all subcontractors with a current set of construction documents.

1.2.12 All work listed, shown or implied on the construction documents shall be supplied and unless noted otherwise installed by the contractor,

1.2.13 Protect all trees not shown to be removed.

1.2.14 The contractor shall pay for all inspections and permits after issuance of the building permit.

1.2.15 The owner shall pay for utility company's fees for water, gas and electric services, and will pay for water used in construction.

1.2.16 The contractor shall furnish a one year guarantee and be responsible for all parts of the work on the building not otherwise guaranteed.

1.2.17 All subcontractors shall furnish a three year guarantee and be responsible for all of the labor and materials furnished to the building.

1.2.18 At completion, the contractor will do final cleanup of the job site and will clean all glass. All glass that is scratched or damaged by work at the site shall be removed and replaced at no cost to the owner. All hardware and metal surfaces shall be cleaned without the use of abrasives.

DIVISION 2 - SITE WORK

2.1 Site Clearing, Earth Work Conditions of Site:
Contractor shall check conditions at the site. If site conditions vary from those shown on the drawings he shall call any variations to the attention of Sorensen Architects before proceeding with the work.

2.1.2 n/a

2.1.3 Clearing the Site: Remove all shrubs and brush in the construction area unless noted to remain. Verify all trees with Sorensen Architects before commencing work.

2.1.4 Excavating Footings:
A. Excavate for all footings, walls, slabs and concrete paving.
B. Clean earth from excavations may be used for backfill. Remove all debris materials unsuitable for fill.
C. Shore and brace excavations if required to prevent caving. Tamp bottoms of footing excavations before pouring concrete.
D. Filling and back filling around foundations, behind walls, under slabs and concrete paving shall be uniformly deposited in 8" layers, moistened with water and thoroughly compacted to specified density.

2.1.5 Rock fills and surfacing: Fill the back of all retaining walls over 4'-0" high, a minimum of 8" thick with pea gravel from the bottom to 6" below finish grade behind the wall.

2.2 Storm Drainage:

2.2.1 Retaining wall drainage as per Sorensen Architect's and structural engineer's drawings.

2.2.2 Roof drainage to be by down-spouts inside walls (unless otherwise noted) and are to go to grade. (See section 7.1.2.) Materials to be ABS plastic fittings at grade to drainage lines.

2.2.3 Yard drains as per Sorensen Architect's and engineer's plans and in accordance with local building codes and building permit requirements.

2.2.4 Drainage lines to be PVC pipe as per Sorensen Architect's and engineer's plans and in accordance with local building codes and building permit requirements.

2.2.5 Provisions shall be made for contributory drainage at all times.

2.2.6 All floor drains shall be trapped and shall be provided with a primer line in accordance with the provisions of U.P.C. Sec. 706 & 707.

2.3 Sewage Disposal:

2.3.1 As per local Health Department requirements or in accordance with local sewer district standards. (See Health Department Permit)

DIVISION 3 - CONCRETE AND FOUNDATIONS

3.1 Structural engineer's and geologist/soils engineer's specifications shall supersede these specifications if conflicting notes regarding concrete or foundation exist.

3.2 Portland cement shall conform to ASTM specifications.

3.3 Fine aggregate shall be good commercial natural sand: clean, hard uncoated grains, free from alkali, organic or deleterious materials. ("Azusa" or "San Gabriel" material only.)

3.4 Coarse aggregate shall be gravel or crushed rock, clean, hard uncoated material, free from alkali, organic or deleterious materials; all retained on 1/4" mesh screen; all shall pass 1-1/2" mesh screen, well graded between these limits.

3.5 Reinforcing steel shall be intermediate or structural grade deformed bars.

3.6 Water shall be clean and free from acids, alkalis, or organic materials.

3.7 Set anchors and rough hardware as shown on structural plans. Sill anchor bolts shall be a minimum of 1/2" diameter, shall extend 7" minimum into concrete foundation, and shall be spaced not over 6'-0" on center.

3.8 Concrete forms shall be true to required shape and size, shall maintain position during pours, and are to be reasonably tight with neat fitted joints. Metal or approved spreaders shall be used. No wood spreaders are permitted.

3.9 The placing of steel shall be done accurately and securely tied with #16 gauge steel wire. Maintain proper concrete coverage.

3.10 Proportioning and mixing concrete:

3.10.1 2000 lbs compressive strength concrete shall be 1 part cement (tested), 2-1/2 parts fine aggregate, 3-1/2 parts coarse aggregate, and 7 gallons of water per sack of cement.

3.10.2 Concrete shall be mixed in transit, with certificates for all loads.

3.10.3 Grout and topping shall be 1 part cement, 2 parts fine aggregate.

3.10.4 n/a

3.11 Concrete shall be placed without delay after mixing; maintain reasonably level pours; tamp to fill entire forms. Saturate the soil 18" deep before placing concrete slabs.

3.12 Concrete forms shall be wet before placing of concrete and shall be kept wet until they are stripped. Forms shall not be stripped until 48 hours after pour.

3.13 Defective concrete which is porous shall not be acceptable. Remove and replace as directed.

3.14 Waste concrete, mortar, and aggregate shall be removed from the job site. Remove form wires and/or spreaders from exposed concrete surfaces. Pressure grout all holes and finish to match adjoining surfaces.

3.15 Cement floor finishes to be monolithic and true to level; interior to be steel-troweled; exterior to be approved broom finish. Prepare sample for approval by Sorensen Architects before finishing. Pour in alternate sections to provide cold joints.

3.16 No concrete is to be poured on job without a field inspection and review by the structural engineer or soils engineer (if a geology/soils report is part of the requirements for obtaining a building permit). Local building department inspection requirements shall also be met prior to pouring concrete.

3.17 Concrete contractor shall review electrical, plumbing and heating plans, and shall be responsible for the coordination and installation of all under-slab conduit, plumbing lines, and air conditioning ducts.

3.18 Provide a minimum of 6" wide R 3.75 perimeter insulation for all slab on grade floors.

3.19 All foundations must extend through un-compacted fill and bear in undisturbed material in accordance with geology/soils report (if report was required by local building department) and local building department requirements.

3.20 Provide minimum under-floor crawl spaces with clearances of 12" from girders, 18" from joists and 6" from mud-sills.

3.21 All foundation excavations must be observed and approved by the Project Geotechnical Engineer and/or the Project Engineering Geologist prior to placement of reinforcing steel.

3.22 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.

3.23 Prior to the placement of concrete slabs, the slab subgrade soils shall be moisture conditioned to near optimum moisture content to at least 18 inches. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand.

DIVISION 4 - MASONRY

4.1 Concrete blocks are to be hollow concrete units, open-end type.

4.2 Mortar and grout per local building codes.

4.3 Grout all concrete block cells.

4.4 When laying block, grout all cells, running bond, struck joints, and remove all mortar from exposed surfaces of blocks.

4.5 Structural engineer's details are to be followed for construction of all concrete block walls.

4.6 Brick Veneer:

4.6.1 Brick units shall be standard fired clay bricks corresponding to ASTM standards. Color and manufacturer to be selected by architect.

4.6.2 Brick units shall be adhered with Type "S" mortar.

4.6.3 Use steel ties as required to adhere veneer to substrate.

DIVISION 5 - METALS

5.1 Structural Steel:

5.1.1 Conform to ASTM-a-36-63t; ASTM-a-501-64 for seamless steel tubing.

5.1.2 Contractor to submit two sets of shop drawings for review by Sorensen Architects for all steel fabrication prior to fabrication.

5.1.2 Fabrication, connecting, and welding to be per structural details. Welding per AWS specifications and local building codes; by licensed shop only.

5.1.3 Clean, wire brush, and remove all rust and scales.

5.1.4 Prime with full coats of paint (see specification 9.7) in shop and field touch-up after field welding.

5.1.5 Miscellaneous plates, clips, angles, ties, straps, and anchors are to be per details and as required.

5.1.6 No steel is to be exposed on buildings located within 100 yards of the ocean.

DIVISION 6 - CARPENTRY

6.1 Rough Carpentry

6.1.1 Structural Lumber:
A. Lumber to be well seasoned, grade-marked as per standard rules of West Coast Lumberman's Association.
B. Lumber to be "Construction Grade Douglas Fir", unless otherwise specified.
C. All lumber in contact with masonry, concrete, or within 6" from earth shall be treated "Douglas Fir".
D. All wood stud walls shall be s4s. All exterior stud walls shall be a minimum of 2x6 in size (if this specification
conflicts with architectural details it shall be brought to the attention of Sorensen Architects prior to start of construction).
E. All wood beams and posts to be "Select Structural Grade Douglas Fir" s4s.
F. All wood sills to be foundation grade redwood s4s, or treated Douglas Fir.
G. All plywood floor, wall, and roof sheathing shall be according to structural engineer's specifications.

6.1.2 All metal connectors exposed to outside of building shall be galvanized.

6.1.3 All wood framing shall follow structural engineer's plans and specifications and shall conform to all local department of building & safety requirements.

6.1.4 Provide solid backing for all fixtures, accessories, etc. as required.

6.1.5 All handrails shall be designed for 20 lbs. lateral load (t-23c).

6.1.6 All stairways shall have a minimum clear headroom of 6'-8", stair risers shall be 8" high maximum, tread length shall be 9" minimum. Top of all handrails to be 36"- 38" above stair nosing, and shall have a clearance of 1-1/2" from wall. Handrail shall have a width/diameter of 1 1/4"(Min.) to 1 1/2" (Max.). Rail ends shall be returned to wall. Handrails and guardrails (if not made of tempered glass) shall have intermediate rails/balusters spaced 4" maximum apart at widest point.

6.1.7 Cross-bridge or solid-block 2x floor joists over 10" in depth every 8 feet, and solid-block at supports.

6.1.8 Plywood roof panels shall be bonded with intermediate or exterior glue and shall be exterior type where exposed to the weather.

6.1.9 Wall bracing and notching of studs shall conform to the current edition of the Uniform Building Code. 6.1.10 Timber within 6" of earth shall be protected by 3" of concrete and an impervious membrane.

6.1.11 All nails used for nailing plywood shall be ring-shank or spiral thread of sizes and spacings indicated on structural drawings.

6.1.12 Fire block stud walls and partitions (including furred spaces at floor, ceiling, soffit, and at mid-height of walls over 10 feet in height).

6.2 Finish Carpentry

6.2.1 All exterior wood shown on drawings shall be either clear all heart redwood or clear cedar, size and type as per exterior building elevations. Size and type of all exterior siding to be approved by Sorensen Architects prior to the contractor's ordering of this material for job.

6.2.2 All exterior wood shall have galvanized phillips-head screws for installation.

6.2.3 All cabinets shall be included in General Contract as separate bid and shall be built as follows, unless designed and specified by kitchen design/consultant firm.
A. Kitchen base cabinet shall be 38" high from finished floor to top of finished countertop, depth to be 24", with 4" high and 3" deep kick, and doors shall be 3/4" thick for a total of 24-3/4".
B. Kitchen upper cabinets shall be 34", 36", or 40" high (interior elevations shall govern final height of upper cabinets). Upper cabinet shall be 12" deep with 3/4" thick doors for a total of 12-3/4".
C. Typical upper kitchen cabinet has a 1-1/4" light valance at bottom, and 3/4" scribe above door.
D. Bathroom base cabinet shall be 36" high (including countertop) (interior elevations shall govern final height of upper cabinets), with 4" high and 3" deep kick. Cabinet to be 21" deep with 3/4" thick doors for a total of 21-3/4". Countertop to overhang base cabinet according to architectural details.
E. Cabinets are to be custom built and will hold to dimensions of plans without fillers in between cabinets. Corner stiles will vary from 0" to 3" and 3/4" scribes will be required where cabinets meet the wall.
F. The body and interior of all cabinets shall be 3/4" to be constructed of Pre-finished plywood (formaldehyde free) to match exposed surfaces.
G. All cabinet's exposed surfaces shall be either paint grade wood, oak veneer, vertical grain Douglas fir veneer, maple veneer, or plastic laminate. See interior elevations and room finish schedule for cabinet finish type.
H. All drawers shall be constructed of Pre-finished plywood (formaldehyde free) to match exposed surfaces.
I. The backs of all cabinets shall be set in 3/4" and shall be constructed of Pre-finished plywood (formaldehyde free) to match exposed surfaces.
J. All upper kitchen cabinets shall have two adjustable shelves. Provide two pull out shelves in kitchen base cabinets. Provide one shelf in bathroom base cabinets.
K. All cabinet toe kicks will be recessed 3" in front, 1" on ends, and 1" on backs (where exposed).
L. All cabinet doors shall be flush, full overlay with 3/32" plus a 1/32" gap between each door. Cabinet doors shall be guaranteed against warpage of more than 1/8". M. All cabinet hinges will be fully concealed 120 degree opening with metal cup.
N. All mouldings shall be provided as needed for sides and tops of cabinets.
O. All chopping block countertops to be maple wood; thickness and finish to be approved by Sorensen Architects. P. All drawer-slides to be manufactured by 'Blum, Tandem glide, full extension'.

6.3 Laminated Plastic

6.3.1 Colors and patterns to be approved by Sorensen Architects.

6.3.2 All fabricated countertops are to have exterior plywood or particle board backing.

6.3.3 All fabrication and installation per details and per manufacturer's specifications by skilled applicators.

DIVISION 7 - MOISTURE PROTECTION 7.1 Waterproofing

7.1.1 The waterproofing of all concrete block walls and all poured concrete walls below grade shall be waterproofed with Miradri 860 or 861 self-adhered waterproofing and accessories as manufactured by Mirafi. The minimum 60 mil membrane shall consist of rubberized asphalt laminated to a polyethylene film. The membrane must comply with the product property values published by Mirafi. Accessory products shall be M-800 Mastic, P-804 or P-805 Primer, LM-800 Liquid Membrane and Miradrain. Material shall be applied as shown on the plans and in compliance with the manufacturer's recommendations. The materials shall be applied at temperatures above 40 deg. F.. The surfaceto receive membrane waterproofing shall be clean, dry and free of irregularities. Primer shall be applied at a rate of 200-300 square feet per gallon. Miradri 860 or 861 Membrane shall be applied with a minimum 2 1/2" side lap and a minimum 5" end lap. M-800 Mastic shall be applied at all terminations, and "T" joints of the waterproofing membrane. A protection course should be applied at the end of the day's waterproofing application.

7.1.2 All drains shall be in accordance with recommendations by the geology/soils engineer's report and the structural engineer's drawings and specifications regarding subsurface drainage.

7.1.3 Roof Underlayment (Waterproofing):
Provide two (2) layers of Tyvek® Protec™ ICC-ES AC188 /CCRR0542/0314, ESR-5378 or approved equivalent roofing underlayment installed over the roof sheathing. Install in accordance with manufacturer's specifications and applicable building codes. Underlayment shall serve as a secondary water-resistive barrier beneath the roofing system. Lap joints, seal penetrations, and fasten per manufacturer requirements to ensure a continuous waterproofing layer.

7.1.4 Wall Underlayment (Weather-Resistive Barrier):
Provide Tyvek® HomeWrap® ICC-ES Report: ESR-2375, ASTM E1677 or approved equivalent weather-resistive barrier installed over exterior wall sheathing and behind exterior cladding. Install in accordance with manufacturer's instructions to create a continuous air and moisture barrier. Overlap seams, tape joints, and properly flash all openings, penetrations, and transitions to maintain continuity of the weather-resistive barrier.

7.2 Insulation

7.2.1 All insulation shall be by Owens/Corning Fiberglass Corp., Insulation Operating Div., Fiberglass Tower, Toledo, Ohio 43659, Tel# (419)248-8000, www.owenscorning.com.

7.2.1 All roof cavities shall have R30 insulation (See State energy calculations for minimum insulation requirements)

7.2.2 All exterior wood frame walls shall have R19 insulation. Insulation to be foil backed when exposed. (See State energy calculations for minimum insulation requirements.)

7.2.3 All raised floor systems shall have R19 insulation. (See State energy calculations for minimum insulation requirements.)

7.2.4 See State energy calculations for minimum insulation requirements.

7.3 Roofing

7.3.1 Built-up or "Flat" roofing areas shall have a minimum pitch of 1/2" to 1 foot. Roofing Type to be Built-up Class A roofing.

7.3.2 All roof coverings shall be "Fire Retardant" as specified in UBC (3203e) for Class A roofing assemblies. Class A prepared roofing to be per UBC (3203-f-3).

7.3.3 All eave vent baffles in attic to be minimum of 6" vertically above the surface of loose fill insulation in attic.

7.3.3.1 Copper roof to have 1-1/2" standing seams (not battons) at 24" on center. Copper to be 20 ounce minimum.

7.3.4 Roof ventilation in enclosed attics shall have ventilation of 1 square foot for every 150 square feet of attic area. Attic openings to be covered with corrosion resistant metal mesh with openings 1/4" in dimension. 7.3.5 All exterior building surfaces finished in stucco that are not vertical (i.e. parapets, etc.) shall be underlayed with Bithuthane appropriate waterproofing membranes.

7.3.5 Roof underlayment shall have one layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909. CRC 337.5.2., of Mineral Surface Cap Sheet 3407 by GAF or similar.

7.4 Sheetmetal

7.4.1 All sheetmetal, unless otherwise noted or specified, shall be a minimum of 28 gauge galvanized metal. All joints to be lapped 4" and soldered solid at all joints.

7.4.2 All flashings, gutters, downspouts, metal louver vents, and dormer roofs as per architectural details.

7.4.3 All ductwork for ventilation fans through roof to have no-draft roof vent caps.

7.4.4 Clothes dryer wall vent to be 4" metal wall sleeve with no-draft weather caps.

7.4.5 Roof caps for F.A.U. units and kitchen and barbecue hoods shall be round type

7.4.6 All sheetmetal work to be done in a workmanlike manner, with smooth soldering, full seamed work, formed to provide suitable allowances for expansion and contraction without undue stress, and to be finished watertight throughout.

DIVISION 8 - DOORS, WINDOWS, GLASS

8.1 Security Requirements

8.1.1 Exterior doors, doors between house and garage, windows, and their hardware shall conform to the Security Provisions of Chapter 10 of the Uniform Building Code.

8.1.2 Single swinging doors, active leaf of pairs of doors, and the bottom leaf of Dutch doors shall be equipped with an interior latch and an exterior key operated dead bolt. Deadbolt shall have a hardened insert, 1" minimum throw and 5/8" minimum embedment into jamb. If latch has a key locking feature it shall be a dead latch type.

8.1.3 Inactive leaf of a pair of doors, or upper leaf of Dutch door, shall have a deadbolt per item 'a' not key-operated, or hardened deadbolt top and bottom with 1/2" embedment.

8.1.4 Interior swinging wood door(s) shall be solid core not less than 1 3/8" thick. Exterior door(s) shall be solid core not less than 1 3/4" thick.

8.1.5 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.

8.1.6 Door hinge pins accessible from the outside shall be non-removable.

8.1.7 Doorstops of wood jambs on in-swinging doors shall be one piece construction or joined by rabbet.

8.1.8 Windows and door lights within 40" of the locking device of exterior doors shall be fully tempered, approved burglary resistant, and protected by bars, screens or grills.

8.1.9 Overhead and sliding garage doors shall be secured with a cylinder lock, padlock with a hardened steel shackle, or equivalent (when not otherwise locked by electric power operation). Jamb locks shall be on both jambs for doors exceeding 9'-0" in width.

8.1.10 Sliding glass doors and sliding glass windows shall bear forced-entry-resistant labels.

S|A sorensen | architects
www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

GENERAL NOTES & SPECIFICATIONS

SEAL & SIGNATURE:
LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28563 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.2
SHEET No.:

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SPECIFICATIONS (CONT'D)

DIVISION 8 - DOORS, WINDOWS, GLASS (CONT'D)

8.2 Aluminum Doors, Windows and Screens
8.2.1 All sliding and multi-sliding doors to be Western Windows Classic 600 Series
8.2.2 All aluminum windows to be Western Windows Classic 600 Series
8.2.3 n/a
8.2.4 Sealing for metal to metal seams, etc., to be G.E. silicone sealant, General Electric Co., 260 Hudson River Rd., Waterford, NY 12188, or equal. Sealant color to match frame color.
8.2.5 Set all doors, windows, greenhouses, and skylights with sealant specified by manufacturer.
8.2.6 General Contractor shall be responsible for all water leaks in doors, windows, greenhouses, and skylights for one year after filing of "Notice of Completion".
8.2.7 Any substitution to the above doors, windows, greenhouses, or skylights shall be submitted to Sorensen Architects for approval prior to start of construction.
8.2.8 All screens for doors, windows, greenhouses , and skylights shall be by manufacturer of specific assembly.

8.3 Wood Doors, Windows, and Greenhouses
8.3.1 For size and type of door, window or skylight see Door and Window Schedules.
8.3.2 n/a
8.3.3 n/a

8.4 Glass
8.4.1 All glass shall be Guardian Float Glass or approved equal. All glass shall be dual glazed 1/4" thick panels (unless otherwise specified in Door and/or Window Schedules). For glass tint refer to Door and Window Schedules.

8.5 Wood Slab Doors
8.5.1 All exterior wood slab doors to be 1 3/4" thick, solid core wood. See Door Schedule for precise finish.
8.5.2 All interior wood slab doors to be 1 3/8" thick, solid core wood. See Door Schedule for precise finish.

8.6 Finish Hardware
8.6.1 All finish hardware to be by Schlage Lock Co.

8.7 All such skylights to be manufactured by Velux
8.7.1 All skylights to be installed according to manufacturer's specifications.

8.8 Structural Skylights
8.8.1 All such skylights to be manufactured by Velux
8.8.2 Scope
A. This specification authorizes that engineering, materials, fabrication, installation and warranty of Skylight project will be carried to completion by one Skylight manufacturer.
8.8.3 Quality Assurance
A. AAMA standards shall be adhered to throughout construction.
B. Work will be performed by qualified, experienced and approved personnel.
8.8.4 Submittals
A. Shop Drawings - 2 copies of shop drawings shall be submitted for the architect's approval prior to starting fabrication.
B. Structural calculations by a registered professional engineer to confirm compliance with all loading requirements.
C. The skylight manufacturer shall submit for architect's approval the following test reports and samples in regard to flush silicone joinery:
1. Test data on adhesion samples of metal and glass tested in accordance with ASTM-C-794.
2. Compatibility statement that the materials in contact with the sealant (such as gaskets, spacers, setting blocks) are compatible with the sealant after 21 days exposure to ultra violet, 2000-4000 (micro watt u.v. radiation).
3. A statement that the stress on the silicone sealant (per detail), when exposed to the specified load, does no exceed 20 psi.
4. The skylight manufacturer shall provide the sealant manufacturer shop drawings showing size of lights, design wind-load and statement of stress.
5. Where applicable a statement from the supplier of insulating glass that the units will withstand the specified loads.
8.8.5 Loading Requirements
A. Aluminum Skylight structures shall be designed for loads prescribed by the governing building codes. Deflection of rafters will not exceed L/175 of the rafter span.
8.8.6 Warranty
A. A written warranty will be presented that certifies Skylight(s) shall be free of defects in design, materials, and construction and will not leak for a period of 10 years from date Skylight is completed. B. Glazing materials are covered by glazing manufacturer's standard warranty.

8.9 Weatherstripping
8.9.1 All stops as per manufacturer's specifications, all thresholds to be included in finish hardware allowance.
8.9.2 All weather stripping be Pemko or equal.

DIVISION 9 - FINISHES

9.1 Plastering
9.1.1 All materials to be by La Habra Products, Inc., or equal.
9.1.2 Plaster surfaces on walls, ceiling, and roof soffits exposed to weather shall have exterior lath and plaster conforming to Uniform Building Code, Sections 4708 and 4709. Unless exempted by Section 424, exterior plaster lath on ceilings and roof soffits shall conform to Section 4706-C of the Uniform Building Code.
9.1.3 All non-vertical stucco surfaces to be waterproofed w/ two (2) layers of 15 lb. felt under lath.
9.1.4 Inspection is required by local department of building & safety of all interior and exterior in-place lath and for gypsum board, before plaster is applied or any joints and fasteners have been taped and finished.
9.1.5 Exterior stucco finish shall be composed of three coats:
A. First coat shall be scratch coat.
B. Second coat shall be brown coat.
C. Third coat shall be finish coat. This coat shall have integral color. Color and texture shall be approved by Sorensen Architects prior to start of work. Integral color shall be in conformance with manufacturer's specifications. Finish coat to be smooth, steel troweled finish with fine sand mix, sample to be approved by Sorensen Architects.
9.2 Drywall
9.2.1 All materials to be U.S. gypsum or approved equal. All drywall panels to be 5/8" thick type "X" gypsum panels.
9.2.2 Application of drywall to be according to the Drywall Contractor's Association. Exposed edges to have 1/2" radius corner bead. All vertical and horizontal joints to be taped according to manufacturer's specifications. All surfaces to be true and smooth with proper filling and sanding.
9.2.3 All interiors shall be finished with a smooth finish and shall have a coat of thin wall skim coat over drywall surface. Sample finish of texture coat over drywall shall be approved by Sorensen Architects prior to start of work.
9.2.4 All drywall used in kitchen or bathrooms to be 5/8" green board drywall (waterproof).
9.2.5 All penetrations through rated assemblies shall be caulked with USG Fire Stop System. Installation shall be in accordance with both manufacturer's specifications and UL HWS0001 (for 1-hour assemblies) or HWS0002 (for 2- hour assemblies).

9.3 Ceramic Tile
9.3.1 Materials
A. All ceramic floor tile to be approved by Sorensen Architects.
B. All exposed edges to have surface bullnose. Wall tile coved to floor in showers.
C. All tile countertops to have surface broken edges.
D. Arrangement of tile joints to be approved by Sorensen Architects.
9.3.1.2 All tile to have backing of 1/2" "Dens-Shield' Tile Backer ICBO # 4465 (for tech info call 800.225.6119)
9.3.2 Tile grout width to be approved by Sorensen Architects prior to laying of tile. Expansion joints shall be placed at the junction of unlike materials or vertical surfaces such as concrete or veneered walls, steps, curbs, planters, columns, etc. Width of expansion joint to be approved by Sorensen Architects.
9.3.3 All floors and counters to be set with epoxy mortar unless otherwise specified.
9.3.4 All tile work shall be in accordance with the latest specifications of the Tile Council of America.
9.3.5 All tiles to be wiped clean after grouting, using water and soft cloths. Do not use acid.
9.3.6 After tile is laid and cleaned, the floors shall be covered for curing with a polyethylene sheet, and allowed to stand for a minimum of 3 days to allow the grout to cure. No traffic to be allowed on floor during this time.

9.4 Wood Floors
9.4.1 All wood floors to be either White Oak or Vertical Grain Douglas Fir.
9.4.2 The size, type, thickness, pattern, and finish to be approved by Sorensen Architects prior to installation.
9.5 Resilient Flooring
9.5.1 Sheet vinyl to be Armstrong Vinyl Corlon, or approved equal.
9.5.2 All flooring colors and patterns to be approved by Sorensen Architects.
9.5.3 Use Armstrong S-180 Latex Underlayment on surface that sheet vinyl is to be laid. Subfloor to have 1/4" underlayment of Armstrong S-300.
9.5.4 Flash covering is to be used when vinyl floors are specified for kitchen, laundry room, or bathrooms. Installation to
be according to manufacturer's specifications.
9.5.5 Armstrong floors, or equal, are to be used for all resilient floors.

9.6 Concrete Staining
9.6.1 n/a
9.6.2 All concrete paving, terraces, steps, garage floor, and concrete landings to be colored concrete; color to be approved by Sorensen Architects.

9.7 Painting
9.7.1 General
A. The work includes, but is not necessarily limited to, furnishing of materials and equipment and completion of painting and painter's finish on exposed surfaces as required to complete finishing of the work indicated on the drawings.
B. All painting to be of the highest quality. There shall be no painting on copper, aluminum, stainless steel, or brass unless otherwise specified. Do not paint in mechanical room or attic except for doors and trim.
C. All work to be by skilled painters. Apply no paint before work is ready for painting. All applications per manufacturer's specifications.
D. Colors and type of finish per Room Finish Schedule.
E. All unprimed and galvanized metal surfaces shall be clean. Remove all rust, and grease or oil with detergent. Galvanized metal to be treated with Galva-wash.
F. Exterior paint to be two coats of Ameron Primer 385 and two coats of PSX 700 Siloxane by Ameron Protective Coatings or similar. Color as selected by Sorensen Architects. Painter to follow manufacturer's specifications for application.
G. All visible linings of duct work in finished room spaces to be painted flat black.
H. All heating and ventilating grills on floors to have two coats of clear enamel. On wall grills to have two coats of paint to match adjacent surfaces.
I. All frames of recessed electric fixtures and plastic plates for convenience outlets to have two coats of paint to match adjacent surfaces.
J. Surfaces not to be painted include pre-finished wall, ceiling, and floor coverings; items with factory-applied final finish; concealed ducts, pipes and conduit; and surfaces specifically scheduled or noted on the drawings not to be painted.
K. All exterior metals exposed to the weather (except copper metal) shall be painted with Duronautics Paint by U.S. Paint Corporation, St. Louis, MO. Color as selected by Sorensen Architects. Painter to follow manufacturer's specifications for application.
9.7.2 Delivery, Storage and Handling
A. Store only acceptable project materials on site. Store in a suitable location. Restrict storage to paint materials and related materials. Comply with health and fire regulations.
B. Comply with manufacturer's recommendations as to environmental conditions under which coatings and coating systems can be applied. Do not apply varnish or paint when temperature is below 55 degrees F. Do not apply exterior paint in damp or rainy weather; ensure that the surface has dried thoroughly before proceeding.
9.7.3 Products
A. Products specified are as manufactured by the Dunn-Edwards Paints or approved equal.
B. Materials selected for coating systems for each type surface shall be the product of a single manufacturer.
C. Accessory materials such as turpentine, thinner, linseed oil, putty and shellac shall be of the highest quality and by approved manufacturer.
D. All paints shall be ready-mixed except field catalyzed coatings. Mix only in metal pails.
E. Finish coats shall not be thinned without Sorensen Architect's approval.
F. Number of coats scheduled is minimum. Additional coat shall be applied at no additional cost if necessary to completely hide base materials, produce uniform color and provide satisfactory finish result.
G. All colors are to be selected or approved by Sorensen Architects. All undercoats shall be tinted to approximate the finish coat.
9.7.4 Execution
A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work. The sub-contractor shall notify the general contractor and Sorensen Architects in writing of any defects or conditions which will prevent a satisfactory installation.
B. Do not proceed with surface preparation or coating application until conditions are suitable. Commencement of installation shall be construed as acceptance of surfaces.
9.7.5 Preparation of Surfaces
A. All surfaces to receive paint shall be clean, dry, smooth and dust free before application of any materials. Prepare surfaces as follows:
B. Wood - Sand smooth and remove dust. Fill open joints, cracks, nail holes and other pits or depressions flush and smooth with putty or mood dough after priming. Color putty to match finish paint coat. Touch up knots or sap streaks with shellac or other approved sealer before priming.
C. Concrete - Remove all foreign matter, efflorescence and encrustations. Use a still fiber brush to remove loose particles. Fill all depressions and remove all fins and projections not inherent in the base material.
D. Primed Ferrous Metal - Remove all foreign matter. Touch up abrasions with ferrous metal primer.
E. Unprimed Ferrous Metal - Remove all rust, mill scale and foreign matter by wire brushing, scraping, sandblasting or solvent as required to provide a clean smooth surface.
F. Galvanized Metal - Remove all foreign matter and clean entire surface with mineral spirits. Pretreat with phosphoric acid, etch or vinyl wash. Apply primer the same day as pretreatment is applied.
G. Gypsum Board - Remove all foreign matter. Fill all pits flush and smooth with spackle.
H. Plaster - Fill hairline cracks, small holes and imperfections on plaster surfaces with patching plaster. Smooth off to match adjacent surfaces. Wash and neutralize high alkali surfaces where they occur.
I. Surfaces which cannot be prepared or painted as specified shall be immediately brought to the attention of Sorensen Architects in writing. Starting of work without such notification will be considered acceptance by the contractor of surfaces involved. The contractor shall replace unsatisfactory work caused by improper or defective surfaces as directed by Sorensen Architects at no additional cost to the owner.

9.7.6 Application
A. Do not apply initial coating until moisture content of surface is within limitations recommended by the paint manufacturer.
B. Apply paint with suitable brushes, rollers or spraying equipment. Apply stain in accordance with manufacturer's recommendations. Rate of application shall not exceed that as recommended by the paint manufacturer for surface involved
C. Comply with recommendations of product manufacturer for drying time between succeeding coats.
D. Leave all parts of molding and ornaments clean and true to details with no undue amount of paint in corners and depressions.
E. Make edges of paint adjoining other material or color clean and sharp with no overlapping.
F. Refinish entire wall where portion of finish is not acceptable.
G. All materials shall be applied evenly with proper film thickness and free of runs, sags, skips and other defects. Enamel and varnishes shall be sanded lightly between coats, dusted and cleaned before re-coating.
H. Hardware, hardware accessories, plates, lighting fixtures and similar items in place shall be removed prior to painting and replaced upon completion of each space.
I. Heating and other equipment adjacent to walls shall be disconnected, using workmen skilled in appropriate trades, and moved to permit wall surfaces to be painted. Following completion of painting, they shall be expertly replaced and reconnected.
J. Paint visible surfaces behind vents, registers or grilles flat black. Wash exposed metal with solvent then prime and paint as scheduled. Spray paint wherever practical.
K. Do not paint over Underwriters' labels, fusible links or sprinkler heads.
L. Items without factory finish such as conduits, pipes, access panels and items of similar nature be finished to match adjacent wall and ceiling surfaces unless otherwise directed.
9.7.7 Clean-up
A. Upon completion of the work, the Contractor will remove all equipment, excess material and debris, remove all paint splatters and leave his area in a neat and orderly condition.
9.7.8 Paint Finish Schedule
A. Finish all surfaces in accordance with the manufacturer's schedule. Catalog names and numbers for consecutive coats of paint are available from Dunn-Edwards Paints except as otherwise specified.

DIVISION 10 - SPECIALTIES

10.1 Bath Enclosures
10.1.1 All shower enclosures to be by American Shower Door, unless otherwise noted on plans. For layout of enclosures see Interior Elevations.
10.1.2 All glass to be 1/4" laminated clear float safety glass, unless otherwise noted on Interior Elevations or Door Schedule.

10.2 Metal Fireplaces
10.2.1 All metal fireplaces, unless otherwise specified, to be by Superior
10.2.2 All corner fireplaces to be Superior Corner Fireplace
10.2.3 All metal frames surrounding built in fireplaces to be hidden as shown on Interior Elevations & Details.
10.2.4 Fireplaces (Title 24-150e): Closable metal or glass doors at firebox opening.
10.2.5 Combustion air intake (from outside), min. 6 sq.in., equipped with a damper.
10.2.6 Adjustable flue damper
10.2.7 Provide hearth extension as required by conditions of listing, manufacturer's instructions [3102.5.2]
10.2.8 Fireplace to include electrical igniters with wall switch

10.3 Bath Accessories
10.3.1 To be selected by interior designer or owner and approved by Sorensen Architects.

DIVISION 11 - EQUIPMENT

11.1 Vacuum System
11.1.1 Central vacuum cleaning system to be "Vent-a-Vac" by Vent-a-Hood, or equal.
11.1.2 See Electrical Plan for location of hose inlets and location of power pack.

11.2 Kitchen Equipment
11.2.1 Kitchen equipment per finish/fixture schedules unless specified by kitchen design/consultant firm.
11.3 Laundry Equipment
11.3.1 Washer and dryer to be selected by owner.
11.3.2 Clothes dryer exhaust duct must be metal where it exceeds 6'-0" in length or it is concealed within the building. (UPC 1104 and 1903)
11.3.3 Clothes dryer located in a habitable space or in an area with other fuel burning appliances shall be vented to the outside. Exhaust duct is limited to 14' with 2 elbows. This shall be reduced 2' for every elbow in excess of 2. Minimum dimension of this smooth metal galvanized duct shall be 4" Dia. 11.4 Dumbwaiter
11.4.1 Dumbwaiter to be by D.A. Matot

DIVISION 12 - FURNISHINGS

12.1 Furnishings to be selected by interior designer or owner.

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING SYSTEMS

DIVISION 15 - MECHANICAL / PLUMBING

15.1 Plumbing
15.1.1 All plumbing work per local plumbing code.
15.1.1.1 n/a
15.1.2 Sewage disposal and storm drainage outside of building are included in Site Work (Division 1)
15.1.3 Waste system
A. All piping to be ABS plastic pipe.
B. Provide clean-outs as required. Clean-outs in finished rooms to have flush covers, and are to be located as shown on architectural plans.
C. Floor drains to be standard drains as shown on plans, with strainers.
15.1.4 All vents to be galvanized steel pipe. Combine vents through roof where possible. Verify vent locations with Sorensen Architects prior to installation.
15.1.5 Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains may be installed in adjacent parapet walls with the inlet flow line located 2 inches above the low point of the adjacent roof and having a minimum opening height of 2 inches.
15.1.6 Supply system
A. Outside system to be PVC 40 and 80 as required by local code.
B. Inside system to be copper tubing. Dielectric couplings at all points where copper and steel connect. C. See local required Energy Calculations for water heater specifications.
15.1.7 Gas System
A. Pipe to be black steel coated and located below grade as per local plumbing codes.
B. Contractor to install and connect all gas operated building equipment and fixtures such as water heaters, kitchen equipment, air conditioning equipment systems, and fireplace log lighters from house to local gas utility service line in accordance with local plumbing codes.
C. All gas shut-off valves for appliances to be within 3 ft. of the appliances served to meet the requirements of U.P.C. Sec. 1213 (m).
D. The gas shut-off valves for fireplaces and barbecues shall be within 4 ft. of the appliances served and outside the hearth per the requirements of U.P.C. Sec. 1213 (l).
15.1.8 Solid backing is to be provided by contractor for all equipment. Contractor to insulate all hot water pipes and insulate all other pipes where they pass through framing.
15.1.9 Plumbing fixtures per finish/fixture schedule.
15.1.10 All mechanical ventilation systems in either bathrooms or laundry room without windows shall have five air changes per hour direct to outside of residence.
15.1.11 In addition to individual equipment guarantees, contractor shall provide one year guarantee for all workmanship and operation of all plumbing fixtures.
15.1.12 All copper piping joints under concrete slab shall be brazed per the requirements of U.P.C. Sec. 804 (c) 2.
15.1.13 All hose bibs shall be antiphon type. U.P.C. Sec. 1003 (i).
15.1.14 Water heaters with flexible water connections must be provided with anchorage per the requirements of U.M.C. Sec 504 (d).

15.2 Heating - Gas Fired Forced Air System
15.2.1 All heating work shall be done in conformance with local mechanical code.
15.2.2 Work not included in this section.
A. Foundation for equipment.
B. Cutting, framing, furring for duct work, etc.
C. Gas piping to furnaces.
D. Air supply for F.A.U. as shown on plans.
E. Line voltage wiring.
F. Conduit for low voltage.
15.2.3 Gas fired forced air furnace to be by "Carrier" or approved equal. Furnace to have solid state electronic spark ignition system, refer to Energy Calculations for size of units.
15.2.4 Combine gas vents when possible into single vent through roof.
15.2.5 Controls to be White-Rogers, or Carrier-Parker auto-digital controls to be supplied by Rusher Air Conditioning (see specification 15.2.3). Control to have 24 hour timer and "summer switch" for fan-only operation.
15.2.6 All duct work to be insulated fiberglass type by Casco
15.2.7 All air filtered to be 100% return air.
15.2.8 Registers and grills to be by "ADP" Co.
15.2.9 All F.A.U. systems shall be installed as shown on shop drawings prepared by mechanical contractor and approved by Sorensen Architects.
15.2.10 Contractor to test, balance and adjust F.A.U. system. All equipment to be fully operational before issuance of "Certificate of Occupancy".
15.2.11 In addition to equipment guarantees, contractor shall furnish one year guarantee for all materials, workmanship, equipment and operation pertaining to gas fired forced-air heating system.

15.3 Heating/ Air Conditioning
15.3.1 All HVAC work per applicable local codes.
15.3.2 Work not included: Foundations for equipment; cutting, framing, furring for ductwork, etc.; gas piping to furnaces; air supply for FAU as shown on plans; line voltage wiring; conduit for low voltage.
15.3.3 Provide HVAC equipment; as specified by mechanical engineer.
15.3.4 Combine gas vents when possible into single vent through roof.
15.3.5 Provide controls as specified by mechanical engineer.
15.3.6 Duct work to be insulated fiberglass type by Casco
15.3.7 Filter 100% of all return air.
15.3.8 Registers and grilles as approved by Sorensen Architects.
15.3.9 HVAC system shall be installed as shown on shop drawings prepared by mechanical engineer and approved by Sorensen Architects.
15.3.10 Test, balance, and adjust HVAC system prior to final acceptance. All equipment to be fully operational prior to final acceptance.
15.3.11 In addition to equipment guarantees, contractor shall furnish one year guarantee for all materials, workmanship, equipment, and operation.

DIVISION 16 - ELECTRICAL

16.1 All electrical work shall conform to local electrical codes.
16.2 Electrical service from power pole to be underground to meter at residence.
Contractor to contact field representative from local electric company to coordinate underground service to residence.
16.3 Telephone service from power pole to residence to be underground in conformance with the local building codes and the regulations of local telephone company.
16.4 Cable TV line to be underground from the power pole to the residence and installed according to local cable company's standards.
16.5 Residence's power panel to be located per Electrical Plans. Installation to be in conformance with local building & safety codes. Contractor to provide 10 additional spare circuits, minimum.
16.6 Wire size to be a minimum of #12AWG with a maximum of 12 outlets per circuit. All circuits of receptacle outlets in kitchen and laundry to have a maximum of 4 outlets per circuit. Provide separate circuit for all equipment with proper capacity for each, including 110V circuit each for garage door opener.
16.7 All wiring above grade in wood construction to be flexible steel conduit. All wiring below grade and in masonry construction to be in rigid non-metallic conduit. Low voltage wiring in wood construction and below grade and in masonry to be per local building & safety codes.
16.8 Provide all electrical connections as required for all heating and ventilating equipment. Provide all line voltage wiring and provide conduit for low voltage wiring. Provide electrical hookup for all heating and ventilating systems.
16.9 Contractor to provide all service to outside spa and/or swimming pool and to connect those services.
16.10 All TV, FM radio, sound systems, intercom and alarm systems are to be installed per separate contracts. Contractor to provide and install conduit and outlet boxes where outlets and wiring occur in masonry or wood frame walls or in concrete slabs. General contractor to coordinate this work with all applicable sub-contractors.
16.11 All telephone wiring to be done by local telephone company.
16.12 All convenience receptacles to be Leviton series (color to be white). See Electrical Plan for locations and type.
16.13 All floor receptacles to be bronze finish. Outside receptacles to be aluminum material and to be weatherproof.
16.14 All switching, controls, and dimmers to be by Leviton Manufacturing Co. Refer to Electrical Plans for location and types of controllers.
16.15 All switches to be Lutron smart dimmers (spec by low-voltage consultant)
16.16 All switchplate covers to be screwless)
16.17 All exterior windows and doors to be pre-wired for automated shades
16.18 All upper cabinets to incorporate LED strip lighting below and LED strip lighting above. For the LED strip lighting above, this should be located at the rear of the cabinet to wash the wall with light.

S|A sorensen | architects
www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

GENERAL NOTES & SPECIFICATIONS

SEAL & SIGNATURE:
LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28563 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.3
SHEET No.:

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PREPARED FOR

SUSAN ROBINSON
P.O. BOX 1267
BISHOP, CA 93515

LEGAL DESCRIPTION

LOT 6, TRACT NO. 17808 (MB 438/43-45)

BENCH MARK

BM# Y 11389 ELEV.=32.276
NGS BM MON IN WLY ABUT OF BRIDGE OVER ZUMA CREEK 13.5M(44') S/O C/L PACIFIC COAST HWY & 74M(243') W/O C/L WESTWARD BEACH RD MKD (1983 RESET 1994)
NAVD 88 DATUM

NOTE

DATE OF SURVEY: AUGUST 9, 2019

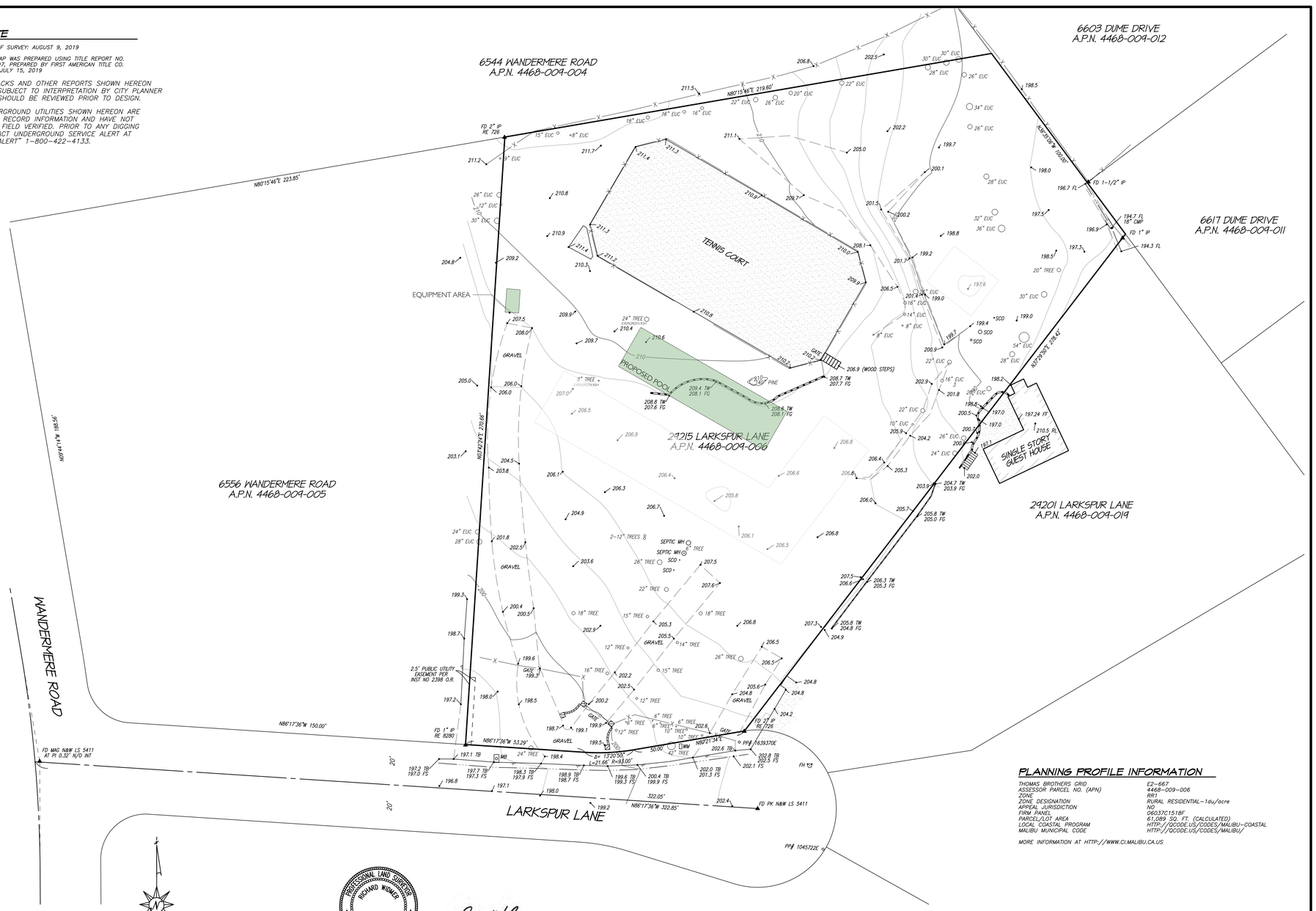
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LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
BOLLARD	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
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
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE



PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	E2-667
ASSESSOR PARCEL NO. (APN)	4468-009-006
ZONE	RR1
ZONE DESIGNATION	RURAL RESIDENTIAL-1du/acre
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	61,089 SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

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GRAPHIC SCALE 1"=20'
0 20 40 60 80

PROFESSIONAL LAND SURVEYOR
RICHARD WIDMER
No. 4848
STATE OF CALIFORNIA

7/14/2025

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
29215 LARKSPUR LANE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
CB AUGUST 2019	DJ AUGUST 2019	

PREPARED FOR

SUSAN ROBINSON
P.O. BOX 1267
BISHOP, CA 93515

LEGAL DESCRIPTION

LOT 6, TRACT NO. 17808 (MB 438/43-45)

BENCH MARK

BM# Y 11389 ELEV.=32.276
NGS BM MON IN WLY ABUT OF BRIDGE OVER ZUMA CREEK 13.5M(44') S/O C/L PACIFIC COAST HWY & 74M(243') W/O C/L WESTWARD BEACH RD MKD (1983 RESET 1996)
NAVD 88 DATUM

NOTE

DATE OF SURVEY: AUGUST 9, 2019

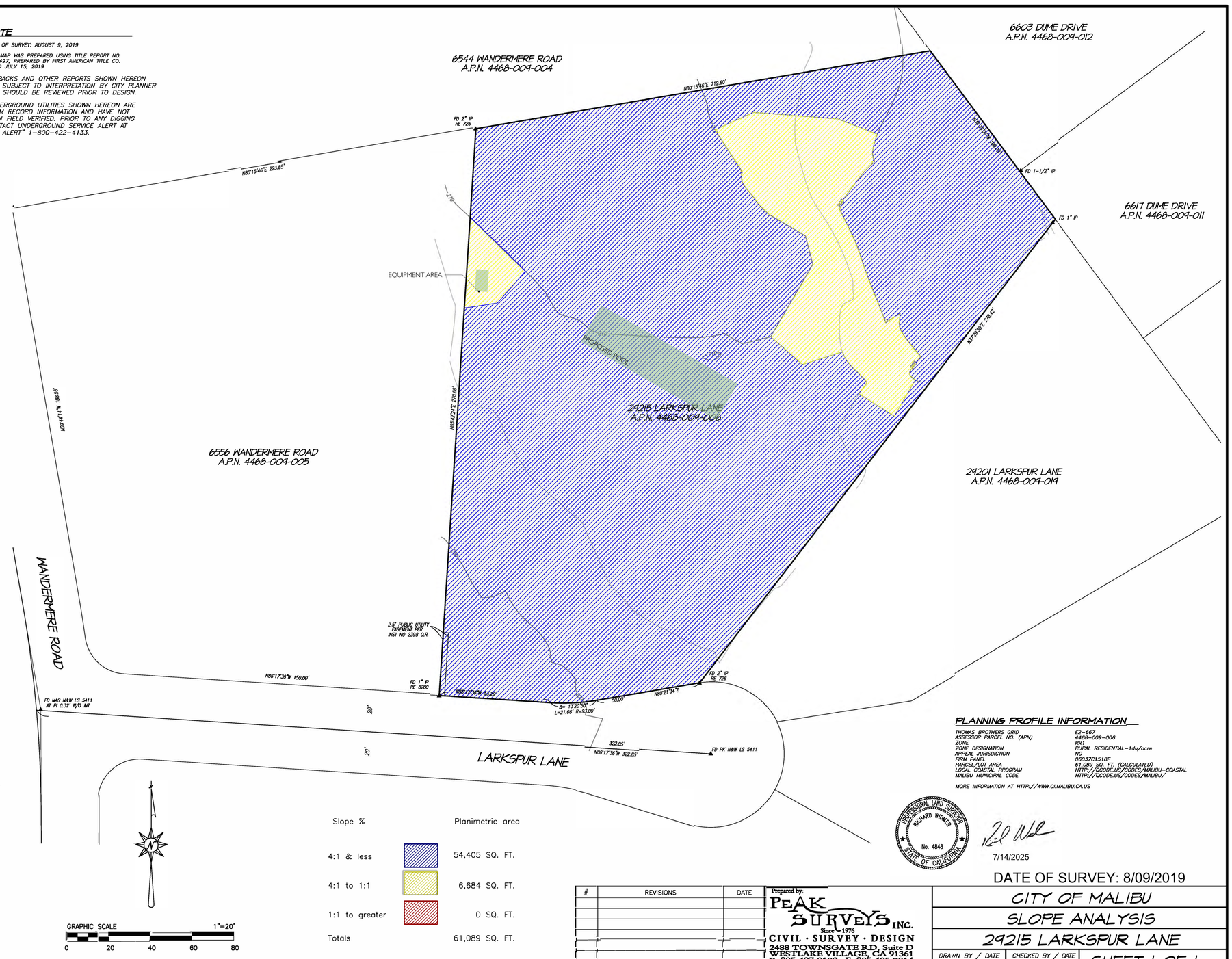
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UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
Bo	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
○x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE



Slope %		Planimetric area
4:1 & less		54,405 SQ. FT.
4:1 to 1:1		6,684 SQ. FT.
1:1 to greater		0 SQ. FT.
Totals		61,089 SQ. FT.

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	E2-667
ASSESSOR PARCEL NO. (APN)	4468-009-006
ZONE	RR1
ZONE DESIGNATION	RURAL RESIDENTIAL-1du/acre
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	61,089 SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

PROFESSIONAL LAND SURVEYOR
RICHARD WIDMER
No. 4848
STATE OF CALIFORNIA

7/14/2025

DATE OF SURVEY: 8/09/2019

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
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CITY OF MALIBU

SLOPE ANALYSIS

29215 LARKSPUR LANE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
CB AUGUST 2019	DJ AUGUST 2019	

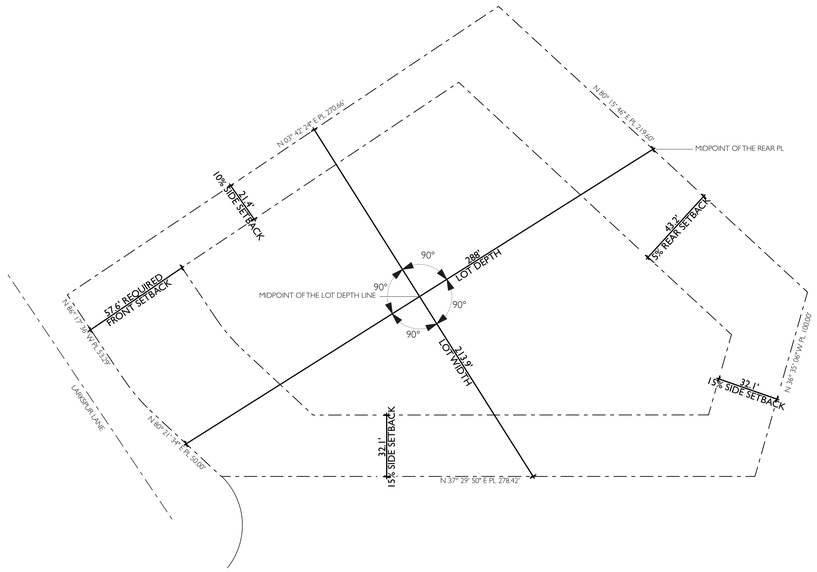
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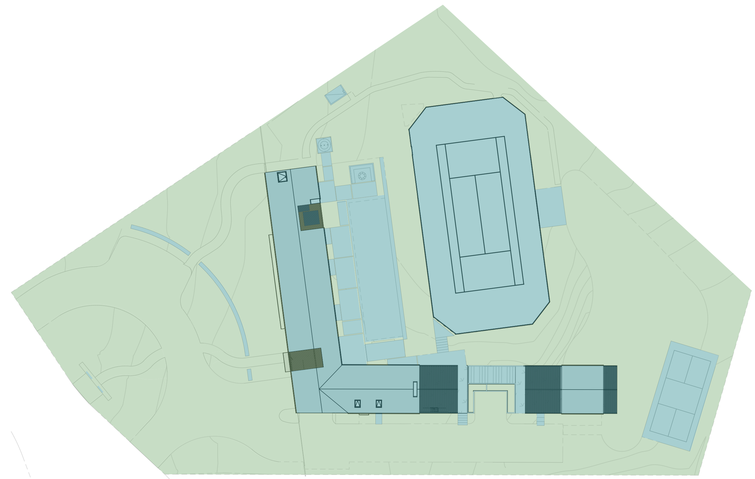
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SETBACK CALCULATIONS

0 16' 32' 64' 1/32" = 1'-0"

2



PERMEABLE-IMPERMEABLE CALCULATIONS

0 16' 32' 64' 1/32" = 1'-0"

1

PERMEABLE - IMPERMEABLE S.F. CALCULATIONS

IMPERMEABLE AREA CALCULATION

TYPE	AREA SF
IMPERMEABLE EXISTING TENNIS COURT	7,124
IMPERMEABLE GUEST HOUSE	500
IMPERMEABLE HARDSCAPE	5,890
IMPERMEABLE MAIN HOUSE	3,911
IMPERMEABLE PICKLEBALL COURT	1,370
	18,327 ft²

PERMEABLE AREA CALCULATION

TYPE	AREA SF
PERMEABLE	32,438
PERMEABLE DG DRIVEWAY & WALKWAYS	9,855
	42,293 ft²

IMPERMEABLE COVERAGE CALCULATION:

61,089 SF x 30% = 18,327 SF

LOT COVERAGE CALCULATION LEGEND

PERMEABLE

IMPERMEABLE

sorensen | architects

www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

LARKSPUR RESIDENCE

29215 Larkspur Lane
Malibu, CA 90265

SETBACK & PERMEABLE-IMPERMEABLE CALCULATIONS

SEAL & SIGNATURE:

LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.6
SHEET No.:

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SITE PLAN KEYNOTES

SP1	MAIN HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP2	FIRE HYDRANT
SP3	MAILBOX
SP4	LEACH FIELDS (118 SF ASSUMED LOCATIONS)
SP5	SEEPAGE PIT
SP6	POWER POLE
SP7	TELESCOPING CURVED GATE
SP9	TRASH
SP10	2.5' PUBLIC UTILITY EASEMENT
SP11	WATER METER
SP13	GATE
SP15	PROPOSED POOL EQUIPMENT
SP16	MAIN HOUSE OWTS LINE OF CONNECTION
SP17	GUEST HOUSE OWTS LINE OF CONNECTION
SP18	GUEST HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP25	HVAC UNIT SCREENING PER MUNICIPAL CODE TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR IGNITION-RESISTANT BUILDING MATERIALS IN ACCORDANCE WITH R337.7.3.
SP26	ELECTRIC METER
SP28	RETAINING WALL
SP32	POOL TO SERVE AS AN EMERGENCY WATER SOURCE FOR FIRE SUPPRESSION. PROVIDE FIRE DEPARTMENT DRAFT CONNECTION PER L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS.
SP33	(E) PINE TREE, 40" DBH, NON-PROTECTED, TO BE REMOVED
SP34	(E) EVERGREEN ASH TREE, 24" DBH, NON-PROTECTED, TO BE REMOVED
SP35	(E) NON-PROTECTED EUCALIPTUS TREE TO REMAIN
SP36	(E) EVERGREEN ASH TREE, 8" DBH, NON-PROTECTED,TO BE REMOVED



S|A

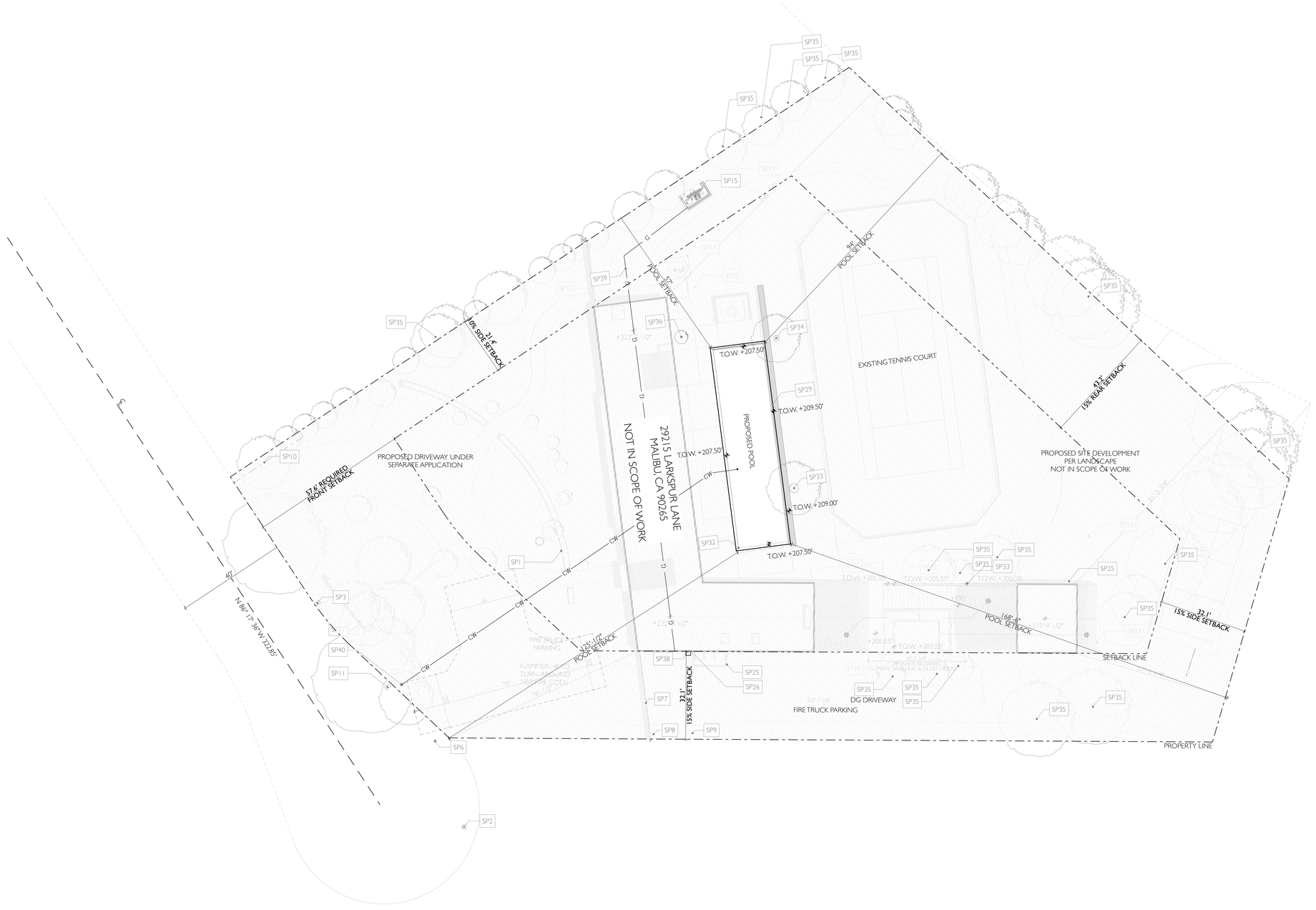
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www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com

OWTS PLOT PLAN

G-0.7

SCALE: 1/32" = 1'-0", 1" = 5'

7/23/26



SITE PLAN KEYNOTES

SP1	MAIN HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP2	FIRE HYDRANT
SP3	MAILBOX
SP4	(E) LEACH FIELDS (118 SF ASSUMED LOCATIONS)
SP5	(E) SEEPAGE PIT TO REMAIN
SP6	POWER POLE
SP7	TELESCOPING CURVED GATE
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SP26	ELECTRIC METER
SP29	RETAINING WALL
SP32	POOL TO SERVE AS AN EMERGENCY WATER SOURCE FOR FIRE SUPPRESSION. PROVIDE FIRE DEPARTMENT DRAFT CONNECTION PER L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS.
SP33	(E) PINE TREE, 40" DBH, NON-PROTECTED, TO BE REMOVED
SP34	(E) EVERGREEN ASH TREE, 24" DBH, NON-PROTECTED, TO BE REMOVED
SP35	(E) NON-PROTECTED EUCALIPTUS TREE TO REMAIN
SP36	(E) EVERGREEN ASH TREE, 8" DBH, NON-PROTECTED,TO BE REMOVED
SP38	GAS METER
SP39	(N) UNDERGROUND 1 1/4" 170 MBH NATURAL GAS LINE WITH A MINIMUM 12" COVER.TO BE PROVIDED FROM EXISTING GAS METER.TO 175,000 BTU/HR POOL HEATER. INSTALL PER CPC § 1212.2 AND MANUFACTURER'S REQUIREMENTS.
SP40	(N) FIRE DEPARTMENT DRAFT CONNECTION FOR POOL. PROVIDE CONNECTION.TO POOL WATER SYSTEM IN ACCORDANCE WITH APPLICABLE FIRE CODE REQUIREMENTS. LOCATION AND ACCESS SHALL BE APPROVED BY THE FIRE DEPARTMENT.

SITE PLAN LEGEND

- PROPOSED RETAINING WALL
- CW — WATER LINE FROM POOL TO FIRE DRAFT
- G — GAS LINE FROM GAS METER.TO POOL EQP

SITE PLAN NOTES

A. Addresses shall be plainly visible and legible from the street or road fronting the property.Address numbers shall be 4 inches in height, 1/2" minimum stroke width and of contrasting color to their background. Where address cannot be viewed from public way, a monument or pole shall be used.

B. Finish grade around the structure/addition shall slope away from from the foundation a minimum of 5% for a minimum distance of 10 feet. Include a note on the site plan or show on a foundation detail.

C. 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

D. All roof coverings shall be a class "A" as specified in building code 1505.1.1 (residential code r327.5.2 & r902)

E. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire code 501.4.

F. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. R337.5.4 & building code 705a.4

G. All OWTS components must be delineated in the field and protected at all times during and after construction of the new swimming pool.

H. Any walk surface within 3 ft of the pool edge shall be bonded, including unreinforced or landscaped areas. CEC 680.26.(B)(2)

I. All fences, gates, and screens shall be constructed of noncombustible or ignition-resistant materials in compliance with California Wildland-Urban Interface Code (CWUIC) sections 504.11.5 and 5032.4.

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p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

PROPOSED SITE PLAN

SEAL & SIGNATURE:

LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

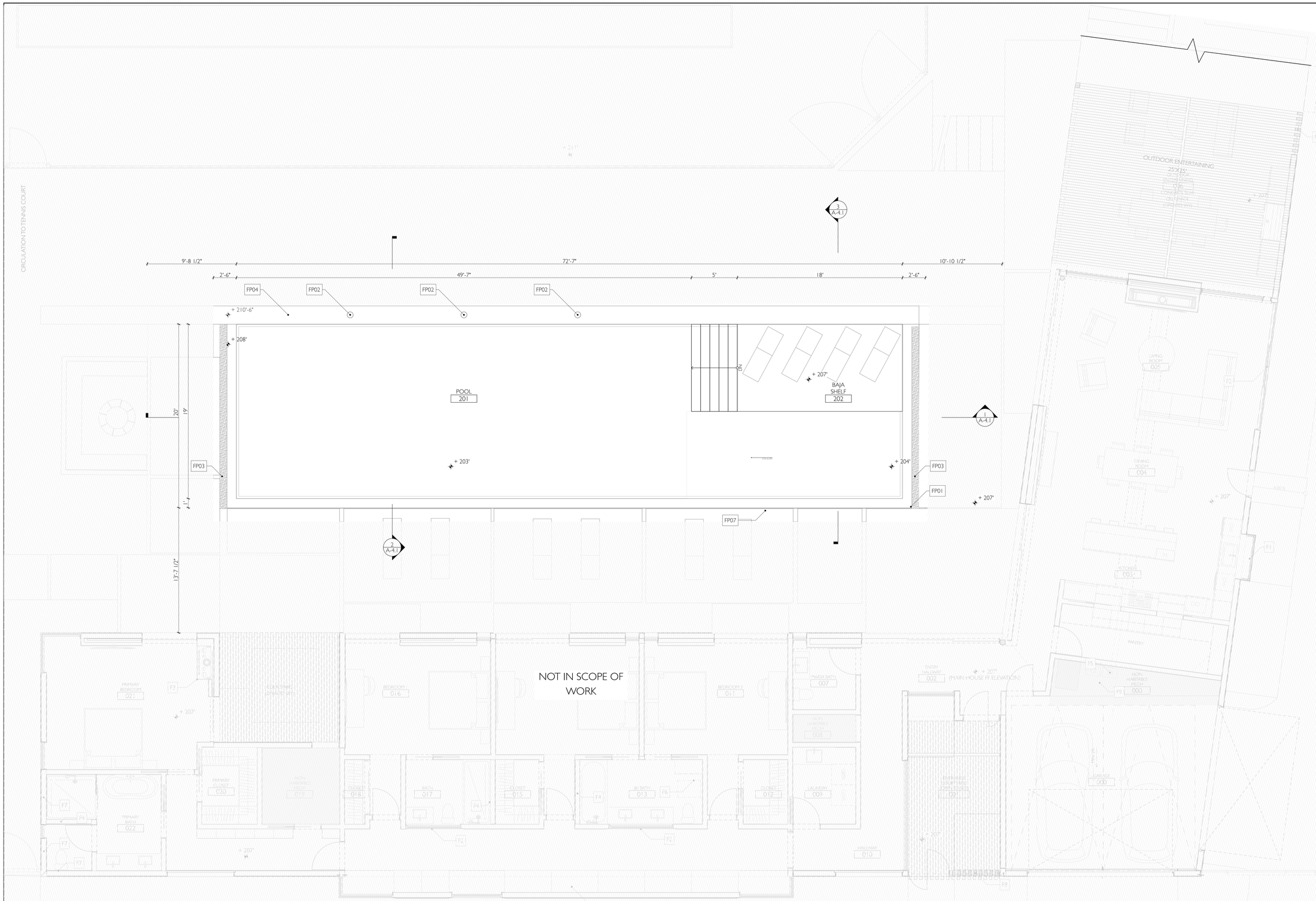
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DRAWING BY: NC, DT, KS
DWG No.: A-1.1
SHEET No.: 1

N

PROPOSED SITE PLAN

0 8' 16' 32' 1/16" = 1'-0"

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FLOOR PLAN KEYNOTES

FP01	INFINITY EDGE
FP02	LAMINAR JET(S) TO BE APPROVED BY ARCHITECT
FP03	EXPOSED INFINITY EDGE OVERFLOW TROUGH
FP04	RETAINING WALL PER CIVIL
FP06	4.5" POOL UNDERWATER LIGHT
FP07	OVERFLOW TROUGH BELOW, CONCEALED BY EXTERIOR FINISH FLOOR
FP08	(N) POOL EQUIPMENT LOCATION, ENCLOSED ON 3 SIDES, OPEN TO SKY. CLEARANCES TO BE MET PER SPEC IN ACCORDANCE WITH CMC 928.2

SQFT CALCULATION

NAME	SQFT
BAJA SHELF	228
POOL	1,264
POOL EQUIPMENT	52
	1,544 ft²

FLOOR PLAN NOTES

A. All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.

B. 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, depth into the recommended bearing material, minimum depths into the recommended bearing material, and a map depicting the locations of the piles.

C. All pool and deck drainage shall comply with 2025 CBC Requirements.

D. Pool and spa foundations shall be supported on CIDH piles and gradebeams embedded into competent bedrock per Geotechnical Report No. 26-3467 by Hamilton & Associates, dated March 4, 2026.
Piles shall be at least 24" in diameter and shall be deepened into bedrock with no support from fill or natural soil. Minimum penetration into bedrock shall be 7'-0", unless noted otherwise, and shall be verified by the geotechnical consultant in the field.

E. All OWTS components must be delineated in the field and protected at all times during and after construction of the new swimming pool.

F. The inspector will be provided with the manufacturer's cutsheet which identifies the thermal efficiency of the pool heating system. CEnergyC 110.4(a)(1).

G. A readily accessible on-off switch will be provided for the pool heating system that shuts off the heater without having to adjust the thermostat setting. CEnergyC 110.4(a)(2).

H. A permanent, easily readable and weatherproof plate or card that gives instruction for the energy efficient operation of the pool heater and for proper care of the pool when a cover is used to be provided. CEnergyC 110.4(a)(3).

I. CEnergyC 110.4(b)(1) – Piping. At least 36 inches of pipe shall be installed between the filter and the heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment;

J. CEnergyC 110.4(b)(2) – Covers. A cover for outdoor pools that have a heat pump or gas heater.

K. CEnergyC 110.4(b)(3) – Directional inlets and time switches for pools. If the system or equipment is for a pool:
i) The pool shall have directional inlets that adequately mix the pool water; and
ii) A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during off-peak electric demand period, and for a minimum time necessary to maintain the water in the condition required by applicable public health standards.

FLOOR PLAN LEGEND

NON HABITABLE MECHANICAL AREA UNDER 6' HEIGHT (EXEMPT FROM SF)

SYMBOL LEGEND

DOOR ID

WINDOW ID

ROOM ZONE ID

SMOKE/CARBON MONOXIDE ALARM

EXHAUST FAN UNIT ENERGY STAR RATED, 50 CFM MIN. FOR INTERMITTENT OPERATION AND 20 CFM FOR CONTINUOUS OPERATION (CMC § 405.3)
MODEL WISPER SENSE FV-05 11VQC1.

sorensen | architects
www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

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PROPOSED FLOOR PLAN - POOL

SEAL & SIGNATURE:

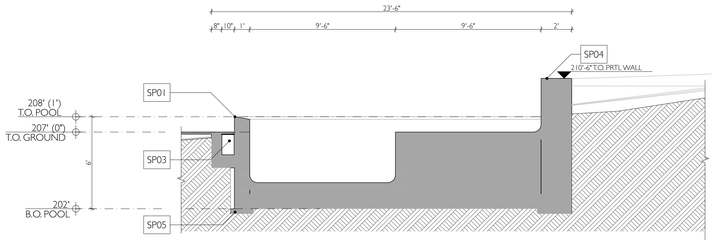
LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: A-2.1
SHEET No.: 1

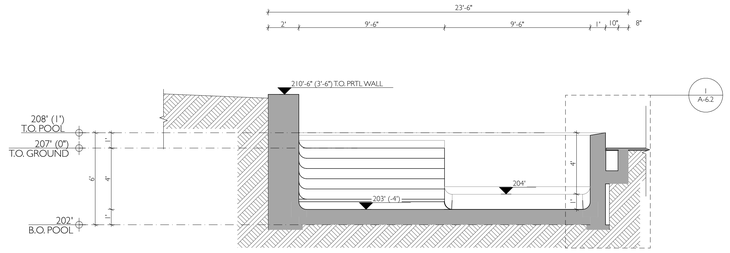
PROPOSED MAIN HOUSE FLOOR PLAN

0 2' 4' 8' 1/4" = 1'-0"

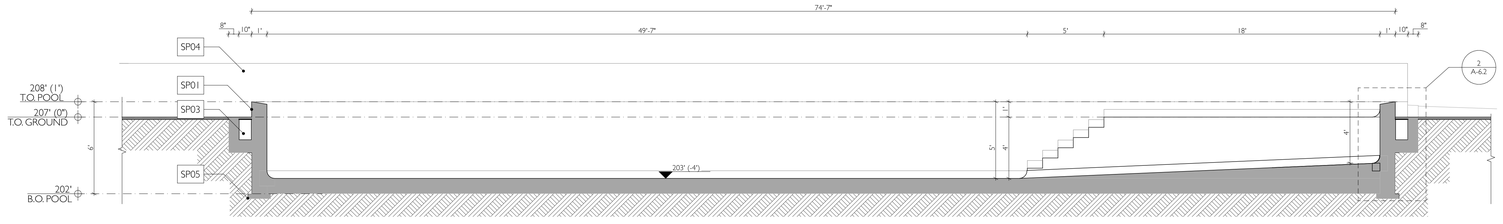
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SECTION CROSS POOL 1/4" = 1'-0" | 3



SECTION CROSS POOL 0 2' 4' 8' 1/4" = 1'-0" | 2



SECTION CROSS POOL 0 2' 4' 8' 1/4" = 1'-0" | 1

SECTIONS KEYNOTES

SP01	INFINITY EDGE
SP02	LAMINAR JET(S) TO BE APPROVED BY ARCHITECT
SP03	WATER TROUGH
SP04	RETAINING WALL PER STRUCTURAL
SP05	FOOTING PER STRUCTURAL
SP06	4.5" POOL UNDERWATER LIGHT

SECTIONS NOTES

1. Foundation per structural plans.
2. 3" concrete rat slab
3. Floor joists, see structural plans.
4. Sub-floor: tongue and groove plywood sheathing. In addition to structural nailing provide a continuous bead of construction adhesive between plywood & joists, fastened with #8 x 2" screws @ 16" o.C.
5. 2 1/4" finish floor assembly (see specifications).
6. *all walls to be framed with 2x4 studs. Thickened walls shall be constructed from multiple rows of 2x4 studs (unless noted provide fire stops at pocket doors, chimneys, otherwise). Etc. And all concealed spaces greater than 10' both horizontally and vertically at ceilings and walls in accordance with all pertinent codes.
7. *insulation: provide r-19 min. Insulation at all exterior walls, including garage. Provide r-30 min. Insulation in attic spaces. Refer to title 24 for additional requirements. Provide r-19 insulation at all interior walls & r-13 insulation between floors and around plumbing pipes for sound control.
8. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no. 26 gage sheet steel or other approved material and shall not have openings into the garage.

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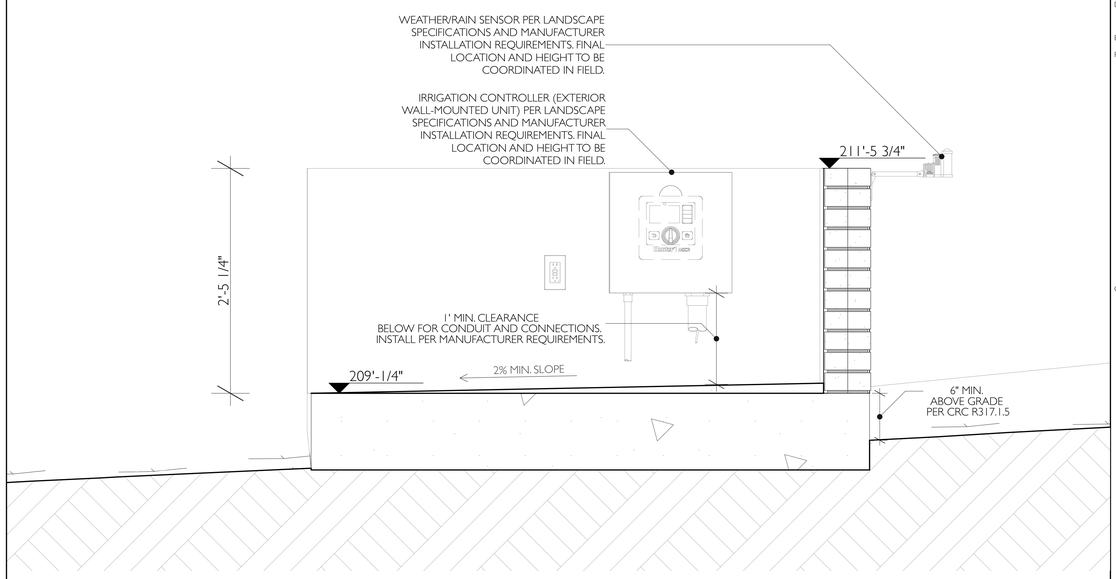
PROPOSED SECTIONS - POOL

SEAL & SIGNATURE:

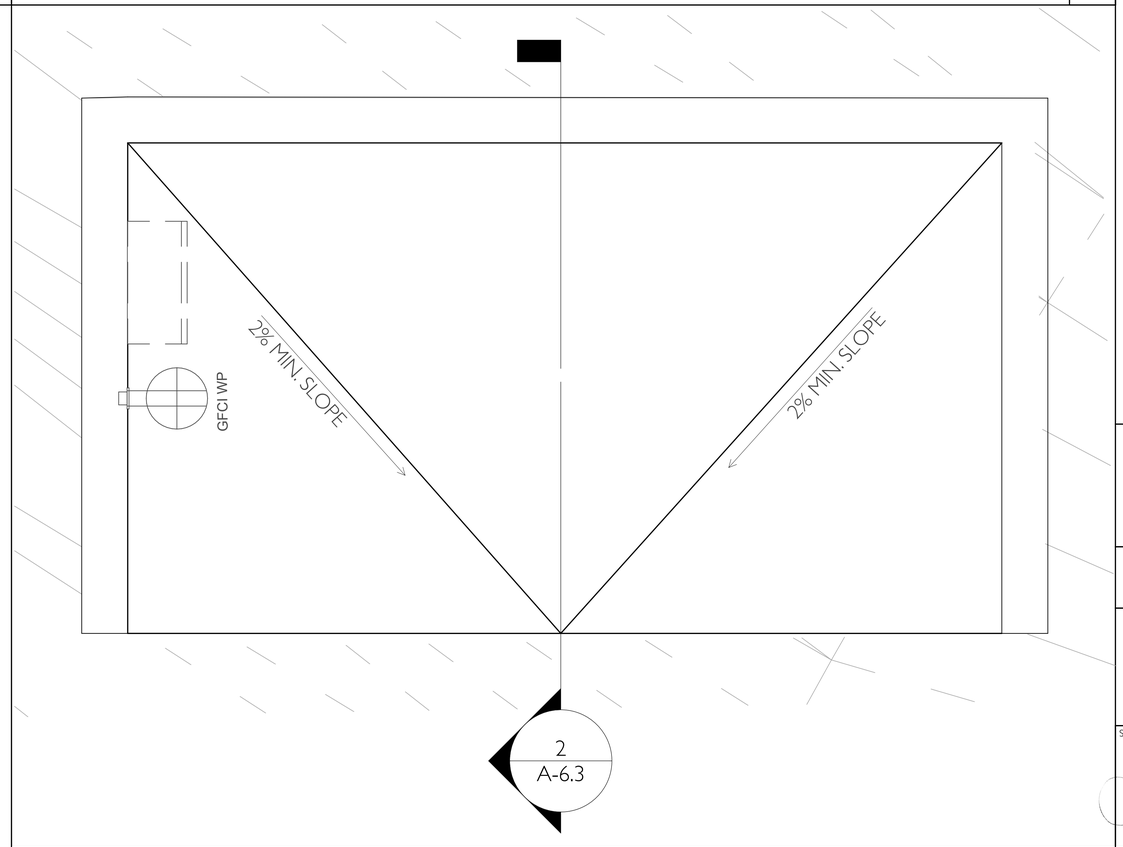
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POOL EQUIPMENT VAULT - SECTION — 1 1/2"= 1'-0" — 2



POOL EQUIPMENT VAULT — 1 1/2"= 1'-0" — 1

DETAILS NOTES

A. Confirm threshold dept and drain requirements per doors & windows manufacturer before setting the structure and subflooring

B. Clarify any inconsistency in plans with the architecture team before purchasing or executing works

C. Confirm dimensions on site and per manufacturer requirements

D. Materials and finishes shown in details are for reference only please confirm the thickness and required clearances with the interior designer

E. All dimensions to be confirmed by contractor on site

F. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. Noncombustible material.

2. Ignition-resistant material.The ignition-resistance material shall be labeled for exterior use and shall meet the requirements of Secton 704A.2.

3. Fire-retardant-treated wood.The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.

4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.

5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.

6.The exterior portion of a 1-hour-fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of teh roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Residential Code R337.7.5 and Building Code 707A.5.

G. All dimensions shall be verified by the contractor in the field prior to the commencement of construction. Any discrepancies between the drawings and existing site conditions shall be reported to the architect before proceeding with work. Do not scale drawings.

sorensen | architects
www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

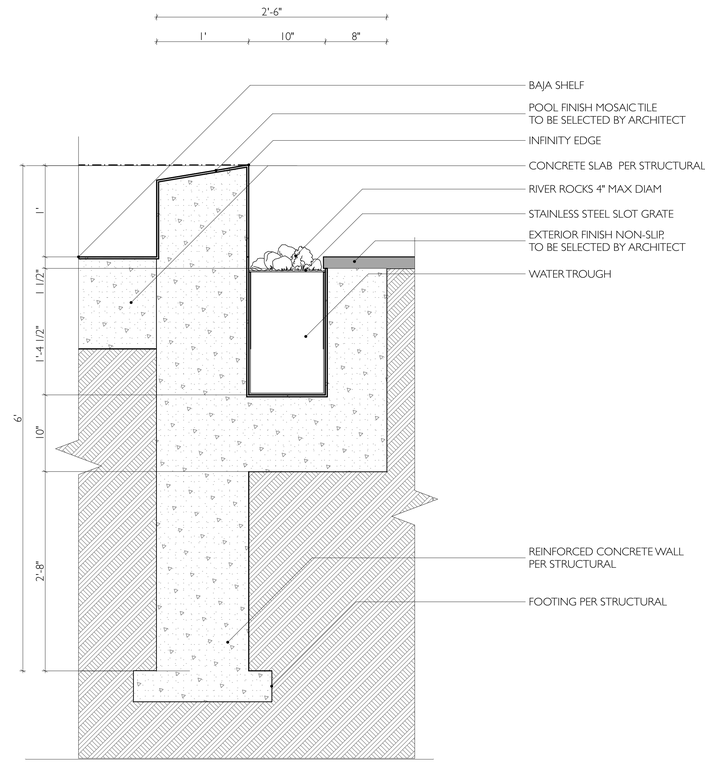
LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

POOL EQUIPMENT VAULT

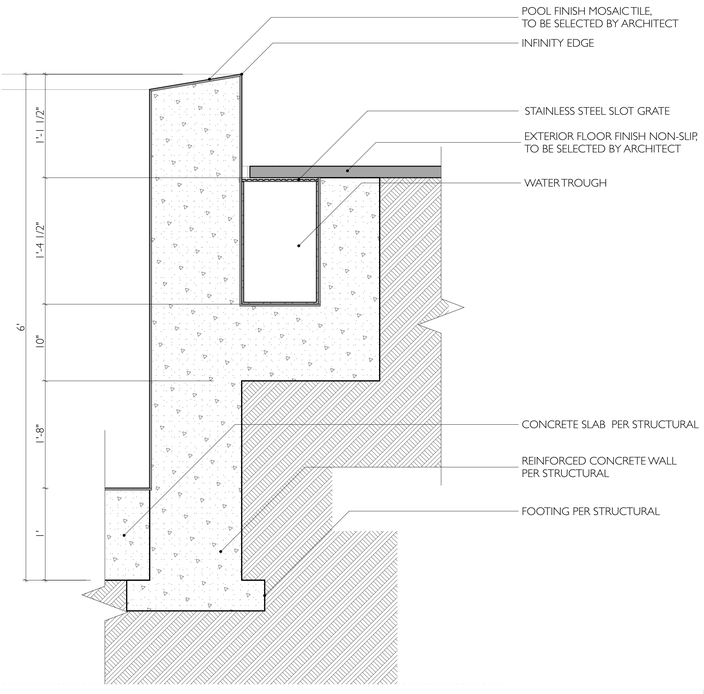
SEAL & SIGNATURE: LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28583 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: A-6.1
SHEET No.:

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WATER TROUGH DETAIL TYPE B — 1 1/2"= 1'-0" — 2



WATER TROUGH DETAIL TYPE A — 1 1/2"= 1'-0" — 1

DETAILS NOTES

A. Confirm threshold dept and drain requirements per doors & windows manufacturer before setting the structure and subflooring

B. Clarify any inconsistency in plans with the architecture team before purchasing or executing works

C. Confirm dimensions on site and per manufacturer requirements

D. Materials and finishes shown in details are for reference only please confirm the thickness and required clearances with the interior designer

E. All dimensions to be confirmed by contractor on site

F. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. Noncombustible material.

2. Ignition-resistant material. The ignition-resistance material shall be labeled for exterior use and shall meet the requirements of Secton 704A.2.

3. Fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.

4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.

5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.

6. The exterior portion of a 1-hour-fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of teh roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Residential Code R337.7.5 and Building Code 707A.5.

G. All dimensions shall be verified by the contractor in the field prior to the commencement of construction. Any discrepancies between the drawings and existing site conditions shall be reported to the architect before proceeding with work. Do not scale drawings.

sorensen | architects
www.sorensenarchitects.com
p. 310.337.2866
e. sa@sorensenarchitects.com
5855 green valley circle #308
culver city, ca 90230

LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

POOL DETAILS

SEAL & SIGNATURE:
LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: A-6.2
SHEET No.:

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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:** 07/06/2026

PROJECT NUMBER: DMW 26-007

JOB ADDRESS: 29215 LARKSPUR LN

APPLICANT / CONTACT: Christopher Sorensen, Sorensen Architects

APPLICANT EMAIL: permits@sorensenarchitects.com

PROJECT DESCRIPTION: New pool

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 Summers 7/7/2026

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)	Christopher Sorensen, Sorensen Architects permits@sorensenarchitects.com		
Project Address:	**29215 Larkspur Lane** Malibu, California 90265		
Planning Case No.:	DMW 26-007		
Project Description:	New Pool		
Date of Review:	July 7, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Sorenson Architects: Plans dated 6-25-2026
Fixture Worksheet:	n/a
Operating Permit:	Required 60 days after Certificate of Occupancy
Miscellaneous:	Earth Systems: Geology Report dated 3-5-2026
Previous Approval:	APRWF 20-059: SCRC dated 1-15-2026
Previous Reviews:	

REVIEW FINDINGS

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

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

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

2) **OWTS on Project Plans:** The final project plans must show the two 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 swimming pool*."

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) **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.

5) **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.

6) **Post Construction Inspection of the OWTS Components and Enrollment into the Operating Permit Program:** A post construction inspection of the existing OWTS must be completed by an OWTS Registered Inspector Practitioner. The inspection report must be submitted to the City of Malibu Environmental Health staff Dana Garza and Building Inspector prior to final inspection sign-off by the City of Malibu Building Inspector. Enrollment into the Operating Permit is required 60 after Certificate of Occupancy. Please contact the City of Malibu Environmental Health Wastewater Program Specialist, Dana Garza, at dgarza@malibucity.org for more information regarding the Operating Permit Program.

-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

29215 LARKSPUR LANE
MALIBU, CA 90265

FIRE REBUILD
DMW 26-007

S.F.D.:	4 Bedroom/37 Fixture Units (N) UNDER SEPARATE PERMIT
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 20' Seepage Pit (E)
	1 – 118 S.F. Leachfield (E)
FUTURE:	N/A
PERC RATE:	Unknown
GUEST HOUSE:	1 Bedroom/10 Fixture Units (N) UNDER SEPARATE PERMIT
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 20' Seepage Pit (E)
	1 – 118 S.F. Leachfield (E)
FUTURE:	100%
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a new swimming pool only.
2. The fire rebuild of a single family dwelling and a guest house will be approved under separate permits.
3. 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.
4. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
5. A post construction inspection of the 2 OWTS must be completed by a Registered Practitioner Inspector and must be submitted to the City of Malibu Environmental Health Wastewater Program Specialist Dana Garza and the Building Inspector. Enrollment into the Operating Permit Program is required 60 after Certificate of Occupancy.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 07/07/2026

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

ION

PROPOSED POOL

PROPOSED ONE-STORY RESIDENCE

APPROXIMATE LOCATION OF EXISTING SEPTIC TANK TO BE REPLACED

APPROXIMATE LOCATION OF EXISTING SEEPAGE PIT AND LEACH FIELD TO REMAIN

6544 WANDERMERE ROAD
A.P.N. 4468-009-004

6603 DUME DRIVE
A.P.N. 4468-009-012

6617 DUME DRIVE
A.P.N. 4468-009-011

6556 WANDERMERE ROAD
A.P.N. 4468-009-005

29201 LARKSPUR LANE
A.P.N. 4468-009-019

29215 LARKSPUR LANE
A.P.N. 4468-009-030

rs/Qtm

Qtc/Qtm

TENNIS COURT

SINGLE STORY GUEST HOUSE

TP1 TP2 TP3 TP4 TP5

P1 (SSD, 2001)

P2 (SSD, 2001)

B-1 (GCG, 2015)
B-2 (GCG, 2015)
B-3 (GCG, 2015)
B-4 (GCG, 2015)
B-5 (GCG, 2015)
B-6 (GCG, 2015)
B-7 (GCG, 2015)
B-8 (GCG, 2015)
B-9 (GCG, 2015)

WANDERMERE ROAD

LARKSPUR LANE

APPROXIMATE SCALE
1 inch = 40 feet
(1:480)

20 0 20 40 80

BASE MAP: Grading Plan (TEG, 12/23/2025) and Topography (Peak Surveys, Inc., 8/2019)

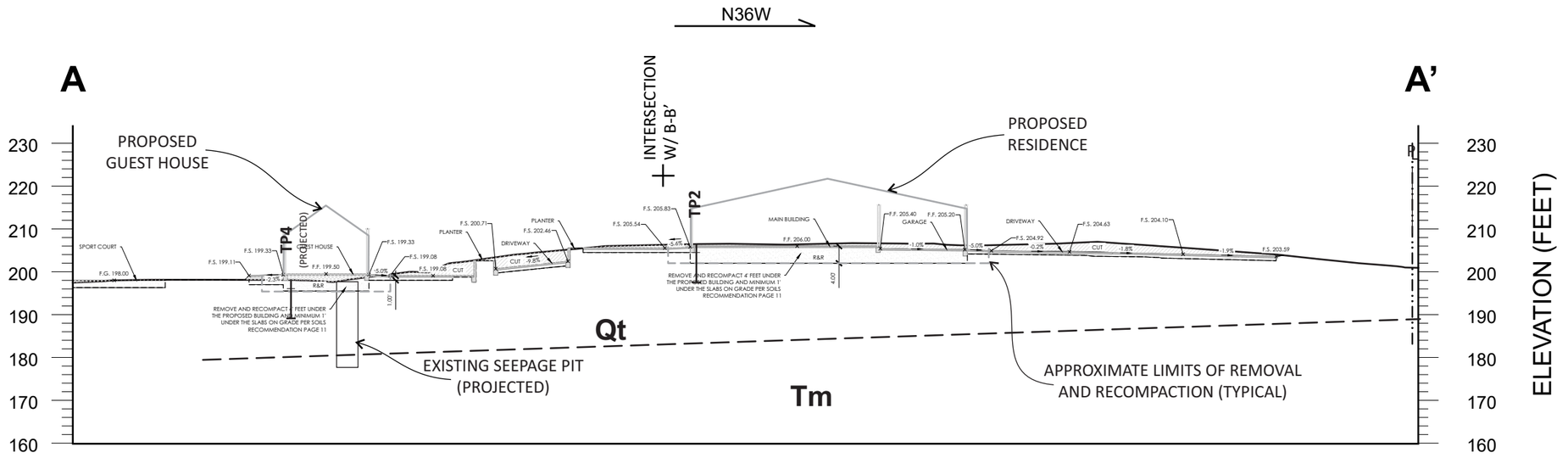
Plate I

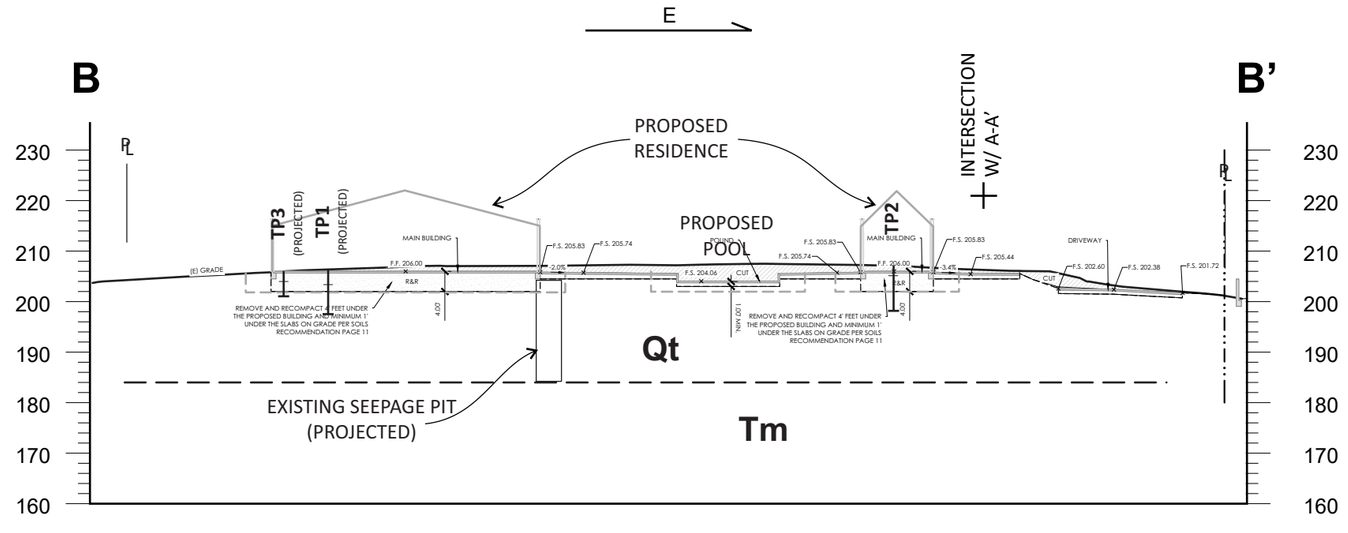
SITE GEOLOGIC MAP

29215 LARKSPUR LANE
MALIBU CALIFORNIA

Earth Systems

MARCH 2026	304224-002





SCALE
1 in = 30 ft (1:360)

LEGEND

Qt	QUATERNARY TERRACE
Tm	BEDROCK; MONTEREY FORMATION
— — —	APPROXIMATE GEOLOGIC CONTACT

Plate II

GEOLOGIC CROSS SECTIONS

29215 LARKSPUR LANE
MALIBU CALIFORNIA

Earth Systems

MARCH 2026 | 304224-002

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:** 07/06/2026

PROJECT NUMBER: DMW 26-007

JOB ADDRESS: 29215 LARKSPUR LN

APPLICANT / CONTACT: Christopher Sorensen, Sorensen Architects

APPLICANT EMAIL: permits@sorensenarchitects.com

PROJECT DESCRIPTION: New pool

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

07/20/2026
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Christopher Sorensen

From: Public Works Department
Amanda Carro, Assistant Civil Engineer

Date: July 20, 2026

Re: Proposed Conditions of Approval for 29215 Larkspur Ln, DMW 26-007

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
    - Public Works Department General Notes

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

STORMWATER

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

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
    - Elimination of non-storm water discharges.

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

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

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

MISCELLANOUS

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

7. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    - There are sufficient BMPs in place to prevent soil erosion; and
    - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

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

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 07/23/2026

PROJECT NUMBER: DMW 26-007

JOB ADDRESS: 29215 LARKSPUR LN

APPLICANT / CONTACT: Christopher Sorensen, Sorensen Architects

APPLICANT EMAIL: permits@sorensenarchitects.com

PLANNER: Latrice Williams

PROJECT DESCRIPTION: New pool

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)	Christopher Sorensen, Sorensen Architects permits@sorensenarchitects.com		
Project Address:	**29215 LARKSPUR LN** Malibu, CA 90265		
Planning Case No.:	DMW 26-007		
Project Description:	New pool		
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:	7/23/26
Site Survey:	7/23/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	7/7/26 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

RECOMMENDATIONS:

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

   A. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

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

-o0o-

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

cc: Planning Project file
Planning Department

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 24, 2026	**Review Log #:**	**734**
Site Address:	29215 Larkspur Lane		
Lot/Tract/PM #:		**Planning #:**	**DMW 26-007 P1** Ref: APRWF 20-059
Applicant/Contact:	Chris Sorensen, permits@sorensenarchitects.com	**BPC/GPC #:**	
Contact Phone #:	310-337-2866	**Planner:**	**Latrice Williams**
Project Type:	New swimming pool and baja shelf		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	Earth Systems Pacific (Mazzei, GE 2823; Allen, CEG 2648): **3-5-2026, 12-17-2020** **1st Planning Submittal** **Architectural plans prepared by Sorensen Architects dated June 25, 2026.**
Previous Reviews:	None; Environmental Health Review Sheet dated 7-7-2026 (for DMW 26-007); Ref (for APRWF 20-059, TNWF 26-0001 to 0003): 5-5-2026, 2-6-2026, Geotechnical Review Referral Sheet dated 12-22-2020; Ref: Environmental Health Review Sheets dated 1-15-2025, 9-26-2025

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.

Remarks

The referenced geotechnical reports and architectural plans were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the scope of the project includes the construction of a swimming pool with a baja shelf on the north side of the rebuilt residence. The pool will be supported by 2 feet of compacted fill as recommended by the Project Geotechnical Consultant as part of the rebuild of the residence.

The Woolsey Fire rebuild project includes rebuilding the 2,912 square foot one-story single-family residence and attached garage destroyed in the Woolsey Fire +10%. In addition, two guest houses, guest house A, 528 square feet, and guest house C, 845 square feet, were destroyed in the Woolsey Fire. The new one-story residence and attached garage will be 3,772 square feet, with a new 521 square foot detached guest house. Square footage increases from the pre-fire structures to the proposed structures is less than 10%. Other improvements include an outdoor concrete entertainment patio, decks, trellises, retaining walls, a reflecting pond, sports court, spa, and fireplace. A retaining wall and tennis court will remain. Grading consists of 5,854 yards of R & R; 94 yards of cut and 23 yards of fill under structure; 114 yards of cut for safety; 639 yards of cut and 54 yards of fill non-exempt; and 771 yards of import.

The rebuild project will be utilizing the existing OWTS for both the residence and guest house. The existing OWTS for the residence consists of a 1,200-gallon septic tank, one active 5' diameter x 20' BI seepage pit and a 118 square foot leach field. The OWTS for the guest house consists of a 1,200-gallon septic tank, one active 5' diameter x 20' BI seepage pit and a 118 square foot leach field.

Planning Review Comments:

None.

Building Plan Check Comments for the Project Design Team:

1. Please reference the current Building Codes on the cover sheet of the plans.

2. Please revise Note D on Sheet A-2.1 to identify the correct foundation system for the pool and the correct Project Geotechnical Engineer and referenced report. Please clarify if there is a spa and where it is located.

3. Please provide an electronic set of civil plans showing the R & R grading for the pool for review.

4. Please identify by date the referenced geotechnical reports by the Project Geotechnical Consultant on the swimming pool plans.

5. Please include the following note on all the swimming pool foundation plans: "*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. Please include a detail for the hydrostatic relief valve or subdrain recommended by the Project Geotechnical Consultant on the swimming pool plans.

7. 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.

Engineering Geology Review by: _____ 7-24-2026

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

Geotechnical Engineering Reviewed by: _____ 7-24-2026

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

None.

Commission Agenda Report

Planning Commission Meeting
10-05-26
Item 3.B.2.

To: Chair Kamins 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 24, 2026 Meeting date: October 5, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 19-278 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 6636 Wandermere Road
APN: 4468-008-004
Owner: Loma Costa, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-52 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 19-278 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 6636 Wandermere Road (Loma Costa, 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. 19-278 no later than November 9, 2026. On September 3, 2026, owner Loma Costa, LLC, submitted a request for a two-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.

The Woolsey Fire rebuild was delayed by the original owner's need to sell the property rather than rebuild after obtaining building and grading permits on December 20, 2019. The current owner was not aware of the expiration of construction permits on November 5, 2023. The owner is working to submit all required information to comply with current building plan check requirements and commence construction. 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, 2028 to obtain a building permit for PVWF No. 19-278.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-52
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. 26-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A TWO-YEAR EXTENSION TO OBTAIN A BUILDING PERMIT FOR PLANNING VERIFICATION-WOOLSEY FIRE NO. 19-278 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 6636 WANDERMERE ROAD (LOMA COSTA 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 December 12, 2019, Planning Verification-Woolsey Fire No. 19-278 was approved.

E. On December 20, 2019, Building Permit Nos. 19-0430 and 19-0431 for building and grading were issued.

F. 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.

G. 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).

H. On September 3, 2026, owner Loma Costa, LLC submitted an application requesting a two-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. The owner cited delays caused by the prior owner's sale of the property after obtaining building and grading permits. The current owner was not aware of the expiration of construction permits on November 5, 2023, which required additional submissions for building plan check approval and new permits.

I. On October 5, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Planning Commission Action.

Based on substantial evidence in the record, the Planning Commission finds that, due to unusual circumstances, strict compliance with the eight-year time limit imposed by Malibu Municipal Code Section 17.60.020(C) would create an undue hardship. The recitals above are adopted hereon, and the property owner has demonstrated to the satisfaction of the Planning Commission the necessity of a time extension to obtain a building permit for PVWF No. 19-278. 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 two-year time extension to obtain a building permit for PVWF No. 19-278 to rebuild non-conforming uses or structures destroyed or damaged in the Woolsey Fire. Said building permit shall be obtained by November 8, 2028.

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

PASSED, APPROVED AND ADOPTED this 5th day of October, 2026.

_____
MARNI KAMINS, 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. 26-52 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 5th day of October, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

City of Malibu

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

CITY OF MALIBU
RECEIVED
SEP 03 2026
PLANNING DIVISION

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

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. 26-007

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: 6636 Wandermere Rd.

Planning Verification-Woolsey Fire No: 19-278 **(if applicable)**

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

1. **Time Extension Checklist** ____

   This form with property owner's signature

2. **Time Extension to Obtain Building Permits Request Letter** ____

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

3. **Time Extension Fee ($596)** ____

ATTACHMENT 2

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

Name: Loma Costa LLC

Property Owner's mailing Address: [redacted]

Property Owner's telephone: [redacted]

Property Owner's email address: [redacted]

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: Erin Doolittle & Lora Guerrero

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).

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Leonard I. Liston III	9/2/2026

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

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Leonard I. Liston III	9/2/2026

8. Indemnification Clause

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

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Leonard I. Liston III	9/2/2026

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

Erin Doolittle (print name) is authorized by me/us as the owner(s) of the property located at 6636 Wandermere Road, 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
	Leonard I. Liston III	9/2/2026

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

LOMA COSTA, LLC

889 Pierce Court, Suite 101, Thousand Oaks, CA 91360
(818) 991-7148 ▪ Fax (818) 991-5942

September 2, 2026

City of Malibu Planning
23825 Stuart Ranch Road
Malibu, California 90265

Re: Woolsey Fire Non-Conforming In-Kind Disaster Rebuild Building Permit Time Extension Request

Dear Planning Department,

We have recently purchased the property at 6636 Wandermere Road, and are pursuing to rebuild the previous existing residence that was destroyed in the Woolsey Fire at the subject property.

The previous owners had obtained permits for this like-kind rebuild, however did not construct the proposed improvements and as such we understand their permits may have been expired.

As we have only recently come into ownership of the property, we kindly request an extension to obtain new building permits for the proposed like-kind rebuild project as we organize the information provided to us by the previous owners of the property and work towards preparing to rebuild the previous existing residence.

We respectfully request a time extension of two (2) years to obtain permits from the current deadline of November 8, 2026, resulting in a new deadline to obtain building permits for the proposed fire rebuild of November 8, 2028.

If you would like further information or discussion on these items, please feel free to call.

Sincerely,

LOMA COSTA, LLC

Leonard Liston
President

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
10-05-26
Item 3.B.3.

To: Chair Kamins 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 24, 2026 Meeting date: October 5, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the September 8, 2026 Planning Commission Regular meeting and the September 22, 2026 Planning Commission Adjourned Regular meeting.

DISCUSSION: Staff has prepared draft minutes for the above-refenced Planning Commission meetings and hereby submits the minutes for the Commission's consideration.

ATTACHMENT:

1. September 8, 2026 Planning Commission Regular Meeting Minutes
2. September 22, 2026 Planning Commission Adjourned Regular Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 8, 2026
MULTI-PURPOSE ROOM
6:30 P.M.

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

CALL TO ORDER

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

ROLL CALL

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

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

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Fletcher Allen, Senior Planner; Rick Casswell, Contract Planner; Gina Paolini, Contract Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst; and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Rick Mullen led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on August 27, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

None.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton announced an emergency proclamation in regard to the sinkhole and damaged gas line on Sea Level Drive was issued by the City Manager. City staff were onsite throughout the day and worked closely with partner agencies to stabilize the area. The Chili Cook-Off event was cancelled on Sunday due to inclement weather but otherwise was successful with no complaints received by City staff.

Commissioner Mazza asked whether the sinkhole occurred at the same site as the seawall built under an Emergency Coastal Development Permit approved as a coastal development permit at the August 17, 2026 Regular Planning Commission meeting.

In response to Commissioner Mazza, Assistant Community Development Director Eaton stated he could look up the address of the impacted property.

A member of the public involved with the previously approved seawall, confirmed the structure Commissioner Mazza referenced had withstood the coastal wave action and the sinkhole occurred on a different parcel.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the balance of the Consent Calendar as recommended by staff.

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. Approval of Minutes
Recommended Action: Approve the minutes of the August 3, 2026 and August 17, 2026 Regular Planning Commission meetings.
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

The minutes of the August 3, 2026 and August 17, 2026 Regular Planning Commission meetings were approved upon approval of the Consent Calendar.

2. Extension of Planning Verification-Woolsey Fire No. 19-173 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 29829 Harvester Road
APN: 4469-010-013
Owners: Warren and Faith Diamond
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Adopt Planning Commission Resolution No. 26-43 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 19-173 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29829 Harvester Road (Warren and Faith Diamond).

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

The question was called and the motion carried unanimously.

3. Administrative Coastal Development Permit Amendment No. 23-003 – An application to restore a temporary hauling access driveway to its original condition
Location: 28465 Via Acero Street, not within the appealable coastal zone

APN: 4467-033-014
Owner: Ayrshire West, LLC
Staff Contact: Senior Planner Allen, 456-2489, ext. 233
Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit Amendment No. 23-003.

The Commission received and filed the Community Development Director's report on the approval of Administrative Coastal Development Permit Amendment No. 23-003 upon approval of the Consent Calendar.

4. Extension of Planning Verification-Woolsey Fire No. 24-021 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 5911 Bonsall Drive
APN: 4467-024-005
Owner: Vincent Muselli
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Adopt Planning Commission Resolution No. 26-45 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-021 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5911 Bonsall Drive (Vincent Muselli).

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-43 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-021 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5911 Bonsall Drive (Vincent Muselli).

The question was called and the motion carried unanimously.

5. De Minimis Waiver No. 26-005 – An application for a new pool and spa to be used for fire suppression purposes for a parcel affected by the Woolsey Fire
Location: 32826 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-016-015

Owner: Bottlebrush LLC
Case Planner: Contract Planner Casswell, 619-483-3950
Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-005 for a new pool and spa to be used for fire suppression purposes for a Woolsey Fire affected parcel.

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

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

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

Location: 5723 Busch Drive
APN: 4469-028-006
Owner: Serra Canyon Company, LTD
Case Planner: Assistant Community Development Director Eaton, 456-2489, ext. 273
Recommended Action: Either adopt Planning Commission Resolution No. 26-41 granting a seventeen-month extension of Coastal Development Permit No. 13-040 and Coastal Development Permit Amendment No. 20-017 for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, generator, landscape, hardscape, gates and fencing, Conditional Use Permit No. 13-015 for a water tank on a Rural Residential parcel, Variance No. 13-042 for the height of the water tank to exceed the maximum height up to 26 feet, Variance No. 13-043 for non-view permeable, eight feet in height fencing within the front yard setback, Variance No. 15-035 for the installation of a 7-foot, 8-inch in height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, Variance No. 15-036 for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet, Minor Modification No. 13-011 for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet and

Demolition Permit No. 20-011 for the full demolition of the existing water tank and other associated development located in the Rural Residential, Two-Acre zoning district at 5723 Busch Drive (Serra Canyon Co, LTD); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Assistant Community Development Director Eaton presented the staff report.

Disclosures: None.

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

Speaker: Jack Husted

The Commission directed questions to the applicant.

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing. No further discussion occurred.

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-41 granting a seventeen-month extension of Coastal Development Permit No. 13-040 and Coastal Development Permit Amendment No. 20-017 for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, generator, landscape, hardscape, gates and fencing, Conditional Use Permit No. 13-015 for a water tank on a Rural Residential parcel, Variance No. 13-042 for the height of the water tank to exceed the maximum height up to 26 feet, Variance No. 13-043 for non-view permeable, eight feet in height fencing within the front yard setback, Variance No. 15-035 for the installation of a 7-foot, 8-inch in height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, Variance No. 15-036 for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet, Minor Modification No. 13-011 for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet and Demolition Permit No. 20-011 for the full demolition of the existing water tank and other associated development located in the Rural Residential, Two-Acre zoning district at 5723 Busch Drive (Serra Canyon Co, LTD)

The question was called and the motion carried unanimously.

B. Coastal Development Permit No. 25-015, Variance No. 25-021, and Site Plan Review No. 25-029 – An application for remedial repair of a slope failure on a

bluff as part of a follow-up to Emergency Coastal Development Permit No. 24-015
Location: 7049 Birdview Avenue, within the appealable coastal zone
APN: 4468-016-004
Owner: Michael and Caroline Cusumano Family Trust
Case Planner: Contract Planner Paolini, 530-957-1461
Recommended Action: Adopt Planning Commission Resolution No. 26-29 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-015 for remedial repair of a slope failure on a bluff and supportive landscaping; including Variance No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood and Site Plan Review No. 25-029 for 186 cubic yards of remedial grading in follow-up to Emergency Coastal Development Permit No. 24-015 located in the Rural Residential, One-Acre zoning district at 7049 Birdview Avenue (Michael and Caroline Cusumano Family Trust).

Contract Planner Paolini presented the staff report.

Disclosures: Commissioner Mazza

The Commission directed questions to staff.

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

Speakers: Sara Laws, Michael Cusumano

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing. No further discussion occurred.

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

The question was called and the motion carried unanimously.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 6:53 PM, the meeting was adjourned in honor of long-time Malibu resident John Murphy by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on October 5, 2026.

_____
MARNI KAMINS, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

MINUTES
MALIBU PLANNING COMMISSION
ADJOURNED REGULAR MEETING
SEPTEMBER 22, 2026
COUNCIL CHAMBERS
6:30 P.M.

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

CALL TO ORDER

Chair Peak called the meeting to order at 6:33 p.m.

ROLL CALL

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

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

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Fletcher Allen, Senior Planner; Samantha Elias, Associate Planner; Latrice Williams, Assistant Planner; Adam Pisarkiewicz, Contract Planner; Aakash Shah, Contract Planner; Rick Casswell, Contract Planner; Tonya Ward, Contract Planner; Richard Greenbauer, Contract Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst; Juliana Bellonby, Senior Office Assistant; Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Franco Simplicio led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the agenda as recommended by staff, hearing Item No. 5.C. prior to Item No. 5.A.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on September 11, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

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

Chair Peak opened nominations for Chair.

Commissioner Mazza nominated Vice Chair Kamins for election to Chair.

The question was called and Vice Chair Kamins was unanimously elected Chair.

Outgoing Chair Peak opened nominations for the election of Vice Chair.

Chair Kamins nominated Commissioner Mazza for election to Vice Chair.

The question was called and Commissioner Mazza was unanimously elected Vice Chair.

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

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Tommy Spencer alleged a conflict of interest with Vice Chair Mazza's roles on both the Planning Commission and the Malibu Township Council (MTC). Mr. Spencer stated that Jo Drummond was closely linked with Vice Chair Mazza and hoped to obtain a seat on the Planning Commission. He alleged that Jo Drummond and Mayor Silverstein influenced a complaint against Commissioners who were later fully exonerated.

Jason alleged Vice Chair Mazza, Jo Drummond and the MTC filed retaliatory complaints and appeals against their neighbors who were not aligned with the organization.

Vice Chair Mazza noted the MTC was founded in 1947 and stated without it the City would have two marinas, big trucks on the highway, a nuclear power plant in Corral Canyon and the organization does not just go around filing complaints. He recommended residents view the MTC hosted City Council candidates' forum on YouTube.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton congratulated Chair Kamins and Vice Chair Mazza on their appointments. He announced the City was preparing for the upcoming El Nino event in coordination with area agencies. Property owners concerned about potential storm event impacts in need of guidance could can request a meeting with Community Development Department leadership and staff regarding preparedness. He mentioned the September 22, 2026 Governor's declaration of a state of emergency for El Nino preparation.

Associate Planner Elias provided an update regarding rebuild statistics, announced the City has now issued one hundred and one building permits for Palisades Fire rebuild projects and the first Certificate of Occupancy was issued the previous week. She reminded rebuild owners and applicants that Community Development Community Development Director Bundy was available Monday through Friday at the Fire Rebuild Center. She reminded impacted residents of the November 9, 2026 deadline to file a time extension request to obtain a building permit for an approved Planning Verification-Woolsey Fire to retain nonconforming uses or structures damaged or destroyed in the Woolsey Fire.

Senior Management Analyst Evans stated for the record that all Resolutions adopted by the Commission that evening would be updated with the name of the newly elected Chair.

Vice Chair Mazza requested an update on the armoring of Pacific Coast Highway (PCH) and the standing of the red tagged lots.

In response to Vice Chair Mazza, Assistant Community Development Director Eaton noted there was significant coastal erosion on Sea Level Drive and those homes were still red tagged due to lack of egress for emergency vehicles, ongoing sink hole repairs, and utilities have not been restored. There are ongoing efforts by Caltrans to protect PCH near the area of Big Rock and multiple owners have come into City Hall with questions regarding what they can do to shore up private beachfront properties. Community Development Director Bundy and Assistant Community Development Director Eaton had met with property owners in Serra Retreat earlier that morning regarding preparation against potential flooding in the Malibu Creek area. He stated the City had a lot of resources available to help owners concerned about their properties prepare for El Nino impacts.

ITEM 3 CONSENT CALENDAR

The following Items were pulled: Item Nos. 3.A.1, 3.B.2. and 3.B.5.

MOTION Commissioner Peak moved and Vice Chair Mazza seconded a motion to approve the balance of the Consent Calendar as recommended by staff.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

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: Adopt 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).

The Commission directed questions to staff.

Chair Kamins opened public comment.

Speakers: Theodore Zeiss, Bill Sampson

There being no other speakers, Chair Kamins closed public comment.

The Commission directed questions to staff.

MOTION

Vice Chair Mazza moved and Commissioner Peak seconded a motion to adopt 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).

The question was called and the motion unanimously.

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.

The Commission received and filed 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 upon approval of the balance of the Consent Calendar.

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
Staff Contact: 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.

Contract Planner Shah presented the staff report.

Speakers: Carmel Mofayden and Doug Burdge available for questions.

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Peak moved and Commissioner Riddick seconded a motion to receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit-Woolsey Fire No. 21-003.

The question was called and the motion carried 4-1, Vice Chair Mazza dissenting.

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).

MOTION Commissioner Peak moved and Vice Chair Mazza seconded a motion to adopt Planning Commission Resolution No. 46-48 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).

The question was called and the motion carried unanimously.

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).

MOTION Commissioner Peak moved and Vice Chair Mazza seconded a motion to 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).

The question was called and the motion carried unanimously.

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

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

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

Contract Planner Casswell presented the staff report.

As there were no questions for staff, Chair Kamins opened public comment.

Speakers: Charles Santos, Patt Healy

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

The Commission directed extensive questions to staff.

CONSENSUS The Commission received and filed the Community Development Director's report on the issuance of De Minimis Waiver No. 26-005 by consensus 4-1, Vice Chair Mazza dissenting.

RECESS Chair Kamins recessed the meeting at 8:03 PM. The meeting resumed at 8:12 PM with all Commissioners present.

ITEM 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.

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

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

Contract Planner Pisarkiewicz presented the staff report.

Disclosures: Commissioners Peak, Leonard, Mazza, Riddick, Kamins

The Commission directed questions to staff.

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

Speakers: Don Schmitz, Douglas Plank, Mark Wetton, John Hathorne, Mikke Pierson, Michelle Smit, in the interest of time the following persons stood to show support rather than provide individual comment: Kim Cunningham, Robin Perkins, Del Aden-Jones, Lisa Hall, Kristin Swindal, Marie Lehman, Michelle Perkins

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

The Commission directed questions to staff and the applicant team.

RECESS Chair Kamins recessed the meeting at 9:48 PM. The meeting resumed at 9:55 PM with all Commissioners present.

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

MOTION Commissioner Leonard moved and Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-30, as amended, 1) adding a condition of approval to state, "The total restaurant seating count shall not expand beyond a maximum of 200 seats. Any proposed increase in restaurant seating shall require an amendment to the CUP."; 2) adding a condition of approval to state, "Prior to the issuance of a building permit, the applicant shall update the project plans to remove the outdoor seating area on the western-facing side of the building and revert that area to parking. The 46 seats within the outdoor seating area shall be redistributed within the building."; 3) updating the resolution title and Condition No. 2 to reflect the conversion of outdoor seating on the western-facing side of the building to parking stalls and after-the fact approval of outdoor seating area along Birdview Avenue; and 4) 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).

FRIENDLY AMENDMENT
Vice Chair Mazza moved a friendly amendment to add a condition of approval to state, "The owner shall not prohibit parking on the landside of westward Beach Road." The maker did not accept the friendly amendment.

The question was called and the motion carried 4-1, Vice Chair Mazza dissenting.

ITEM 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.

Senior Planner Allen presented the staff report.

The Commission directed questions to staff.

Disclosures: None.

The Commission directed questions to staff.

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

Speaker: Don Schmitz available for questions

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

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-44 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).

The question was called and the motion carried unanimously.

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).

Contract Planner Ward presented the staff report.

Disclosures: Commissioners Peak, Riddick, Leonard, Mazza, Kamins

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

Speakers: Don Schmitz, Norm Haynie

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

The Commission directed questions to staff.

MOTION Vice Chair Mazza moved and Commissioner Leonard seconded a motion to 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).

The question was called and the motion carried unanimously.

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).

Contract Planner Greenbauer presented the staff report.

Disclosures: None.

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

Speaker: Don Schmitz (available for questions)

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

MOTION Vice Chair Mazza moved and Commissioner Riddick seconded a motion to 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).

The question was called and the motion carried unanimously.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 10:35 PM, the meeting was adjourned in memory of Presley Gerber by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on October 19, 2026.

_____
MARNI KAMINS, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
10-05-26
Item 3.B.4.

To: Chair Kamins 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 24, 2026 Meeting date: October 5, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 21-059 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29842 Cuthbert Road
APN: 4469-041-007
Owner: Orr Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-54 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-059 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29842 Cuthbert Road (Orr Family 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. 21-059 no later than November 9, 2026. On September 15, 2026, Trustee Leo Orr, on behalf of owner Orr Family 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 was delayed initially by the contracted architect's illness in 2025 and subsequent inability to continue with the project in 2026. Additionally, Trustee Leo Orr suffered a serious injury early in the summer of 2026. Mr. Orr has only recently recovered sufficiently to pursue the development. The owner's basis for due cause is included as Attachment 2.

CONCLUSION: Should the Planning Commission approve the time extension request, the owner would have until November 8, 2029 to obtain a building permit for PVWF No. 21-059.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-54
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. 26-54

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. 21-059 TO REBUILD NONCONFORMING USES OR STRUCTURES DAMAGED OR DESTROYED IN THE WOOLSEY FIRE FOR THE PROPERTY LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 29842 CUTHBERT ROAD (ORR FAMILY 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 June 28, 2023, Planning Verification-Woolsey Fire No. 21-059 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 15, 2026, Trustee Leo Orr, on behalf of owner Orr Family Trust, 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. The owner cited delays caused by the original architect's illness in 2025, followed by an inability to resume work in 2026. Additionally, Trustee Leo Orr suffered a serious injury early in the summer of 2026 and has only recently recovered

sufficiently to pursue the approved development.

H. On October 5, 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. 21-059. 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. 21-059 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 5th day of October, 2026.

_____
MARNI KAMINS, 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. 26-54 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 5th day of October, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

Received
09/15/26
Planning Div.

City of Malibu

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

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

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. EXTWF No. 26-009

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: 29842 Cuthbert Rd.

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

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

1. **Time Extension Checklist** _____

   This form with property owner's signature

2. **Time Extension to Obtain Building Permits Request Letter** _____

   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). LEO

3. **Time Extension Fee** (Director: $723) (Planning Commission: $2,600) or currently adopted fee _____

ATTACHMENT 2

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

Name: Leo E. Orr and Marian A. Orr

Property Owner's mailing Address: [redacted]

Property Owner's telephone: [redacted]

Property Owner's email address: [redacted]

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: Leo E. Orr

Applicant's mailing address: [redacted]

Applicant's telephone: [redacted]

Applicant's email address: [redacted]

7. **Acknowledgements**

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

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

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

PROPERTY OWNER SIGNATURE	Leo E. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE
PROPERTY OWNER SIGNATURE	Marian A. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE

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

PROPERTY OWNER SIGNATURE	Leo E. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE
PROPERTY OWNER SIGNATURE	Marian A. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE

8. Indemnification Clause

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

PROPERTY OWNER SIGNATURE	Leo E. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE
PROPERTY OWNER SIGNATURE	Marian A. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE

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

AUTHORIZATION TO SUBMIT A PROJECT

Leo E. Orr (print name) is authorized by me/us as the owner(s) of the property located at 29842 Cuthbert Rd, to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

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

PROPERTY OWNER SIGNATURE	Leo E. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE
Marian A. Orr PROPERTY OWNER SIGNATURE	Marian A. Orr PROPERTY OWNER NAME (PRINT)	09/10/2026 DATE

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

Leo E. Orr
Marian A. Orr
[redacted]

September 10, 2026

Planning Administration, Malibu City
Malibu, CA 90265
Email: planningadmin@malibucity.org

Re: attached Woolsey Fire Rebuild Permit Time Extension Request for 29842 Cuthbert Rd.

We are requesting a three-year Fire rebuilding permit time extension to due unforeseen hardship events developing in 2025 and extending into 2026.

The assigned architect contracted several years ago became ill in 2025 and subsequently became inexorably incapacitated this year. Her permanent unavailability was only realized late this past spring. As such, she was unable to push the project forward expeditiously. In addition, one of the applicants, Leo Orr suffered a serious injury early this summer and has only recently recovered sufficiently to perform. We are in the process of hiring a suitable replacement architect to continue the rebuilding process.

.

Leo E. Orr

Marian A. Orr

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
10-05-26
Item 3.B.5.

To: Chair Kamins 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 24, 2026 Meeting date: October 5, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 18-005 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29735 Harvester Road
APN: 4469-010-016
Owner: Juan and Cynthia Oronoz Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-57 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 18-005 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29735 Harvester Road (Juan and Cynthia Oronoz 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. 18-005 no later than November 9, 2026. On September 24, 2026, Cynthia Oronoz, trustee for owner Juan and Cynthia Oronoz 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 garage and guesthouse.

The Woolsey Fire rebuild was delayed by the diagnosis of advanced pancreatic cancer in Fall 2023 of the current trustee's husband and his subsequent passing in January 2025. Trustee Oronoz has obtained a contractor and is now ready to prepare for building plan check and move forward with the approved in-kind rebuild.

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. 18-005.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-57
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. 26-57

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. 18-005 TO REBUILD NONCONFORMING USES OR STRUCTURES DAMAGED OR DESTROYED IN THE WOOLSEY FIRE FOR THE PROPERTY LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 29735 HARVESTER ROAD (JUAN AND CYNTHIA ORONOZ 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 December 17, 2018, Planning Verification-Woolsey Fire No. 18-005 was approved.

C. 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.

D. 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.

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 24, 2026, trustee Cynthia Oronoz, on behalf of owner Juan and Cynthia Oronoz Trust, 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 a garage and guesthouse. The trustee cited delays caused

by her husband's diagnosis of advanced pancreatic cancer in Fall 2023 and his subsequent passing in January 2025. The trustee has a contractor to assist with submission to building check and remains committed to rebuilding the single-family residence.

H. On October 5, 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. 18-005. 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. 18-005 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 5th day of October, 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

GAIL DUNCAN, 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. 26-57 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 5th day of October, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

GAIL DUNCAN, Recording Secretary

City of Malibu

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

CITY OF MALIBU
RECEIVED
SEP 24 2026
PLANNING DIVISION

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

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. 26-010

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: 29735 Harvester Rd, Malibu, CA 90265

Planning Verification-Woolsey Fire No: PVWF 18-005 **(if applicable)**

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

1. **Time Extension Checklist** ✓

   This form with property owner's signature

2. **Time Extension to Obtain Building Permits Request Letter** ✓

   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** (Director: $723) (Planning Commission: $2,600) or currently adopted fee _____

ATTACHMENT 2

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

Name: Cynthia S. Oronoz

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: Cynthia S. Oronoz

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).

Cynthia S. Oronoz	Cynthia S. Oronoz	9/18/2026
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.

Cynthia S. Oronoz	Cynthia S. Oronoz	9/18/2026
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.

Cynthia S. Oronoz	Cynthia S. Oronoz	9/18/2026
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.

Cynthia Stringham Oronoz

[redacted] Harvester Rd.

Malibu,CA, 90265

[redacted]

9/24/2026

City of Malibu

Planning Division

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: PVWF #18-005

Dear Planning Department Staff,

I am writing to respectfully request a time extension for my In-kind Disaster Rebuild Building Permit for my property located at 29735 Harvester Road, Malibu CA 90265.

Over the past few years, I have experienced significant personal hardship. In the fall of 2023 my husband Juan was diagnosed with stage 4 pancreatic cancer. After nearly a two year battle he passed January 10,2025. His loss has been profoundly difficult, both emotionally and practically, and required my immediate attention to personal, legal, and family matters during an already challenging time.

Despite these circumstances, I remain committed to complying with all City of Malibu requirements. I am actively continuing my efforts and respectfully request additional time to allow me to proceed responsibly and in full compliance.

I sincerely appreciate the City's understanding and consideration of this request. An extension would provide me the necessary time to move forward while managing the

significant life changes resulting from my husband's passing. Please let me know if any additional documentation or information is required to support this request.

Thank you for your time, compassion, and consideration.

Respectfully,

Cynthia S. Oronoz

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
10-05-26
Item 5.A.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 24, 2026 Meeting date: October, 5 2026

Subject: Coastal Development Permit No. 21-070 and Variance Nos. 26-007 and 26-010 – An application to replace an existing water storage tank and pump station with associated development

Location: 4501 Vista del Preseas, not within the appealable coastal zone, but appealable as a major public works project
APNs: 4473-005-901 and 4473-005-902
Owners: Los Angeles County Waterworks District No. 29

RECOMMENDED ACTION: Continue the item to the October 19, 2026 Regular Planning Commission meeting.

Commission Agenda Report

Planning Commission Meeting
10-05-26
Item 5.B.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Courtney Brown, Senior Planner

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

Date prepared: September 24, 2026 Meeting date: October 5, 2026

Subject: 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

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-51 (Attachment 1) granting a one-year extension of Coastal Development Permit (CDP) No. 12-095 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 (MM) No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and MM 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); or 2) provide direction to staff to return with a Resolution consistent with the Planning Commission's decision.

DISCUSSION: On September 21, 2020, the Planning Commission adopted Resolution No. 20-64, approving CDP No. 12-095 and MM Nos. 12-016 and 12-017. Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.21, Condition of Approval No. 7 in Resolution No. 20-64 states that the CDP 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. Expiration of the CDP was originally set for September 21, 2023.

On January 18, 2024, the Planning Commission adopted Resolution No. 24-01, granting a one-year time extension and the CDP expiration was extended to September 21, 2024. On November 18, 2024, the Planning Commission adopted Resolution No. 24-74, granting an additional one-year time extension and the CDP expiration was reset to September 21, 2025. On November 3, 2025, the Planning Commission adopted Resolution No. 25-82, granting a third one-year time extension and the CDP expiration was reset to September 21, 2026.

The item before the Planning Commission is a request for a fourth one-year time extension. If approved, the new CDP expiration would be September 21, 2027. The extension request was filed on September 9, 2026 by the applicant, Schmitz & Associates, on behalf of the owner, James Hull Trust. The request cited ongoing and significant health issues and financial hardships of the owner and multiple rounds of comments from Building and Safety during building plan check. The applicant is working to address Public Works comments to complete building plan check and obtain building permits.

Per LCP Policy No. 5 (Coastal Development Permit Extensions), the aggregate life of a CDP shall not exceed five years absent extraordinary circumstances. A one-year extension to September 21, 2027, exceeds five years and is allowable should the Planning Commission determine extraordinary circumstances have delayed the commencement of construction. The applicant's basis for due cause is provided as Attachment 2.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed. Upon the Planning Commission's approval of the time extension request, the approval set forth in Planning Commission Resolution No. 20-64 shall remain valid for an additional one-year term. The CDP expiration would then be September 21, 2027. All conditions of approval in Planning Commission Resolution No. 20-64 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. 26-51
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. 26-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 12-095 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 Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 21, 2020, the Planning Commission adopted Planning Commission Resolution No. 20-64, approving Coastal Development Permit (CDP) No. 12-095 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 construction without the benefit of permits not to be used for commercial purposes, nor employ the use of amplified sound, including minor modifications for the reduction of the required 65-foot front yard setback by 36.6 percent and for the reduction of the 69-foot, 10-inch rear yard setback by 20 percent.

B. On August 21, 2023, the applicant, Schmitz & Associates, Inc., submitted a first-time extension request.

C. On January 18, 2024, the Planning Commission adopted Planning Commission Resolution No. 24-01 granting a one-year time extension. The project expiration date was extended until September 21, 2024.

D. On August 27, 2024 the applicant, Schmitz & Associates, Inc., submitted a second-time extension request.

E. On November 18, 2024, the Planning Commission adopted Planning Commission Resolution No. 24-74 granting a one-year time extension. The project expiration date was extended until September 21, 2025.

F. September 4, 2025 the applicant, Schmitz & Associates, Inc., submitted a third-time extension request

G. On November 3, 2025, the Planning Commission adopted Planning Commission Resolution No. 25-82 granting a one-year time extension. The project expiration date was extended until September 21, 2026.

H. September 4, 2026 the applicant, Schmitz & Associates, Inc., submitted a fourth one-year time extension request citing the owner's ongoing and significant health issues, financial hardships and diligent efforts to proceed through building plan check.

I. On September 24, 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.

J. On October 5, 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 Sections 15303(e) - New Construction; 15304(a) and 15305 – Minor Alterations to Land on September 21, 2020. As such, Categorical Exemption No. 20-144 was filed for CDP No. 12-095, and adopted with the approval of the project. The time extension is consistent and within the scope of the project analyzed in the Planning Commission's exemption and filed Notice of Exemption. The Planning Commission's action is not a separate project for CEQA purposes but is a subsequent discretionary approval related to a previously approved project – CEQA Guidelines § 15378(c). Accordingly, the Planning Commission's action is merely a step-in furtherance of the project for which environmental review was performed, and no further environmental review is required.

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. 20-64 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. 20-64 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 20-64 shall remain in full force and effect.

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

PASSED, APPROVED AND ADOPTED this 5th day of October, 2026.

MARNI KAMINS, 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. 26-51 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 5th day of October, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

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

CITY OF MALIBU
RECEIVED
SEP 09 2026
PLANNING DIVISION

TIME EXTENSION REQUEST

The City of Malibu will not accept incomplete applications.

Staff use only

Extension No. 26-010

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 12-095

Site Address: 5942 Cavalleri Road

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: [redacted]

   Property Owner's telephone:

   Property Owner's email address:

ATTACHMENT 2

Occupant's mailing Address: Same as above

Occupant's telephone: Same as above

Occupant's email address: Same as above

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: 28230 Agoura Road #200
Agoura Hills, CA 91301

Applicant's telephone: 818-338-3636

Applicant's email address: nfarnoush@gmail.com

6. **Certified** Mailing Data and Radius Map for Public Notice to Property Owners and Occupants ____

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	PROPERTY OWNER NAME (PRINT)	DATE
Trustee	James R. Hull Trust	9/2/26

September 8, 2025

City of Malibu Planning Department
Attn: Courtney Brown, Senior Planner
23815 Stuart Ranch Rd.
Malibu, CA 90265

RE: 5942 Cavalleri Rd., CDP 12-095, Due Cause for CDP Extension

Dear Courtney:

On behalf of the property owner, James Hull, this letter respectfully requests an extension of Coastal Development Permit (CDP) No. 12-095, which is set to expire on September 21, 2025. Pursuant to Section 13.21 of the Malibu Local Coastal Program Local Implementation Plan, a CDP may be extended upon a showing of "due cause."

As you are aware, the project is presently in active plan check. We have received four rounds of comments from Building & Safety/Grading and Drainage. In response to the Building & Safety comments, the project plans were revised, which triggered additional review by Public Works. We have now received the resulting Public Works comments and are working to address them, which we believe to be the final round of plan check comments.

The property owner has continued to diligently pursue the project despite significant personal and financial challenges. As previously discussed, Mr. Hull has been dealing with ongoing health issues associated with his advanced age, compounded by financial hardships that have made it more difficult to move the project forward. Notwithstanding these circumstances, he has continued to work with his consultants to advance the project, including obtaining the green stamp and proceeding with the necessary Building & Safety applications.

In light of these circumstances, and given the progress made toward completion of the project, additional time is needed to address the remaining requirements and finalize the plan check process. We therefore respectfully request that the City grant an extension of CDP No. 12-095. Approval of this extension will provide the owner with the necessary time to complete the remaining requirements, finalize the project, and facilitate resolution of the outstanding Code Enforcement Violation No. 201004010.

Please let us know if you or any Planning Commissioners have any questions or require any additional information.

Sincerely,

Schmitz & Associates
Nicole Farnoush, Project Team Manager

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 **Monday, October 5, 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. 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 / APN:	**5942 Cavalleri Rd** / 4467-018-013
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Schmitz and Associates, Inc. / James Hull Trust
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e), 15304(a), and 15305
EXTENSION FILED:	September 9, 2026
CASE PLANNER:	Courtney Brown, Senior Planner, cbrown@malibucity.org / (310) 456-2489, ext. 268

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director Date: September 24, 2026

ATTACHMENT 4